
Exhibit F

Finding of Blight and /or Insanitary Conditions

EXHIBIT 5B
LCRA 12/9/20

According to section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute, a "blighted area" and "insanitary area" are defined as follows:

***Blighted Area:** An area which by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use; and,*

***Insanitary:** An area in which there is a predominance of buildings and improvements which by reason of dilapidation, age or obsolescence, inadequate provision for ventilation, light, air, sanitation or open spaces, high density of population and overcrowding of buildings, overcrowding of land, or the existence of conditions which endanger life or property by fire and other causes, or any delinquency and crime or constitutes an economic or social liability and is detrimental to the public health, safety, welfare.*

The LCRA staff conducted site visits to the plan area in October 2020 to document existing physical conditions within the Plan Area. The Plan Area consists of a variety of current and former residential land uses. A total of 40 parcels are included in the plan area. The parcels are, in general, overgrown with weeds, brush and trees, strewn with trash from illegal dumping and littering, with many also having demolition debris and failing stairs, retaining walls, and sidewalks. A majority of these parcels were acquired from the Land Bank, which took title to them when they failed to sell at auction after their property owners failed to pay their property taxes. Some parcels are unbuildable due to their small size and will need to be combined with adjacent parcels to create viable buildable lots. These physical and economic conditions are examples of insanitary or unsafe conditions,

deterioration of site improvements, existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, and which retards the provision of housing accommodations or which constitutes an economic or social liability or a menace to the public health, safety, morals, or welfare in its present condition and use.

The LCRA staff believed the Urban Renewal Area to be blighted in accordance with the section 99.320(3) R.S.Mo of Missouri's Land Clearance for Redevelopment Statute.

(See attached photographs)



2400 – 2402 E. 23rd Street – note depressions from demolitions; broken and missing sidewalk



2404 – 2406 E. 23rd Street – note broken and missing sidewalk and driveway apron, recently cleared



2305 – 2311 Olive Street - note broken sidewalk, litter, recently cleared



2317 Olive – note deteriorating retaining wall and stairs, overgrown brush and trees



2401 E. 24th Street – note broken sidewalk, small pile of building debris, recently cleared



2312 E. 24th Street – overgrown brush along alley right-of-way, recently cleared



2143 E. 24th Street – note broken and missing sidewalk, overgrown brush, litter



2031 E. 24th Terrace – note broken and boarded windows, deteriorated soffits and eaves



2201 E. 24th Terrace – note broken sidewalk, litter, recently cleared



2447 Brooklyn Avenue – note broken sidewalk, overgrown brush, recently cleared



2453 Brooklyn Avenue – note broken sidewalk, recently cleared



2450 Brooklyn Avenue – note illegally parked vehicle; overgrown brush at rear



2400 – 2404 E. 25th Street – note broken sidewalks, deteriorating retaining wall, overgrown brush



2511 – 2515 – 2517 Brooklyn Avenue, note broken sidewalk, recently cleared



2506 – 2508 Park Avenue – note broken sidewalk, deteriorating stairs, overgrown brush, deteriorating fence



2514 – 2516 – 2518 Park Avenue – note broken sidewalk, overgrown brush



2522 Park Avenue – note deteriorating sidewalk, overgrown brush, debris on-site



2538 Park Avenue – note porch roof tilting to left, failing surface treatments



2541 Park Avenue – vacant parcel, recently cleared



2506 – 2508 Olive Street – note overgrown brush, recently cleared



2516 Olive Street – note overgrown weeds and brush



2525 Olive – recently cleared



2538 Olive Street – note deteriorating stairs, illegally parked truck



2542 – 2544 Olive Street – recently cleared

APPENDICES

