

AMENDED
(UPDATE TO BILL NO. 6381-15)

TENTATIVE AGENDA
RAYTOWN BOARD OF ALDERMEN
FEBRUARY 3, 2015
REGULAR SESSION NO. 44
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Invocation
Pledge of Allegiance
Roll Call

Public Comments

Communication from the Mayor

Communication from the City Administrator

Committee Reports

LEGISLATIVE SESSION

1. CONSENT AGENDA

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular January 20, 2015 Board of Aldermen meeting minutes.

REGULAR AGENDA

2. **R-2741-15: A RESOLUTION** AUTHORIZING AND APPROVING AN AGREEMENT WITH INFINITY BUILDING SERVICES FOR MOWING SERVICES IN EXCESS OF \$15,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2014-2015. Point of Contact: Jim Melvin, Interim Public Works Director.
3. **R-2742-15: A RESOLUTION** AUTHORIZING AND APPROVING EXECUTION OF A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH INCITE DESIGN STUDIO FOR THE LOWER LEVEL OF CITY HALL RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$58,000.00. Point of Contact: Jim Melvin, Interim Public Works Director.

4. **Public Hearing:** A public hearing to consider an application for Chapter 353 tax abatement for property located at 10014 E. 63rd Street.

4a. **SECOND Reading: Bill No. 6381-15, Section XXXVI. AN ORDINANCE** ADOPTING AND APPROVING THE SIXTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE SIXTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE SIXTH AMENDED DEVELOPMENT PLAN. Point of Contact: Tom Cole, Economic Development Administrator.

CLOSED SESSION

Notice is hereby given that the Mayor and Board of Aldermen may conduct a closed session, pursuant to the following statutory provisions:

- 610.021(1) Legal actions, causes of action or litigation involving a public governmental body and any confidential or privileged communications between a public governmental body or its representatives and its attorneys;
- 610.021(2) Leasing, purchase or sale of real estate by a public governmental body where public knowledge of the transaction might adversely affect the legal consideration therefore;
- 610.021(3) Hiring, firing, disciplining or promoting of particular employees by a public governmental body when personal information relating to the performance or merit of an individual employee is discussed or recorded; and/or
- 610.021(13) Individually identifiable personnel records, performance ratings or records pertaining to employees or applicants for employment.

ADJOURNMENT

DRAFT
MINUTES
RAYTOWN BOARD OF ALDERMEN
JANUARY 20, 2015
REGULAR SESSION NO. 43
RAYTOWN CITY HALL
10000 EAST 59TH STREET
RAYTOWN, MISSOURI 64133

OPENING SESSION
7:00 P.M.

Mayor David Bower called the January 20, 2015 Board of Alderman meeting to order at 7:00 p.m. Sue Klotz provided the invocation and led the pledge of allegiance.

Roll Call

The roll was called and the attendance was as follows:

Alderman Joe Creamer, Alderman Josh Greene, Alderman Jim Aziere, Alderman Jason Greene, Alderman Janet Emerson, Alderman Charlotte Melson, Alderman Pat Ertz, Alderman Bill Van Buskirk, Alderman Steve Mock, Alderman Michael Lightfoot

Proclamations & Presentations

Mayor Bower presented a proclamation recognizing Angela Roberts and the MCC Longview Lakers.

Public Comments

Alderman Janet Emerson introduced Becky Bottoms. Ms Bottoms won the Martin Luther King Essay Contest. Ms. Bottoms spoke regarding why she wrote the essay and how the money she raised would benefit the family in her essay.

Alderman Janet Emerson spoke regarding the final Raytown Charter document.

Communication from the Mayor

Mayor David Bower spoke regarding the Martin Luther King Celebration at Graceway Church. The Mayor thanked all the volunteers and participants for making the event a success.

Communication from the City Administrator

Mahesh Sharma, City Administrator announced the final list of candidate filing for the April 2015 election.

Mr. Sharma reported that Missouri Department of Health & Senior Services Bureau of Emergency Medical Services conducted an audit of Raytown's EMS training courses and services. Raytown EMS passed the audit and retains its accreditation with the agency.

Mr. Sharma announced the City had launched its new phone system.

Committee Reports

Alderman Emerson thanked volunteers for their help in making the Martin Luther King Celebration a success.

Alderman Melson announced the First Suburbs Coalition was scheduled to meet January 23, 2015 at the Matt Ross Community Center in Overland Park, KS.

LEGISLATIVE SESSION

1. **CONSENT AGENDA**

All matters listed under the Consent Agenda are considered to be routine by the Board of Aldermen and will be enacted by one motion without separate discussion or debate. The Mayor or a member of the Board of Aldermen may request that any item be removed from the consent agenda. If there is no objection by the remaining members of the board, such item will be removed from the consent agenda and considered separately. If there is an objection, the item may only be removed by a motion and vote of the board.

Approval of the Regular January 6, 2015 Board of Aldermen meeting minutes.

R-2735-15: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF MARYJO SIMMONS TO THE COUNCIL ON AGING. Point to Contact: Teresa Henry, City Clerk.

R-2736-15: A RESOLUTION AUTHORIZING AND APPROVING THE APPOINTMENT OF RICK THODE TO THE POLICE PENSION BOARD. Point to Contact: Teresa Henry, City Clerk.

Alderman Creamer, seconded by Alderman Van Buskirk, made a motion to approve the consent agenda. The motion was approved by a vote of 10-0.

Ayes: Aldermen Creamer, Van Buskirk, Josh Greene, Aziere, Jason Greene, Emerson, Melson, Ertz, Mock, Lightfoot

Nays: None

REGULAR AGENDA

2. **R-2737-15: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF MW810 MOBILE DATA TERMINALS FOR POLICE DEPARTMENT VEHICLES FROM MOTOROLA IN AN AMOUNT NOT TO EXCEED \$31,392.00 FOR FISCAL YEAR 2014-2015.** Point of Contact: Jim Lynch, Chief of Police.

The resolution was read by title only by Teresa Henry, City Clerk.

Captain Doug Goode, Raytown Police Department, provided the Staff Report and remained available for discussion.

Discussion included number of terminals to be purchased and when does the rotation cycle begin before other terminals are purchased

Alderman Van Buskirk, seconded by Alderman Creamer made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Van Buskirk, Creamer, Aziere, Mock, Jason Greene, Ertz, Emerson, Lightfoot, Josh Greene, Melson

Nays: None

3. **R-2738-15: A RESOLUTION AUTHORIZING AND APPROVING THE PURCHASE OF A POWERED AMBULANCE COT WITH MOUNTING AND ASSOCIATED HARDWARE FROM STRYKER EMS EQUIPMENT IN AN AMOUNT NOT TO EXCEED \$15,995.00.** Point of Contact: Doug Jones, Emergency Medical Services Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Kim LeSage, EMS Administrative Assistant, provided the Staff Report and remained available for discussion.

Discussion included the life expectancy of a power cots, design of the cot and where the funding for the purchase is coming from.

Alderman Ertz, seconded by Alderman Melson made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Ertz, Melson, Van Buskirk, Josh Greene, Lightfoot, Mock, Jason Greene, Aziere, Creamer, Emerson

Nays: None

4. **R-2739-15: A RESOLUTION** AUTHORIZING AND APPROVING THE REPAIR SERVICES OF WASTEWATER AND STORM WATER INFRASTRUCTURE IN THE CITY OF RAYTOWN, MISSOURI FROM WIEDENMANN, INC. UTILIZING THE CITY OF LEE'S SUMMIT, MISSOURI COOPERATIVE PURCHASE CONTRACT AND APPROVING PROJECT EXPENSES FOR A SEWER SEGMENT REPLACEMENT AT 9309 E. 82ND STREET IN AN AMOUNT NOT TO EXCEED \$46,800.00. Point of Contact: Jim Melvin, Interim Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Jim Melvin, Interim Public Works Director, provided the Staff Report and remained available for discussion.

No discussion.

Alderman Josh Greene, seconded by Alderman Creamer made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Josh Greene, Creamer, Emerson, Melson, Ertz, Jason Greene, Van Buskirk, Aziere, Lightfoot, Mock

Nays: None

5. **R-2740-15: A RESOLUTION** AUTHORIZING THE CITY ADMINISTRATOR TO ENTER INTO AN AGREEMENT WITH LEATH & SONS INC. FOR THE 79th STREET AND ELM STORM DRAINAGE IMPROVEMENT PROJECT WITHIN THE CITY IN AN AMOUNT NOT TO EXCEED \$78,930.00 AND AMENDING THE FISCAL YEAR 2014-2015 BUDGET BY \$78,930.00. Point of Contact: Jim Melvin, Interim Public Works Director.

The resolution was read by title only by Teresa Henry, City Clerk.

Jim Melvin, Interim Public Works Director, provided the Staff Report and remained available for discussion.

Discussion included local contractor awarded the project, if insurance money from accident will help fund the project, repair will make the existing infrastructure wider and who determined the estimate for the cost of the project.

Alderman Mock, seconded by Alderman Emerson made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Mock, Emerson, Ertz, Jason Greene, Van Buskirk, Josh Greene, Melson, Aziere, Creamer, Lightfoot

Nays: None

6. Public Hearing: A public hearing to consider a Conditional Use Permit for an Event Space on property located at 10028 E. 63rd Street.

6a. **SECOND Reading: Bill No. 6378-15, Section XIII. AN ORDINANCE** GRANTING A CONDITIONAL USE PERMIT SUBJECT TO CERTAIN CONDITIONS TO OPERATE AN EVENT SPACE ON PROPERTY LOCATED AT 10028 EAST 63rd STREET IN RAYTOWN, MISSOURI. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor Bower re-opened the public hearing and called for any ex parte' discussion(s); none was noted.

John Benson, Development & Public Affairs Director, Nathan Prather and Melanie Morrissey, provided an update of the Staff Report and remained available for discussion.

Mayor Bower re-opened the floor for public comment.

Without further comments; Mayor Bower closed the floor for public comment.

Discussion included signage for the building, state regulations for youth occupancy in a building, state regulations for security, time frame for youth to be out of the parking lot after an event is over.

Alderman Emerson, seconded by Alderman Josh Greene made a motion to adopt. The motion was approved by a vote of 10-0.

Ayes: Aldermen Emerson, Josh Greene, Mock, Lightfoot, Melson, Jason Greene, Van Buskirk, Creamer, Aziere, Ertz
Nays: None

It Became ORDINANCE NO.: 5512-15

7. **SECOND Reading: Bill No. 6380-15. Section XVII. AN ORDINANCE** ADDING ARTICLE XVII TO CHAPTER 10 OF THE CODE OF ORDINANCES OF THE CITY OF RAYTOWN, FOR THE PURPOSE OF DEFINING SMOKE AND TOBACCO STORES AND LIMITING THEIR OCCURRENCE IN THE CITY LIMITS. Point of Contact: John Benson, Development & Public Affairs Director.

The bill was read by title only by Teresa Henry, City Clerk

John Benson, Development & Public Affairs Director, presented an updated overview of the Staff Report and remained available for questions.

Discussion included why the ordinance was developed, positive image, limiting number of shops would limit potential small business coming to the City, whether or not gas stations fell under the proposed ordinance, how would City track tobacco sales, how can the City regulate something and not have hardcore facts to assist in regulating the process of tracking sales, how quickly would ordinance be implemented if passed, limited number of sites available for new shops to set up business, the ability to amend the ordinance in the future and whether or not there is a market in the City for increased number of smoke shops.

Alderman Josh Greene, seconded by Alderman Lightfoot, made a motion to amend ordinance to delete sub sections 1-4 of Section 3.

Call the Question by Alderman Creamer

Ayes: Aldermen Creamer, Lightfoot, Mock, Van Buskirk, Ertz, Melson, Emerson, Aziere, Josh Greene, Jason Green

Ayes: Josh Greene, Lightfoot, Jason Greene

Nays: Melson, Van Buskirk, Creamer, Aziere, Emerson, Ertz, Mock

Alderman Ertz, seconded by Alderman Aziere, made a motion to adopt. The motion was approved by a vote of 6-4.

Ayes: Aldermen Ertz, Aziere, Melson, Mock, Van Buskirk, Creamer
Nays: Lightfoot, Josh Greene, Jason Greene, Emerson

It Became ORDINANCE NO.: 5513-15

8. **Public Hearing:** A public hearing to consider an application for Chapter 353 tax abatement for property located at 10014 E. 63rd Street.

8a.**FIRST Reading: Bill No. 6381-15, Section XXXVI. AN ORDINANCE** ADOPTING AND APPROVING THE SIXTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE SIXTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE SIXTH AMENDED DEVELOPMENT PLAN. Point of Contact: Tom Cole, Economic Development Administrator.

The bill was read by title only by Teresa Henry, City Clerk.

Mayor Bower opened the public hearing and called for any ex parte' discussion(s); Aldermen Melson and Ertz had communication regarding the issue but would weigh all facts before making a decision.

Tom Cole, Economic Development Administrator, provided the Staff Report and remained available for discussion.

Mayor Bower opened the floor for public comment; no comments provided.

Steve Guenther, on behalf of the applicant, was available to questions.

Without further comments; Mayor Bower closed the floor for public comment.

Discussion included whether or not owner would act as the general contractor, if Wendy's received the tax abatement incentive, what the façade of the building would look like, how tall the façade would be, whether or not the air conditioning unit would be visible with new façade, whether or not all businesses in the downtown area knew about the tax abatement program, estimated date of completion for the work, estimate of tax money that would be lost, whether or not Raytown Plaza owners used the 353 tax abatement incentive, boundaries for tax abatement project area, how many eligible businesses had taken advantage of the incentive, how does the state calculates tax abatement amounts, program is incentive for downtown proprietors to improve their businesses, if state tracks gross receipts for the work done on these projects, what happens if the project is not completed; will business still receive incentive and design standards and materials that may be used for the project.

Alderman Van Buskirk, seconded by Alderman Melson made a motion to continue to a date certain of February 3, 2015. The motion was approved by a vote of 10-0.

Ayes: Aldermen Van Buskirk, Melson, Jason Greene, Josh Greene, Ertz, Aziere, Mock, Creamer, Emerson Lightfoot

Nays: None

ADJOURNMENT

Alderman Melson, seconded by Alderman Ertz made a motion to adjourn. The motion was approved by a majority of those present.

The meeting adjourned at 8:58 p.m.

Teresa M. Henry, MRCC
City Clerk

CITY OF RAYTOWN
Request for Board Action

Date: January 26, 2015
To: Mayor and Board of Aldermen
From: Jason Hanson, City Engineer

Resolution No.: R-2741-15

Department Head Approval: _____

Finance Director Approval: _____

City Administrator Approval: _____

Action Requested: Board of Aldermen approval of an agreement with Infinity Building Services in excess of \$15,000.00 but within budgeted amounts.

Recommendation: Staff recommends for approval.

Analysis: This 2015 Raytown Mowing Services project low bid of Infinity Building Services was for both the Parks Department and the Public Works Department mowing.

The Parks & Recreation Department will have the contractor mow up to 14 possible areas. Included are 7 park areas on the base bid which will be mowed on a regular basis and another 7 areas on an alternate bid that will only be mowed when needed. All 14 of the Parks mowing areas line item costs are lower than the previous contract amounts.

The Public Works Department will have the contractor mow 34 areas throughout the City. Each location will be paid per the contract unit costs. The number of times each area is mowed will depend on the weather. All 34 of the PW mowing areas line item costs are lower than the previous contract amounts.

Alternatives: N/A

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

During Fiscal Year 2013-2014, \$16,810.00 was spent by the Parks & Rec Dept. Their amount budgeted for fiscal year 2014-2015 is \$25,000.00. The estimated annual mowing amount for 2015 is \$13,320.00 for the base bid. This includes a zero percent increase for 2016 and 2017.

During Fiscal Year 2013-2014, \$18,913.00 was spent by the Public Works Dept. Their amount budgeted for fiscal year 2014-2015 is \$27,000.00 (which includes mowing services, but is not exclusive to mowing services). The estimated annual mowing amount for 2015 is \$17,217.00 for the base bid. This includes a zero percent increase for 2016 and 2017.

Additional Reports Attached: Bid results, and bid tabulations for Parks & Rec and Public Works.

A RESOLUTION AUTHORIZING AND APPROVING AN AGREEMENT WITH INFINITY BUILDING SERVICES FOR MOWING SERVICES IN EXCESS OF \$15,000.00 BUT WITHIN BUDGETED AMOUNTS FOR FISCAL YEAR 2014-2015

WHEREAS, the City solicited sealed bids from qualified firms interested in providing mowing services to the City of Raytown; and

WHEREAS, Infinity Building Services submitted its bid and has been determined to be the lowest and best bidder qualified to provide such services; and

WHEREAS, the Board of Aldermen find it is in the best interest of the City to authorize and approve an agreement with Infinity Building Services for such purposes in excess of \$15,000.00 but within budgeted amounts for fiscal year 2014-2015;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT a contract for mowing services with Infinity Building Services as set forth in "Exhibit A" for such purposes in excess of \$15,000.00 but within budgeted amounts for fiscal year 2014-2015;

FURTHER THAT the City Administrator is hereby authorized to execute all documents necessary and to take any and all actions necessary to effectuate the terms of the contract and the City Clerk is authorized to attest to the same.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 3rd day of February, 2015.

David W. Bower, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney



BID RESULTS

2015 Raytown Mowing Project

2:00pm, Tuesday, January 20, 2015

	CONTRACTOR	Parks Dept.	Public Works	Total Base Bid
1.	Infinity Building Services	\$13,320.00	\$17,217.00	\$30,537.00
2.	Creative Landscaping & Concrete, Inc.	no bid	\$23,850.00	-
3.	ZLC LLC	\$26,000.00	\$40,900.00	\$66,900.00
4.	SonRise	\$43,872.00	\$29,925.00	\$73,797.00
5.	Resource Service Solutions	\$43,840.00	\$45,724.00	\$89,564.00
6.	Turf Masters	\$44,000.00	\$83,000.00	\$127,000.00
7.	Agua Fina	\$113,936.00	\$54,585.00	\$168,521.00
Engineer's Estimate		\$16,560.00	\$22,050.00	\$38,610.00

Bid Tabulation
2015 Raytown Mowing Services (Public Works)
2:00pm, January 20, 2015

			1.		2.		3.		4.		5.		6.		7.			
			Infinity Bldg Services		Creative Landscaping		SonRise Lawn & Tree		ZLC LLC		Resource Serv. Sol.		Agua Fina Irr. & Land.		Turf Masters LLC		Engineer's Estimate	
Grounds Maintenance Location	Est. # of times	Approx. Frequency	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost	Cost Per Mow	Approx. Season Cost
1. City Hall Property (Front, Side, immed.Rear)	30	every week	\$ 58.50	\$ 1,755.00	\$ 90.00	\$ 2,700.00	\$ 130.00	\$ 3,900.00	\$ 195.00	\$ 5,850.00	\$ 235.00	\$ 7,050.00	\$ 259.00	\$ 7,770.00	\$ 300.00	\$ 9,000.00	\$ 70.00	\$ 2,100.00
2. City Hall Property (Rear)	10	every 3 weeks	\$ 54.00	\$ 540.00	\$ 70.00	\$ 700.00	\$ 90.00	\$ 900.00	\$ 150.00	\$ 1,500.00	\$ 135.00	\$ 1,350.00	\$ 177.00	\$ 1,770.00	\$ 250.00	\$ 2,500.00	\$ 70.00	\$ 700.00
3. ROW at 59St and Raytown Road	15	every 2 weeks	\$ 76.50	\$ 1,147.50	\$ 95.00	\$ 1,425.00	\$ 100.00	\$ 1,500.00	\$ 120.00	\$ 1,800.00	\$ 189.50	\$ 2,842.50	\$ 180.00	\$ 2,700.00	\$ 250.00	\$ 3,750.00	\$ 90.00	\$ 1,350.00
4. Vacant lot 62nd Street & Raytown Rd	15	every 2 weeks	\$ 54.00	\$ 810.00	\$ 65.00	\$ 975.00	\$ 100.00	\$ 1,500.00	\$ 100.00	\$ 1,500.00	\$ 159.00	\$ 2,385.00	\$ 370.00	\$ 5,550.00	\$ 200.00	\$ 3,000.00	\$ 70.00	\$ 1,050.00
5. Raytown Trfy east ROW (59T to 65)	15	every 2 weeks	\$ 31.50	\$ 472.50	\$ 50.00	\$ 750.00	\$ 50.00	\$ 750.00	\$ 120.00	\$ 1,800.00	\$ 120.00	\$ 1,800.00	\$ 179.00	\$ 2,685.00	\$ 250.00	\$ 3,750.00	\$ 40.00	\$ 600.00
6. Wooden Bridge east & west sides	15	every 2 weeks	\$ 31.50	\$ 472.50	\$ 45.00	\$ 675.00	\$ 80.00	\$ 1,200.00	\$ 120.00	\$ 1,800.00	\$ 55.00	\$ 825.00	\$ 50.00	\$ 750.00	\$ 175.00	\$ 2,625.00	\$ 40.00	\$ 600.00
7. Detention Basin at 67th and Hardy	15	every 2 weeks	\$ 40.50	\$ 607.50	\$ 70.00	\$ 1,050.00	\$ 90.00	\$ 1,350.00	\$ 170.00	\$ 2,550.00	\$ 103.00	\$ 1,545.00	\$ 179.00	\$ 2,685.00	\$ 350.00	\$ 5,250.00	\$ 50.00	\$ 750.00
8. ROW at 67th Street and Railroad bridge	15	every 2 weeks	\$ 22.50	\$ 337.50	\$ 30.00	\$ 450.00	\$ 40.00	\$ 600.00	\$ 50.00	\$ 750.00	\$ 50.00	\$ 750.00	\$ 55.00	\$ 825.00	\$ 150.00	\$ 2,250.00	\$ 30.00	\$ 450.00
9. Det. Basin from Lakeshore Dr to Woodson	10	every 3 weeks	\$ 90.00	\$ 900.00	\$ 130.00	\$ 1,300.00	\$ 110.00	\$ 1,100.00	\$ 180.00	\$ 1,800.00	\$ 67.50	\$ 675.00	\$ 159.00	\$ 1,590.00	\$ 500.00	\$ 5,000.00	\$ 115.00	\$ 1,150.00
10. Detention Basin at 75 St and Westridge	10	every 3 weeks	\$ 67.50	\$ 675.00	\$ 90.00	\$ 900.00	\$ 130.00	\$ 1,300.00	\$ 180.00	\$ 1,800.00	\$ 89.65	\$ 896.50	\$ 275.00	\$ 2,750.00	\$ 200.00	\$ 2,000.00	\$ 80.00	\$ 800.00
11. Detention Basin at YMCA	10	every 3 weeks	\$ 58.50	\$ 585.00	\$ 65.00	\$ 650.00	\$ 95.00	\$ 950.00	\$ 180.00	\$ 1,800.00	\$ 80.00	\$ 800.00	\$ 198.00	\$ 1,980.00	\$ 250.00	\$ 2,500.00	\$ 70.00	\$ 700.00
12. Detention Basin at Mount Olivet	10	every 3 weeks	\$ 112.50	\$ 1,125.00	\$ 125.00	\$ 1,250.00	\$ 150.00	\$ 1,500.00	\$ 180.00	\$ 1,800.00	\$ 850.00	\$ 8,500.00	\$ 519.00	\$ 5,190.00	\$ 350.00	\$ 3,500.00	\$ 135.00	\$ 1,350.00
13. Detention Basin at 8024 Spring Valley Rd	10	every 3 weeks	\$ 49.50	\$ 495.00	\$ 50.00	\$ 500.00	\$ 90.00	\$ 900.00	\$ 120.00	\$ 1,200.00	\$ 83.00	\$ 830.00	\$ 103.00	\$ 1,030.00	\$ 250.00	\$ 2,500.00	\$ 60.00	\$ 600.00
14. Detention Basin on 87th Street	5	every 6 weeks	\$ 180.00	\$ 900.00	\$ 350.00	\$ 1,750.00	\$ 230.00	\$ 1,150.00	\$ 200.00	\$ 1,000.00	\$ 455.00	\$ 2,275.00	\$ 570.00	\$ 2,850.00	\$ 400.00	\$ 2,000.00	\$ 225.00	\$ 1,125.00
15. -----N/A-----	---N/A---	-----N/A-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----	-----
16. Storm ditch south of 59St at Claremont	10	every 3 weeks	\$ 90.00	\$ 900.00	\$ 100.00	\$ 1,000.00	\$ 110.00	\$ 1,100.00	\$ 150.00	\$ 1,500.00	\$ 50.00	\$ 500.00	\$ 156.00	\$ 1,560.00	\$ 325.00	\$ 3,250.00	\$ 120.00	\$ 1,200.00
17. Storm ditch 62 Terr, 10901 to 10907	5	every 6 weeks	\$ 45.00	\$ 225.00	\$ 150.00	\$ 750.00	\$ 60.00	\$ 300.00	\$ 80.00	\$ 400.00	\$ 50.00	\$ 250.00	\$ 50.00	\$ 250.00	\$ 250.00	\$ 1,250.00	\$ 60.00	\$ 300.00
18. Storm ditch at 5433 Hardy	10	every 3 weeks	\$ 27.00	\$ 270.00	\$ 30.00	\$ 300.00	\$ 50.00	\$ 500.00	\$ 40.00	\$ 400.00	\$ 50.00	\$ 500.00	\$ 35.00	\$ 350.00	\$ 150.00	\$ 1,500.00	\$ 40.00	\$ 400.00
19. Island at 51st Street & Woodson	10	every 3 weeks	\$ 13.50	\$ 135.00	\$ 15.00	\$ 150.00	\$ 25.00	\$ 250.00	\$ 25.00	\$ 250.00	\$ 50.00	\$ 500.00	\$ 35.00	\$ 350.00	\$ 100.00	\$ 1,000.00	\$ 20.00	\$ 200.00
20. ROW of 57 Terr east of Sterling	10	every 3 weeks	\$ 22.50	\$ 225.00	\$ 30.00	\$ 300.00	\$ 50.00	\$ 500.00	\$ 60.00	\$ 600.00	\$ 50.00	\$ 500.00	\$ 65.00	\$ 650.00	\$ 100.00	\$ 1,000.00	\$ 30.00	\$ 300.00
21. ROW of 58 Street east of Sterling	10	every 3 weeks	\$ 22.50	\$ 225.00	\$ 30.00	\$ 300.00	\$ 40.00	\$ 400.00	\$ 60.00	\$ 600.00	\$ 50.00	\$ 500.00	\$ 55.00	\$ 550.00	\$ 100.00	\$ 1,000.00	\$ 30.00	\$ 300.00
22. Storm ditch south of 59St at Northern	10	every 3 weeks	\$ 45.00	\$ 450.00	\$ 45.00	\$ 450.00	\$ 60.00	\$ 600.00	\$ 50.00	\$ 500.00	\$ 50.00	\$ 500.00	\$ 55.00	\$ 550.00	\$ 125.00	\$ 1,250.00	\$ 55.00	\$ 550.00
23. Blue Ridge Cutoff east side (59 to 59T)	15	every 2 weeks	\$ 22.50	\$ 337.50	\$ 30.00	\$ 450.00	\$ 40.00	\$ 600.00	\$ 40.00	\$ 600.00	\$ 50.00	\$ 750.00	\$ 55.00	\$ 825.00	\$ 125.00	\$ 1,875.00	\$ 30.00	\$ 450.00
24. Blue Ridge Blvd sw corner at 67 Street	15	every 2 weeks	\$ 36.00	\$ 540.00	\$ 45.00	\$ 675.00	\$ 65.00	\$ 975.00	\$ 100.00	\$ 1,500.00	\$ 50.00	\$ 750.00	\$ 55.00	\$ 825.00	\$ 200.00	\$ 3,000.00	\$ 45.00	\$ 675.00
25. Island at Hunter and 70th	15	every 2 weeks	\$ 13.50	\$ 202.50	\$ 15.00	\$ 225.00	\$ 25.00	\$ 375.00	\$ 20.00	\$ 300.00	\$ 40.00	\$ 600.00	\$ 35.00	\$ 525.00	\$ 50.00	\$ 750.00	\$ 20.00	\$ 300.00
26. Island at 8820 Richards Drive	15	every 2 weeks	\$ 13.50	\$ 202.50	\$ 15.00	\$ 225.00	\$ 25.00	\$ 375.00	\$ 20.00	\$ 300.00	\$ 40.00	\$ 600.00	\$ 35.00	\$ 525.00	\$ 50.00	\$ 750.00	\$ 20.00	\$ 300.00
27. Island at 68Terr and Hawthorne	15	every 2 weeks	\$ 22.50	\$ 337.50	\$ 25.00	\$ 375.00	\$ 50.00	\$ 750.00	\$ 40.00	\$ 600.00	\$ 50.00	\$ 750.00	\$ 55.00	\$ 825.00	\$ 100.00	\$ 1,500.00	\$ 30.00	\$ 450.00
28. Island at 78 Terr and Englewood	15	every 2 weeks	\$ 18.00	\$ 270.00	\$ 25.00	\$ 375.00	\$ 30.00	\$ 450.00	\$ 40.00	\$ 600.00	\$ 50.00	\$ 750.00	\$ 40.00	\$ 600.00	\$ 100.00	\$ 1,500.00	\$ 25.00	\$ 375.00
29. Island at 78 Terr west of Crisp	15	every 2 weeks	\$ 15.30	\$ 229.50	\$ 20.00	\$ 300.00	\$ 30.00	\$ 450.00	\$ 20.00	\$ 300.00	\$ 50.00	\$ 750.00	\$ 35.00	\$ 525.00	\$ 50.00	\$ 750.00	\$ 25.00	\$ 375.00
30. Island at 65 Terr and Lane	15	every 2 weeks	\$ 13.50	\$ 202.50	\$ 20.00	\$ 300.00	\$ 25.00	\$ 375.00	\$ 20.00	\$ 300.00	\$ 40.00	\$ 600.00	\$ 35.00	\$ 525.00	\$ 50.00	\$ 750.00	\$ 20.00	\$ 300.00
31. Island at 64 Terr and Evanston	15	every 2 weeks	\$ 13.50	\$ 202.50	\$ 15.00	\$ 225.00	\$ 25.00	\$ 375.00	\$ 20.00	\$ 300.00	\$ 40.00	\$ 600.00	\$ 35.00	\$ 525.00	\$ 50.00	\$ 750.00	\$ 20.00	\$ 300.00
32. EMS Facility, 10020 E. 66th Terrace	30	every week	\$ 22.50	\$ 675.00	\$ 40.00	\$ 1,200.00	\$ 50.00	\$ 1,500.00	\$ 65.00	\$ 1,950.00	\$ 55.00	\$ 1,650.00	\$ 70.00	\$ 2,100.00	\$ 200.00	\$ 6,000.00	\$ 30.00	\$ 900.00
33. Island at 84th and Hedges	15	every 2 weeks	\$ 18.00	\$ 270.00	\$ 30.00	\$ 450.00	\$ 30.00	\$ 450.00	\$ 30.00	\$ 450.00	\$ 50.00	\$ 750.00	\$ 35.00	\$ 525.00	\$ 100.00	\$ 1,500.00	\$ 25.00	\$ 375.00
34. ROW - 8318 J.A. Reed to 8401 Greenwood	15	every 2 weeks	\$ 18.00	\$ 270.00	\$ 25.00	\$ 375.00	\$ 40.00	\$ 600.00	\$ 100.00	\$ 1,500.00	\$ 50.00	\$ 750.00	\$ 35.00	\$ 525.00	\$ 100.00	\$ 1,500.00	\$ 25.00	\$ 375.00
35. Detention Basin at Ditzler & Gregory	10	every 3 weeks	\$ 22.50	\$ 225.00	\$ 35.00	\$ 350.00	\$ 40.00	\$ 400.00	\$ 100.00	\$ 1,000.00	\$ 65.00	\$ 650.00	\$ 135.00	\$ 1,350.00	\$ 250.00	\$ 2,500.00	\$ 30.00	\$ 300.00
TOTAL BASE BID =				\$ 17,217.00		\$ 23,850.00		\$ 29,925.00		\$ 40,900.00		\$ 45,724.00		\$ 54,585.00		\$ 83,000.00		\$ 22,050.00
			Infinity Bldg Services		Creative Landscaping		SonRise Lawn & Tree		ZLC LLC		Resource Serv. Sol.		Agua Fina Irr. & Land.		Turf Masters LLC			
			0%		3.5%		5%		4%		3%		1%		5%			
			0%		3.5%		5%		6%		3%		1%		5%			
Renewal increase for 2016 =			0%		3.5%		5%		4%		3%		1%		5%			
Renewal increase for 2017 =			0%		3.5%		5%		6%		3%		1%		5%			

Bid Tabulation
2015 Raytown Mowing Project (Parks & Rec.)
2:00pm, January 20, 2015

				1.		2.		3.		4.		5.		6.			
Parks Grounds Maintenance BASE BID				Infinity Bldg Services		Engineer's Estimate		ZLC LLC		Resource Serv. Sol.		SonRise Lawn & Tree		Turf Masters LLC		Agua Fina Irr. & Land.	
	Est. # of times	Approx. Frequency	Cost Per Mow	Approx. Season Cost													
P - K1	16	1 to 2 weeks 13 acres	\$ 135.00	\$ 2,160.00	\$ 175.00	\$ 2,800.00	\$ 250.00	\$ 4,000.00	\$ 520.00	\$ 8,320.00	\$ 560.00	\$ 8,960.00	\$ 500.00	\$ 8,000.00	\$ 1,139.00	\$ 18,224.00	
P - K2	16	1 to 2 weeks 2 acres	\$ 22.50	\$ 360.00	\$ 35.00	\$ 560.00	\$ 60.00	\$ 960.00	\$ 80.00	\$ 1,280.00	\$ 150.00	\$ 2,400.00	\$ 50.00	\$ 800.00	\$ 181.00	\$ 2,896.00	
P-MS	16	1 to 2 weeks 8.5 acres	\$ 108.00	\$ 1,728.00	\$ 135.00	\$ 2,160.00	\$ 225.00	\$ 3,600.00	\$ 340.00	\$ 5,440.00	\$ 520.00	\$ 8,320.00	\$ 400.00	\$ 6,400.00	\$ 758.00	\$ 12,128.00	
P-SW	16	1 to 2 weeks 6 acres	\$ 126.00	\$ 2,016.00	\$ 160.00	\$ 2,560.00	\$ 250.00	\$ 4,000.00	\$ 240.00	\$ 3,840.00	\$ 400.00	\$ 6,400.00	\$ 300.00	\$ 4,800.00	\$ 534.00	\$ 8,544.00	
P-KP1	16	1 to 2 weeks 12 acres	\$ 184.50	\$ 2,952.00	\$ 190.00	\$ 3,040.00	\$ 300.00	\$ 4,800.00	\$ 480.00	\$ 7,680.00	\$ 480.00	\$ 7,680.00	\$ 600.00	\$ 9,600.00	\$ 1,043.00	\$ 16,688.00	
P-LBT1	16	1 to 2 weeks 22 acres	\$ 148.50	\$ 2,376.00	\$ 180.00	\$ 2,880.00	\$ 300.00	\$ 4,800.00	\$ 880.00	\$ 14,080.00	\$ 400.00	\$ 6,400.00	\$ 700.00	\$ 11,200.00	\$ 1,854.00	\$ 29,664.00	
P-LBT2	16	1 to 2 weeks 4.5+/- acres	\$ 27.00	\$ 1,728.00	\$ 40.00	\$ 2,560.00	\$ 60.00	\$ 3,840.00	\$ 50.00	\$ 3,200.00	\$ 58.00	\$ 3,712.00	\$ 50.00	\$ 3,200.00	\$ 403.00	\$ 25,792.00	
TOTAL BASE BID = (P-K1) + (P-K2) + (P-MS) + (P-SW) + (P-KP1) + (P-LBT1) + (P-LBT2)				\$ 13,320.00		\$ 16,560.00		\$ 26,000.00		\$ 43,840.00		\$ 43,872.00		\$ 44,000.00		\$ 113,936.00	

				1.		2.		3.		4.		5.		6.			
Parks Grounds Maintenance BID ALTERNATES				Infinity Bldg Services		Engineer's Estimate		ZLC LLC		Resource Serv. Sol.		SonRise Lawn & Tree		Turf Masters LLC		Agua Fina Irr. & Land.	
	Est. # of times	Approx. Frequency	Cost Per Mow	Approx. Season Cost													
P-C1	5	11 acres	\$ 144.00	\$ 720.00	\$ 175.00	\$ 875.00	\$ 270.00	\$ 1,350.00	\$ 440.00	\$ 2,200.00	\$ 480.00	\$ 2,400.00	\$ 500.00	\$ 2,500.00	\$ 952.00	\$ 4,760.00	
P-C2	5	1.66 acres	\$ 22.50	\$ 112.50	\$ 30.00	\$ 150.00	\$ 75.00	\$ 375.00	\$ 75.00	\$ 375.00	\$ 80.00	\$ 400.00	\$ 75.00	\$ 375.00	\$ 122.00	\$ 610.00	
P-LBT3	5	1 to 2 weeks 3.4 acres ea.	\$ 40.50	\$ 405.00	\$ 50.00	\$ 500.00	\$ 75.00	\$ 750.00	\$ 136.00	\$ 1,360.00	\$ 140.00	\$ 1,400.00	\$ 75.00	\$ 750.00	\$ 278.00	\$ 2,780.00	
P-SS	5	2000sq.ft bag 6500sq.ft not	\$ 135.00	\$ 675.00	\$ 175.00	\$ 875.00	\$ 325.00	\$ 1,625.00	\$ 140.00	\$ 700.00	\$ 390.00	\$ 1,950.00	\$ 300.00	\$ 1,500.00	\$ 189.00	\$ 945.00	
P-BMX	5	4 acres	\$ 40.50	\$ 202.50	\$ 50.00	\$ 250.00	\$ 180.00	\$ 900.00	\$ 165.00	\$ 825.00	\$ 240.00	\$ 1,200.00	\$ 200.00	\$ 1,000.00	\$ 359.00	\$ 1,795.00	
P-RT1	5	3.75 acres	\$ 40.50	\$ 202.50	\$ 50.00	\$ 250.00	\$ 225.00	\$ 1,125.00	\$ 150.00	\$ 750.00	\$ 190.00	\$ 950.00	\$ 300.00	\$ 1,500.00	\$ 336.00	\$ 1,680.00	
P-RT2	5	1 acre	\$ 22.50	\$ 112.50	\$ 30.00	\$ 150.00	\$ 85.00	\$ 425.00	\$ 50.00	\$ 250.00	\$ 85.00	\$ 425.00	\$ 75.00	\$ 375.00	\$ 109.00	\$ 545.00	
BID ALTERNATES =				\$ 2,430.00		\$ 3,050.00		\$ 6,550.00		\$ 6,460.00		\$ 8,725.00		\$ 8,000.00		\$ 13,115.00	
				Infinity Bldg Services		Engineer's Estimate		ZLC LLC		Resource Serv. Sol.		SonRise Lawn & Tree		Turf Masters LLC		Agua Fina Irr. & Land.	
				\$ 15,750.00		\$ 19,610.00		\$ 32,550.00		\$ 50,300.00		\$ 52,597.00		\$ 52,000.00		\$ 127,051.00	

**CITY OF RAYTOWN
Request for Board Action**

Date: January 27, 2015
To: Mayor and Board of Aldermen
From: Jim Melvin, Interim Director of Public Works

Resolution No.: R-2742-15

Department Head Approval: _____

Finance Director Approval: _____

City Administrator Approval: _____



Action Requested: Board of Aldermen approval of Incite Design Studio Architects proposal for the design of the City Hall Lower Level Remodel.

Recommendation: Staff recommends approval as submitted.

Analysis: The Public Works Department has been working with the Police Department for the last several years on plans to remodel the lower level of City Hall. The lower level has issues with the sewer drains for the building, with the configuration of the space, with the HVAC system for the lower level, and some small pieces of concrete have broken off from the ceiling.

Staff has one proposal in hand from Incite Design Studio Architects to design the remodel. Staff has not requested other proposals because there is one firm who is extremely well acquainted with City Hall, and especially the lower level. Incite Design Studio Architects did the recent remodels for the main floor of City Hall, and worked with staff over the last few years to define the scope of the lower level project. The proposed price from Incite Design Studio Architects for design of the remodel of the lower level of City Hall is \$58,000.00. The price is based on a scope of work developed by Public Works and Police Department staff over the last three years.

Alternatives:

1. Send out Requests for Proposals to several other firms. This would require significant staff time, would delay the construction of the project, and would have a detrimental effect on the facilities used by, and the efficiency of, the Police Department.
2. Do nothing. This would postpone the remodel indefinitely, and would have a detrimental effect on the facilities used by, and the efficiency of, the Police Department.

Budgetary Impact:

- Not Applicable
- Budgeted item with available funds
- Non-Budgeted item with available funds through prioritization
- Non-Budgeted item with additional funds requested

Amount to Spend: \$58,000.00
Department: Public Works
Fund: Capital Sales Tax Fund

Additional Reports Attached: Proposal from Incite Design Studio Architects

A RESOLUTION AUTHORIZING AND APPROVING EXECUTION OF A PROFESSIONAL DESIGN SERVICES AGREEMENT WITH INCITE DESIGN STUDIO FOR THE LOWER LEVEL OF CITY HALL RENOVATIONS IN AN AMOUNT NOT TO EXCEED \$58,000.00

WHEREAS, the City desires to engage the services of a professional design firm to provide design services relating to the lower level of City Hall Renovations; and

WHEREAS, the Scope of Work to be provided by Incite Design Studio Corporation as described in the Professional Services Contract are set forth in the attached Exhibit "A", and;

WHEREAS, the City Administrator is authorized and empowered by the City to execute contracts providing for professional services, upon approval by the Board of Alderman; and

WHEREAS, the funds for such purpose are budgeted from the Capital Sales Tax; and

WHEREAS, the Board of Aldermen find that it is in the best interest of the citizens of the City of Raytown that the City enter into an agreement for Professional Design Services with Incite Design Studio relating to renovations in the lower level of City Hall; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

THAT the Agreement for Professional Design Services by and between the City of Raytown, Missouri and Incite Design Studio relating to renovations in the lower level of City Hall in an amount not to exceed \$58,000.00 is hereby authorized and approved; and

FURTHER THAT the City Administrator is hereby authorized to execute any and all documents necessary in connection with this agreement and the City Clerk is authorized to attest thereto.

PASSED AND ADOPTED by the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Missouri, the 3rd day of February, 2015.

David W. Bower, Mayor

ATTEST:

Teresa M. Henry, City Clerk

Approved as to Form:

Joe Willerth, City Attorney

January 16, 2015

Jim Melvin
Director of Public Works
City of Raytown, Missouri
10000 East 59th St
Raytown, MO 64133

**RE: Raytown City Hall
Phase II – City Hall Renovation / Lower Level**

SCOPE OF WORK

incite Design Studio, LLC and it's consultants are pleased to provide you with our proposal to provide Professional Design Services in relation to the renovation of the lower level of Raytown City Hall. The renovation consists of reworking the HVAC system, the sanitary system, and a minimal rework of some existing spaces. .

The scope of this project is to provide architectural and engineering services from preliminary planning through the construction observation. The scope is further defined in detail below.

Building Elements

- A. Lower level HVAC replacement
 - a. Replace ceilings as required to accommodate new systems
- B. Design new sanitary system to eliminate current system problems
 - a. Wall and fixture design/relocation due to sanitary line replacement
- C. Re-design of the detectives and office area of the lower level.
- D. Design of new flooring where floor is upset by construction.

Scope of Work

- A. Meet with PU Director to develop overall project goals
- B. Develop preliminary plan
- C. Selection of finishes
- D. Prepare construction documents for Arch. and MEP engineering (see attached MEP scope)
- E. Prepare full specifications for the included work
- F. Assist with bidding and negotiations with selected contractor
- G. Construction observation services

Fee: We propose a lump sum fee for the above scope of work in the amount of **\$58,000.00**

GENERAL CONDITIONS

Additional Services

Should the scope of work or project change appreciably, or should the Owner request additional services, additional time and compensation would be required. The fees for the additional services shall be negotiated prior to work commencement. incite Design Studio, LLC will notify the Owner at once if this occurs and will not proceed without your approval.

Reimbursables

The following items will be reimbursed by the owner at cost with no markup billed at rate as shown on attached Prevailing Reimbursable Expenses sheet.

- Printing - Postage

CONCLUSION

If this proposal is acceptable to you please sign and return to me at your convenience. I want to thank you for giving incite Design Studio the opportunity to once again assist you with your design needs. If you have any questions, please feel free to contact me.

Sincerely,
incite Design Studio, LLC



Brian S. Foxworthy, AIA
President

ACCEPTED



Brian S. Foxworthy - President
Incite Design Studio, LLC

September 16, 2014

Date

Mahesh Sharma, P.E.
City Administrator
Raytown, Mo

Date

CITY OF RAYTOWN
Request for Board Action

Date: January 27, 2015

Bill No. 63871-15

To: Mayor and Board of Aldermen

Section No.: XXXVI

From: Tom Cole, Economic Development Administrator

Department Head Approval: _____

Finance Director Approval: _____ (only if funding requested)

City Administrator Approval: _____



Action Requested: Approval of an Amendment to the 353 Tax Abatement Agreement providing real property tax abatement for the exterior renovation/redevelopment of property located at 10014 East 63rd Street in the City of Raytown, Missouri.

Analysis: The Raytown Municipal Redevelopment Corporation Board of Directors has recommended approval of the amended application for Chapter 353 tax abatement at Level A "Market Stabilizing" for the property located at 10014 East 63rd Street.

Chapter 353 tax abatement is an economic incentive that by state law allows for full or partial tax relief for those willing to redevelop property within blighted areas. The intent of the Raytown Municipal Redevelopment Corporation (RMRC) is to strengthen the economic viability of the Downtown Raytown area by providing an innovative financial incentive for improving the exterior appearance, interior and structural conditions of its buildings.

Project Description: The applicant operates a second generation State Farm Agency in Raytown, MO and has recently completed a sizable interior remodel of her facility in Downtown Raytown. The applicant has contacted the City with the intent to obtain Chapter 353 tax abatement on the remaining exterior improvements to be made to the facility.

The project will include a new front façade including the appearance of a new second story, signage and an updated rear elevation.

The project meets the requirements of the City's Chapter 353 Tax Abatement Policy. A copy of the requirements are included in the applicants application.

Please note, Chapter 353 is not an economic development incentive designed to spur new jobs or capital investment, but rather emphasizes the removal of blight. As this project will dramatically improve/enhance the appearance of the building, staff and the RMRC believes the project achieves the desired impact from the program.

Fiscal Impact: During the course of the 10-Year Tax Abatement, the following jurisdictions will be impacted at the amount shown:

- Raytown School District	\$23,035.55
- Raytown Fire District	\$3,754.21
- Jackson County	\$1,873.83
- City of Raytown	\$2,011.60
- Handicap Workshop	\$274.46
- Mental Health	\$445.77
- Junior College	\$865.29
- Library	\$1,166.36
- Blind	\$109.35
- Replacement Tax	<u>\$5,237.67</u>
TOTAL	\$38,774.07

Budgetary Impact

Not Applicable

RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION
SIXTH AMENDED DEVELOPMENT PLAN

DEVELOPMENT PLAN

1. Introduction

The Raytown Municipal Redevelopment Corporation ("RMRC") was formed on September 19, 2007 to serve as a tool to bring about the revitalization of the downtown area of Raytown. Stock in the corporation is owned wholly by the City of Raytown and the corporation is managed by a board of directors. The purpose of the corporation is to provide a streamlined, cost-effective means for individual property owners to obtain partial tax abatement on their downtown properties in return for making improvements.

The RMRC desires the availability of property tax abatement for the Redevelopment Area for the purposes of stimulating reinvestment, both economic and otherwise, into the Central Business District. It is anticipated that the RMRC will (i) work with the current owners of property within the Redevelopment Area to promote and encourage their reinvestment in their property in exchange for property tax abatement, and (ii) work with prospective new owners to encourage new investment in existing or new buildings in the Redevelopment Area. It is further anticipated that the RMRC will only acquire property briefly so as to qualify the redevelopment project for tax abatement, and then the RMRC will assign certain tax abatement rights to property owners who make improvements to their property. Each development plan will require approval by the Board of Aldermen in order to secure the benefits available under Missouri's Urban Redevelopment Corporations Law, Chapter 353, RSMo, as amended. Property will be conveyed to the RMRC and immediately reconveyed back to the original property owner, triggering the tax abatement rights.

2. Redevelopment Area

The Redevelopment Area currently includes residential, commercial and retail uses and its character can be generally described as mixed-use. Within the Redevelopment Area there are some predominately residential blocks featuring both multi-family and single-family dwellings. There also exists mixes of residential, retail and office which have evolved over time as many residences within the neighborhood were converted to other uses.

A majority of the improvements, both public and private, within the Redevelopment Area are at least 40 years old. As such, many of the commercial properties in the area have lost their vitality and many of the residential structures have fallen into various states of disrepair, losing appeal and functionality in the market. Most of the properties in the Redevelopment Area require modernization in order to retain reasonable and competitive utility and viability in comparison to other suburbs throughout the metropolitan region.

3. Redevelopment Projects

The Redevelopment Area will have within it many redevelopment projects, the number, location and construction details of which cannot be predicted at this time. The following are the current projects:

Redevelopment Project 1(a). 6109-6111 Blue Ridge Boulevard (2008 Jackson County Parcel No. 45-120-11-08-00-0-00-000). Owners: Jeffrey and Diane Page. This project consists of parking lot resurfacing, new roof and siding, interior and exterior renovation at a cost of approximately \$190,000.00.

Redevelopment Project 1(b). 6326 Raytown Road (2008 Jackson County Parcel No. 45-240-08-11-01-0-00-000). Owner: Cary Properties LLC. This project generally consists of complete interior renovation and facade improvements at a cost of approximately \$57,000.

Redevelopment Project 1(c). 9711-9715 E. 63rd Street (2008 Jackson County Parcel No. 45-240-06-35-00-0-00-000). Owner: Pamela G. Clark McKinley, Trustee. This project generally consists of interior and exterior renovations including new siding, hand railings, front windowpanes, lighting and drop ceiling at a cost of approximately \$37,000.

Redevelopment Project 2(a). 10200 East 63rd Terrace (2010 Jackson County Parcel No. 45-130-04-13-00-0-00-000). Owner LEM Contracting LLC (Joe Medlin). This project generally involves repairing the structure which has been damaged by fire and then lease the building as office space. Building rehabilitation costs are estimated to be \$50,000.

Redevelopment Project 2(b) as revised. 6323 Raytown Road (2010 Jackson County Parcel No. 45-130-05-08-00-0-00-000). Owner: J. Guenther Keating, LLC. The project as originally approved involved renovating the existing the building into a restaurant. The revised project, due to unknown building structural issues, now involves replacing the old building footprint and adding 160 square feet of additional space for a new hot dog restaurant. Project costs are still estimated to be \$78,000.

Redevelopment Project 3(a). 10409 East 63rd Street (2010 Jackson County Parcel No. 45-130-20-01-00-0-00-000). Owner: Shop T1 Services, Inc. This structure has undergone a major renovation, such as: plaster perimeter, interior walls and insulate; replace HVAC and duct work; replace windows; tear off and rebuild roof on north end; new exterior staircase, new drywall; interior and exterior paint. Total project costs: \$40,150.

Redevelopment Project 4(a). 6300 Evanston (2010 Jackson County Parcel No. 45-240-04-01-00-0-00-000). Owner: DCB Properties, LLC. This project was a total demolition and reconstruction of offices, open work area, rest rooms, kitchen and storage area. The exterior was refaced, new windows were installed, new roof installed with gable roofs and overhangs and new rock pillars were constructed. A wood porch and deck were constructed on the front and a concrete patio was poured in the back, along with new concrete steps to allow access to the front from the parking lot. Eligible project costs: 98,704.

Redevelopment Project 4(b). 6134-6204 Raytown Trafficway (2010 Jackson County Parcel Nos. 45-210-03-26-00-0-00-000 & 45-20-03-023-00-0-00-000 & 45-210-03-17-02-0-00-000). Owner: AHG, Inc. This project will involve the renovation, remodeling and subdividing of an existing former grocery store (approximately 31,605 square feet) and create two (2) new retail storefronts. The intent is for the grocery store to occupy about 16,000 square feet of the southern portion of the space, while the remainder of the space will be “white-boxed” for a new

tenant. It is estimated that the grocery store will add 16 permanent jobs. Eligible project costs: \$1,218,786.

Redevelopment Project 5(a). 10014 E. 63rd Street (Jackson County Parcel No. 45-120-09-17-00-0-00-000). Owner: Sue Frank. This project consists of installing a false parapet on the front of the building, including awnings and new signage and giving the appearance of being two stories. A cornice will be installed to support new signage on the back (north) and an awning over the door. Approximate project costs: \$35,000.

The Redevelopment Projects are within a larger area that has been determined by the Board of Aldermen to be blighted and the clearance, replanning, rehabilitation or reconstruction of certain portions of the Redevelopment Area to be necessary to effectuate the purposes of the Urban Redevelopment Corporations Law. Applications for Redevelopment Projects 1(a) through 4(b) are on file with the City Clerk.

4. Tax Abatement.

Redevelopment Project 5(a) is granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 4(b) has already been 10 years of tax abatement at 100% (improvements only) and 15 years of tax abatement at 50% (land and improvements).

Redevelopment Project 4(a) has already been 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 3(a) has already been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 2(a) has already been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first. Redevelopment Project 2(b) has already been granted 10 years of tax abatement at 100% or for the cost of the improvements, whichever occurs first.

Redevelopment Project 1(a) has already been granted 10 years of tax abatement at 100% and 5 years of tax abatement at 50%; Redevelopment Project 1(b) has already been granted 10 years of tax abatement at 100% and 2 years of tax abatement at 50%; Redevelopment Project 1(c) has already been granted 10 years of tax abatement at 100%.

As provided for by Chapter 353, RSMo, the abatement for the first 10 years is 100% of the improvements (land is still taxed normally) as assessed in the year prior to the property's acquisition by RMRC. Under Section 353.110.2, for the next fifteen year period, the abatement is 50% of the land *and* improvement value. The granting of the tax abatements are conditioned on the owners executing with RMRC a Memorandum of Understanding in a form acceptable to RMRC.

5. Eminent Domain.

The RMRC is not granted the power of eminent domain.

6. Relocation Policy.

The RMRC will comply with all requirements concerning the provision of relocation assistance as provided for by Chapter 523, RSMo.

EXHIBITS

1. Legal Description of Redevelopment Area
2. Tax Impact Analysis (for Redevelopment Project 5(a))
3. Application (Redevelopment Project 5(a); (10014 E. 63rd Street)

Exhibit 1

All that part of ADLER'S HIGH VIEW ADDITION, BLUECREST, WAIGHTS RESURVEY of BLUECREST, HALL'S 2nd ADDITION TO RAYTOWN, HALL'S ADDITION TO RAYTOWN, ROSS ACRES, RESURVEY Tract 2 J.J. ROBINSON FARM, MUIRSMITH ADDITION, RAYTOWN LANDING, ASKANAS PARK A Resurvey of Lots in ASKANAS HEIGHTS and ASKANAS HEIGHTS, subdivisions lying in Section 5 and Section 4, Township 48 North, Range 32 West, in Raytown, Jackson County, Missouri, described as follows:

BEGINNING at the Northeast corner of the Northeast Quarter of said Section 5; thence West along the North line of said Northeast Quarter, a distance of 1358.16 feet to a point on the East line of ADLER'S HIGH VIEW ADDITION; thence North along the East line of said ADLER HIGH VIEW ADDITION a distance of 37.09 feet to a point; thence West along the North line of said ADLER'S HIGH VIEW ADDITION a distance of 127.14 feet to the Northwest corner of Lot 1 of said ADLER'S HIGH VIEW ADDITION; thence South along the West line of said Lot 1 a distance of 227.44 feet to the Southwest corner thereof, said point also lying on the North line of Lot 2 of said ADLER'S HIGH VIEW ADDITION; thence West along the North line of said Lot 2 a distance of 77.26 feet to the Northwest corner thereof; thence South along the West line of Lots 2 through 11 of said ADLER'S HIGH VIEW ADDITION a distance of 832.16 feet to a point on the North right of way line of 60th Terrace; thence Northwesterly along the North right of way line of 60th Terrace a distance of 107.49 feet to a point; thence South a distance of 264.32 feet to a point on the South line of said ADLER'S VIEW HIGH ADDITION; thence West along the South line of said ADLER'S VIEW HIGH ADDITION a distance of 657.03 feet to a point on the East line of BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a subdivision in Raytown, Jackson County, Missouri; thence South along the East line of said BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a distance of 1412.96 feet to point on the North right of way line of 63rd Street; thence West along the North right of way line of 63rd Street a distance of 339.25 feet to a point; thence South a distance of 355.22 feet to a point; thence Southeasterly a distance of 222.71 feet to a point on the Northerly right of way line of 63rd Terrace; thence Northwesterly along a curve to the right having a Radius of 35.00 feet, through a central angle of 80 degrees 03 minutes 04 seconds with an arc length of 48.90 feet to the Southwest corner of Lot 6, WAIGHTS RESURVEY of BLUECREST; thence East along the South line of said Lot 6 a distance of 125.25 feet to the Southwest corner of Lot 5 of said WAIGHTS RESURVEY of BLUECREST; thence Northeasterly a distance of 487.45 feet to the Southeast corner of Lot 7, BLUECREST; thence Northeasterly a distance of 283.17 feet to Southeast corner of Lot 5, BLUECREST; thence East a distance of 443.31 feet to the Southeast corner of Lot 1, BLUECREST, said point also lying on the Easterly right of way line of Evanston Avenue; thence Southwesterly along a curve to the right, having a radius of 2225.00 feet, through a central angle of 2 degrees 13 minutes 25 seconds an arc distance of 86.35 feet to a point; thence Southwesterly along a curve to the right, having a radius of 104.99 feet, through a central angle of 84 degrees 20 minutes 05 seconds an arc distance of 154.54 feet to a point; thence South a distance of 237.33 feet to a point on the Westerly prolongation of the common line for Lots 4 and 5 of said BLUECREST; thence Easterly along said common line for Lots 4 and 5 a

distance of 332.18 feet to a point on the East line of said BLUECREST; thence North along the East line of said BLUECREST a distance of 169.55 feet to the common corner of Lots 12 and 13 of said HALLS 2nd Addition; thence East along the common line for said Lots 12 and 13 a distance 150.00 feet to a point on the West right of way line of Harold Avenue; thence South along the said West right of way line of Harold Avenue a distance of 452.14 feet to the intersection and prolongation of the South right of way line of 64th Terrace; thence East along the prolongation of said South right of way line a distance of 520.35 feet to a point on the West right of way line of the Chicago Rock Island and Pacific Railroad; thence Southerly along West line of said Chicago Rock Island and Pacific Railroad a distance of 382.62 feet to a point on the East right of way line of Raytown Road; thence North along the East right of way line of said Raytown Road a distance of 567.68 feet to a point on the South right of way of Cedar Avenue; thence East along the said South line of Cedar Avenue a distance of 119.30 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 342.36 feet, through a central angle of 16 degrees 48 minutes 27 seconds with an arc length of 100.43 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 330.72 feet, through a central angle of 33 degrees 36 minutes 41 seconds with an arc length of 194.01 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.57 feet, through a central angle of 17 degrees 10 minutes 19 seconds with an arc length of 72.70 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.93 feet, through a central angle of 17 degrees 22 minutes 19 seconds with an arc length of 73.66 feet to a point; thence continuing North along the East right of way line of said Cedar Avenue a distance of 190.70 feet to a point on the North right of way line of 63rd Terrace; thence East along the said North right of way line of 63rd Terrace, a distance of 100.32 feet to a point; thence continuing along said North right of way line, Southeasterly along a curve to the left having a Radius of 4864.53 feet, through a central angle of 3 degrees 38 minutes 36 seconds with an arc length of 309.33 feet to a point on the East line of said MUIRSMITH ADDITION; thence continuing East along said North right of way line a distance of 569.89 feet to a point on the West right of way line of Willow Street; thence North along the said West right of way line a distance of 293.11 feet to a point; thence North a distance of 72.78 feet to a point on the North Right of way line of 63rd Street; thence West along the said North right of way a distance of 235.48 feet to a point on the East line of RAYTOWN LANDING; thence North along the said East line a distance of 189.81 feet to a point; thence continuing East along said East line a distance of 75.25 feet; thence continuing North along said East line a distance of 408.21 feet to the Southwest corner of HODGE'S GARDENS and the common corner to Lots 11 and 12; thence Northeasterly along the common line for Lots 11 and 12 a distance of 264.06 feet to a point on the South right of way line of 61st Street Terrace; thence Northeast a distance of 73.86 feet to a point on the North right of way line of said 61st Street Terrace; thence East along the said North right of way line a distance of 208.62 feet to a point; thence Northeast along a curve to the left having a Radius of 25.04 feet, through a central angle of 88 degrees 37 minutes 28 seconds with an arc length of 38.73 feet to a point on the West right of way line of Willow Avenue; thence North along the West right of way line of said Willow Avenue a distance of 537.98 feet to a point on the South right of way

line of 60th Terrace; thence West along the said South right of way line of 60th Terrace a distance of 217.25 feet to a point; thence West a distance of 49.82 feet to a point on the West right of way line of Hardy Street; thence South along the West right of way line of Hardy Street a distance of 91.59 feet to a point on the North right of way line of 61st Street; thence West along said North right of way line of 61st Street a distance of 1013.18 feet to a point on the West right of way line of Blue Ridge Blvd.; thence North along said West right of way line of Blue Ridge Blvd. a distance of 199.01 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 16654.38 feet, through a central angle of 1 degrees 56 minutes 17 seconds with an arc length of 563.34 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 4209.72 feet, through a central angle of 5 degrees 35 minutes 21 seconds with an arc length of 410.66 feet to a point; thence North along said West right of way line a distance of 177.87 feet to a point on the North line of the Northwest Quarter of said Section 4; thence West along the North line of the Northwest Quarter of said Section 4, a distance of 983.76 feet to the POINT OF BEGINNING, and containing 10,080,815 Square Feet and 231.424 acres more or less.

Exhibit 2

Exhibit 3

Raytown Municipal Redevelopment Corporation

Minutes

January 8, 2015

5:30 PM

Raytown City Hall
10000 East 59th Street
Raytown, MO 64133

The meeting of the RMRC was called to order at 5:35 PM by Vice President Mahesh Sharma and role was called.

Those in attendance: Mahesh Sharma, Pam Clark, Pat Ertz, Charlotte Melson, Tom Cole, John Benson.

Those absent/excused: Pat Searcy, Mayor David Bower.

Mr. Sharma called Agenda Item #1 (the only agenda item). Tom Cole introduced the application for Chapter 353 Tax Abatement as submitted by the applicant (Sue Frank, State Farm). The application requests tax abatement as available through the City of Raytown's Economic Development Policy and the Chapter 353 Program offered via state statute.

Mr. Cole reminded the committee that this incentive is not a traditional economic development tool designed to create jobs and new capital investment, but rather exists as a blight removal tool. As a blight study was previously completed for the downtown area, this project meets the qualifications required to receive a 10-Year 100% tax abatement on the real property.

Ms. Frank gave a brief presentation detailing the remodel of her second generation State Farm agency. In Summer 2014, she completed a \$100,000 interior remodel and will soon begin a \$35,000 exterior remodel to complete the entire redevelopment of her property.

Mr. Ertz inquired about the size of the awning and Ms. Melson asked about the height of the building. Both questions were answered to satisfaction by the applicant.

Mr. Cole provided insight as to the Tax Impact Analysis of the project which was calculated by Williams & Campo, PC on behalf of the City. Over the course of the 10-Year abatement, Ms. Frank will receive roughly \$38,774.07 in tax assistance.

Mr. Ertz motioned to forward the application to the Board of Aldermen with a positive recommendation.

Ms. Clark seconded the motion.

A vote was taken and the motion passes unanimously. The item will be forwarded to the Board of Aldermen for their consideration of an ordinance on January 20, 2015 and February 3, 2015.

The meeting was adjourned at 6:02 PM.

AN ORDINANCE ADOPTING AND APPROVING THE SIXTH AMENDED DEVELOPMENT PLAN SUBMITTED BY THE RAYTOWN MUNICIPAL REDEVELOPMENT CORPORATION, ESTABLISHING A DECLARATION THAT THE REDEVELOPMENT AREA DESCRIBED WITHIN THE SIXTH AMENDED DEVELOPMENT PLAN IS A BLIGHTED AREA IN NEED OF DEVELOPMENT AND REDEVELOPMENT, AND AUTHORIZING CERTAIN TAX ABATEMENTS WITHIN THE REDEVELOPMENT AREA DESCRIBED WITHIN THE SIXTH AMENDED DEVELOPMENT PLAN

WHEREAS, the Raytown Municipal Redevelopment Corporation ("Redevelopment Corporation"), an Urban Redevelopment Corporation organized under and pursuant to the Urban Redevelopment Corporations Law of 1945, as amended, did file with the City of Raytown, Missouri, the Sixth Amended Development Plan ("Sixth Amended Development Plan") for approval which contemplates the development and redevelopment of an area described in it as the "Redevelopment Area"; and

WHEREAS, 1) due notice was given to each political subdivision whose boundaries for ad valorem taxation purposes included any portion of the real property included within the Redevelopment Area and 2) the Raytown Board of Aldermen ("Board") held a public hearing; and

WHEREAS, in connection with the public hearing on the Sixth Amended Development Plan, the Board also considered a Blight Study for the Redevelopment Area described within the Sixth Amended Development Plan and also considered other evidence and testimony in connection with the existence of blighted conditions with the Redevelopment Area, the means by which the Sixth Amended Development Plan would be implemented and the granting of tax abatement within the Redevelopment Area as authorized by law.

NOW THEREFORE, BE IT ORDAINED BY THE BOARD OF ALDERMEN OF THE CITY OF RAYTOWN, MISSOURI, AS FOLLOWS:

SECTION 1 – NOTICE. The Board finds that all notices, legal or accommodating, have been given to all interested parties as such notices may be required to be given by law.

SECTION 2 – DEVELOPMENT PLAN. The Board has reviewed, considered and taken evidence on the Sixth Amended Development Plan of Raytown Municipal Redevelopment Corporation for the redevelopment of the City of Raytown Central Business District, which is attached hereto and incorporated by this reference as though fully set out.

SECTION 3 – FINDINGS. The Board does hereby find that:

a. The Redevelopment Area described within the Sixth Amended Development Plan on the whole is a blighted area and is suffering from obsolescence due to age, is of an inadequate and outmoded design, has become an economic and social liability, is unable to pay a reasonable level of taxes, and is therefore blighted within the meaning of the Missouri Urban Redevelopment Corporations Law, § 353.020(2), RSMo.

b. The Board has previously found, after considering the Blight Study conducted by James Askew & Associates dated April 10, 2006 (on file with the City Clerk and incorporated herein by this reference) that the Redevelopment Area as described in the Sixth Amended Development Plan is blighted, and such finding is affirmed.

SECTION 4 - CONTENTS OF PLAN. The Board finds that the Sixth Amended Development Plan sets forth in writing the program to be undertaken to accomplish the redevelopment objectives described therein and the redevelopment objectives and purposes of the Urban Redevelopment Corporations Law.

SECTION 5 – ADOPTION OF PLAN. The Board does hereby adopt and approve the Sixth Amended Development Plan submitted by RMRC in its entirety. The approval of the Sixth Amended Development Plan and the development, redevelopment and construction in the Redevelopment Area is necessary for the preservation of the public peace, prosperity, health, safety, morals and welfare of the City of Raytown, Missouri.

SECTION 6 – TAX ABATEMENT. Raytown Municipal Redevelopment Corporation, or its successors and assigns, all in accordance with Chapter 353, RSMo, as amended, is hereby granted tax abatement on land improvements that shall apply to RMRC or its successors and assigns, as more particularly described within the Sixth Amended Development Plan.

SECTION 7 – REPEAL OF ORDINANCES IN CONFLICT. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed.

SECTION 8 – SEVERABILITY CLAUSE. The provisions of this ordinance are severable and if any provision hereof is declared invalid, unconstitutional or unenforceable, such determination shall not affect the validity of the remainder of this ordinance.

SECTION 9 - EFFECTIVE DATE. This Ordinance shall be in full force and effect from and after its passage.

BE IT REMEMBERED that the above was read two times by heading only, **PASSED AND APPROVED** by a majority of the Board of Aldermen and **APPROVED** by the Mayor of the City of Raytown, Jackson County, Missouri, this 3rd day of February, 2015.

David W. Bower, Mayor

ATTEST:

APPROVED AS TO FORM:

Teresa M. Henry, City Clerk

Joe Willerth, City Attorney

353 Downtown Raytown Application

Raytown Municipal Redevelopment Corporation

November 7, 2010

1. Applicant:

Sue Frank

10014 E. 63rd Street

Raytown, MO 64133

(816) 353-4400

2. N/A

3. Background of applicant:

I am a second generation State Farm agent. My father purchased and moved to this 63rd Street location in the early 1960's and the building has gone through several transformations through the years. I purchased the building in 1995. After contemplating several options I decided to completely rehab and remodel the interior of the building in the summer of 2011. Acting as general contractor, I stripped the interior of the building to the exterior concrete walls and rebuilt the interior with a more functional floor plan, new roof, new utilities, new cabinetry, carpet and tile inclusive of a handicap restroom and handicap access. The rehab project was over \$100,000.

4. Proposed project:

Market Stabilizing, exterior improvements and façade enhancement of the building at 10014 E. 63rd Street, Raytown, MO. The project will entail installation of a false parapet on the front (southern exposure) of the building, inclusive of awnings and new signage giving the appearance of being two stories and meeting and exceeding several criteria of the CBD Design Standards. A cornice will be installed to support new signage on the back (north) of the building and an awning over the door will help provide weather protection and add dimension. The cornice on the back will also provide screening for the roof condenser and the support structure of the south edifice.

- a. Intended usage will continue as an insurance office.
- b. There should be no environmental impact from the project. The economic impact would be creating reinvestment in an aging block and building. Façade improvements are known to stabilize blocks, remove blight and help to initiate incentive for others to invest as well. The theme proposed is well suited to the design concepts developed by the Downtown Streetscape Advisory Committee and meets and/or exceeds the CBD Design Standards and Property Maintenance Code. The project would hopefully provide vision and encouragement for

investment by neighbors into their respective properties or other investment into our downtown.

- c. The building is roughly 1875 square feet and renovations would include the front and back of the building.
- d. Due to limited parking, traffic speed and elevation on the 63rd side of the building, the rear entrance of the building has always served as a dual front for many of the businesses along the corridor including mine. Handicapped accessibility is from the back (north) side of the building, and provides a safe environment for young families and seniors to enter the building.
- e. Architectural plans and renderings are attached.

5. Intended market:

The occupancy will continue as currently used. Business will continue as the remodeling project is done and should create minimal impact to occupied neighbors. The applicant will manage the project.

6. Location of the property is: 10014 E. 63rd Street. Legal description is: Rieders SUB W ½ of Lot 9. Applicant and owner are the same as above. There will be no financing, options or liens on the property or the project. Lien waivers will be required of all sub-contractors.

7. Estimates for project are as follows:

Building Exterior \$22,000.00

Electrical \$1,000.00

Signage/Awnings \$10,000.00

Permits \$500.00

Roofing Patch \$500.00

Patching, striping and painting of parking area in rear \$1000.00

Total \$35,000.00

Given that 100% of these costs are for façade and exterior improvements, this application requests abatement of cost of improvements OR 100% abatement for 10 years, whichever occurs first.

8. Owner/Applicant financed, no loans.

9. a-d

Construction will begin immediately following application approval and receipt of permits. Barring inclement weather, construction and sign installation should take no more than 60 days start to finish.

2/16

10.

a. no Legal counsel needed to date.

b. Steve Guenther, architect. 816-356-7555. 6530 Blue Ridge Cutoff, KCMO 64130

c. Sue Frank, General Contractor, HGK Construction Management subcontractor. 6530 Blue Ridge Cutoff, 816-356-7555.

d. Ric Ginn Electric, PO Box 300092, KCMO, 64130, 816-564-9574.

Victory Sign Company, 1021 S Brown St., Liberty, MO 64068, 816-407-7446.

Kansas City Tent and Awning, 1816 Holmes, KCMO, 816-472-8368.

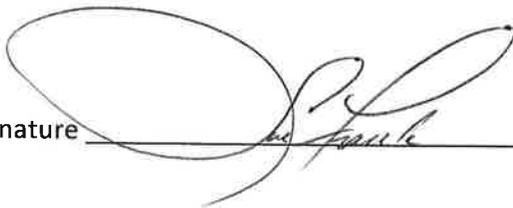
11. To the ability of my being able to check, and in asking, no one involved in the project is involved in any civil or criminal proceeding. Likewise, to my knowledge no one working the project has been charged or convicted of any felony or is currently under indictment.

12. Photos and bids attached.

13. No jobs are anticipated being added as a result of this project.

14. "This application is made in order to induce the RMRC to provide financial incentives to the Applicant. The Applicant hereby represents that all statements contained herein are true and correct. Failure to disclose may be grounds for revocation of incentive and full repayment of any incentive funds expended. All information materially significant to the RMRC in its consideration of the application is included. The Applicant acknowledges that it has reviewed the descriptions of the Incentive Program for which it is applying and agrees to comply with those policies."

Applicant signature



Date

11-25-14

LEVEL A - "MARKET STABILIZING" INVESTMENT

Abatement of cost of improvements (excluding acquisition) OR 100% abatement for 10 years, whichever occurs first.

Projects that meet the following criteria will be considered for this level of abatement:

A Design Level 1, 2, or 3

1. Project meets all applicable minimum "Building" and "Site" requirements set forth in Sections 28-4 and 28-5 of the Central Business District Design (hereinafter "CBD") Standards of the Zoning Code. The project must also comply with all requirements set forth in the Property Maintenance Code.
2. Project meets all applicable minimum "Building" requirements and exceeds in at least 3 "Site" characteristics, by including site components that are "encouraged" in the CBD Standards of the Zoning Code. The project must also comply with all requirements set forth in the Property Maintenance Code.

OR

Project meets all applicable minimum "Site" requirements and exceeds in at least 3 "Building" characteristics, by including building components that are "encouraged" in the CBD Standards of the Zoning Code. The project must also comply with all requirements set forth in the Property Maintenance Code.

3. Project meets all applicable minimum "Site" requirements and also exceeds in at least 3 "Site" characteristics, by including site components that are "encouraged" in the CBD Standards of the Zoning Code.

AND

Project meets all applicable minimum "Building" requirements and also exceeds in at least 3 "Building" characteristics, by including building components that are "encouraged" in the CBD Standards of the Zoning Code.

AND

The project must also comply with all requirements set forth in the Property Maintenance Code.

• AND Economic Impact Level 1, 2 or 3

1. The actual construction investment in the project over and above the acquisition cost of the property is at least \$25,000 and at least 50% of the construction cost is expended on exterior improvements and façade enhancements.
2. The actual construction investment in the project over and above the acquisition cost of the property is at least \$175,000 and at least 40% of the construction cost is expended on exterior improvements and façade enhancements;

353 TAX ABATEMENT DOWNTOWN RAYTOWN REDEVELOPMENT INCENTIVE PROGRAM APPLICATION INFORMATION

Information addressing each of the following criteria must be submitted to formally apply for the 353 Tax Abatement Downtown Raytown Redevelopment Program.

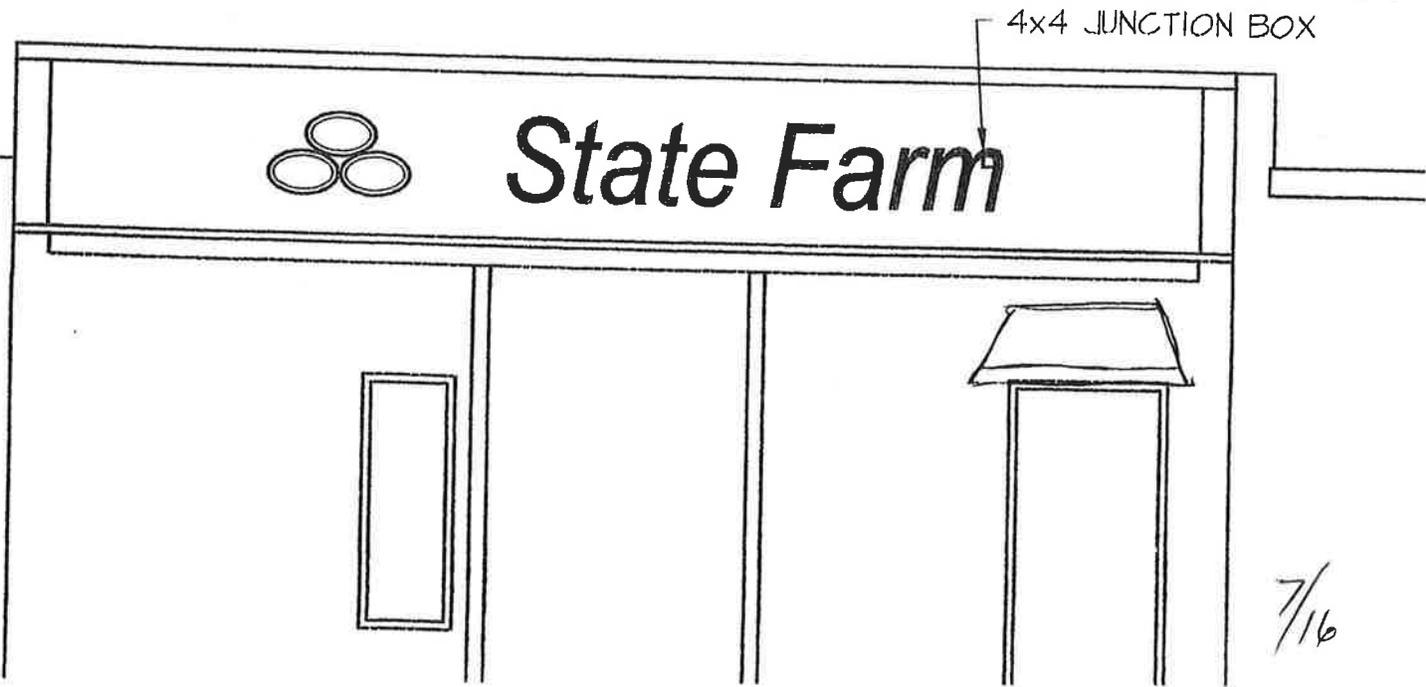
1. State the name, address, and telephone number of the applying entity and, if different, of the owner of the real property to be improved.
2. Provide the name(s) of the applying entity's representatives and any other financial guarantors of the Project and their addresses and telephone numbers if different from above.
3. Provide background information about the applicant and guarantors, including development experience, if any, and all other relevant information the Raytown Municipal Redevelopment Corporation (RMRC) may need to consider while reviewing the application. Describe the corporate or partnership structure as applicable.
4. Briefly describe the proposed project including:
 - a. Intended usage.
 - b. Economic and environmental impact.
 - c. The square footage of the building / land area to be renovated.
 - d. All other information needed to fully explain the project.
 - e. Attach architectural plans/renderings and any available project history.
5. State the marketing plans for the project identifying the intended market. What types of lessees are anticipated? How much time is expected before full occupancy is achieved and who will manage the project?
6. State the location of the proposed project by street address and legal description indicating the following:
 - a. Name of the property owner at the time of application submittal.
 - b. If the Applicant does not presently own the property, does the Applicant have the written consent of the property owner to do the project?
 - c. Describe any and all existing financing, options and liens on the property.
7. Provide an estimate of the total project cost broken down by general categories (e.g., land, building, equipment, soft costs, specialty costs, etc.). Where possible, provide actual bids for these components. This will provide the RMRC an estimate of the total investment being made in the project. Next, provide a list of items eligible for incentive funds, the cost of these items and the amount of incentive funding requested for each item.

8. State the source of financing for the project including any loans and equity being contributed. Provide the name of the lender and the amount of loans requested for the project.
9. State the proposed time schedule for the project including the dates anticipated for the following:
 - a. Closing of the loan or contributing financing availability.
 - b. First expenditure of funds with regard to the project.
 - c. Anticipated date construction will begin.
 - d. Anticipated completion date.
 - e. Building Permits and permission of Planning Commission and Board of Aldermen if necessary.
10. Name any of the following professionals who will be involved with the project (with address and phone numbers):
 - a. Legal counsel for the Applicant
 - b. Architects and engineers
 - c. Contractor for project
 - d. Other professionals
11. Please disclose whether any applicant, guarantor or any other person involved with the project is currently engaged in any civil or criminal proceeding. Also disclose whether any individual involved with the project has ever been charged or convicted of any felony or currently is under indictment. Please supply detailed information.
12. Attach the following:
 - a. Photos of current conditions.
 - b. Photos of all exposed elevations.
 - c. Existing floor plan.
 - d. Bids containing itemized pricing for all phases of proposed renovation.
13. How many permanent jobs are anticipated as a result of the Project?
14. The following statement must be included along with a dated signature of the applicant or applicant's representatives.

This application is made in order to induce the RMRC to provide financial incentives to the Applicant. The Applicant hereby represents that all statements contained herein are true and correct. Failure to disclose may be grounds for revocation of incentive and full repayment of any incentive funds expended. All information materially significant to the RMRC in its consideration of the application is included. The Applicant acknowledges that it has reviewed the



↑
4 SOUTH ELEVATION
 SCALE 1/4" = 1'-0"

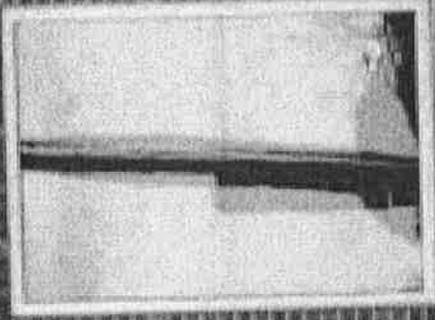


North

7/16

South

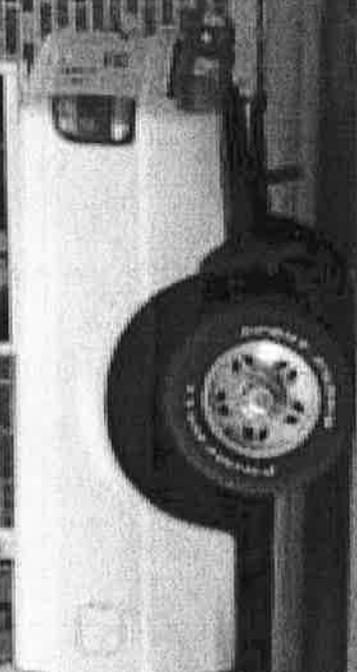
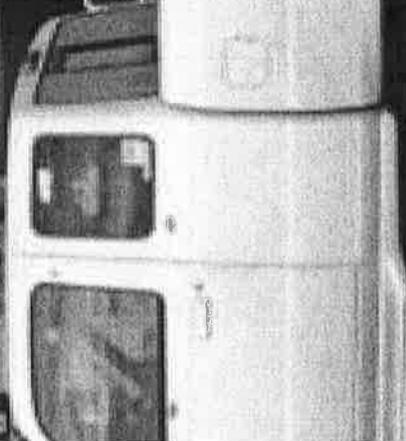
STATE FARM INSURANCE



1074

State Farm

STATE FARM



09/15/20

8/16

North

STATE FARM
INSURANCE
SUE FRANK

9/16

09/15/20





VICTORY SIGN
C O M P A N Y
The Winning Edge

Victory Sign Company

1021 S Brown Street - Suite K
Liberty, MO 64068
Ph: (816) 407-7446
FAX: () -
Email: info@victorysignco.com
Web: www.victorysignco.com

Estimate #: 1029

Created Date: 11/6/2014 8:41:10AM	Prepared For: State Farm - Frank
Salesperson: Barry Holst	Contact: Sue Frank, Owner
Email: barry@victorysignco.com	Office Phone: (816) 353-4400
Office Phone: (816) 407-7446	Office Fax: (816) -
Cell Phone: (816) 500-5710	Email: sue.frank.gsa@statefarm.com
Entered by: Barry Holst	Address: 10014 E. 63rd St. Raytown, MO 64133

Description: Logo Replacement Signage - Halo Lit Channel Letters

Dear Sue Frank,

Thank you for allowing us to provide you with an Estimate for this project. If you have any questions about this, please give me a call at 816-407-7446.

Regards,

Barry Holst

		Quantity	Unit Price	Subtotal
1	Product: Custom Products and Services Description: Halo Lit 20" Channel Letters Direct Mount Photo Cell Bucket Truck Installation	1	\$4,047.00	\$4,047.00
2	Product: Custom Products and Services Description: Halo Lit 18" Channel Letters Direct Mount Photo Cell Bucket Truck Installation	1	\$3,895.00	\$3,895.00
3	Product: Misc- Non Taxable Description: Permits - TBD Actual Cost plus \$150 Application Fee	1	\$0.00	\$0.00

10/16



Victory Sign Company

1021 S Brown Street - Suite K
 Liberty, MO 64068
 Ph: (816) 407-7446
 FAX: () -
 Email: info@victorysignco.com
 Web: www.victorysignco.com

Estimate #: 1029

Notes

Customer Agreement

Victory Sign Co. guarantees all work to be completed to the Customer's written and approved specifications within the scope of this agreement, and warrants the sign display against defective workmanship in construction and assembly for the lifetime of the product. Any material, including but not limited to electrical components, is guaranteed for the term of the manufacturer's warranty. No other warranties or guarantees are expressed or implied, either written or verbal.

For illuminated signs, Customer is responsible for providing power at a junction box within five feet of the sign. Customer is to provide access in order to complete installation. Any unforeseen conditions hampering installation and requiring additional resources may result in extra charges.

The Customer is responsible for providing Victory Sign Co. with free access to installation area(s) for all vehicles (crane trucks, trailers, backhoes, and concrete trucks) required for safe and efficient installation of signs.

In the event of Victory Sign Co., or one of its subcontractors, while excavating should hit any underground obstructions, i.e. large rocks, concrete, old road beds, etc. that requires additional excavation time or expense, the Customer will be responsible for all additional costs incurred. The Customer is responsible for flagging property owner's utilities, such as, but not limited to, watering systems, parking lot lighting, security cameras, landscape lighting, storm and sanitary sewers, electrical, telephone and cable television.

Victory Sign Co. makes no representation and assumes no responsibility for compliance of sign with federal, state and local regulations or ordinances, except as such requirements are specifically set forth in any permit issued for the sign(s). Customer is solely responsible for determining the size, location and character of sign(s) to customer's satisfaction and as permitted under applicable regulations and ordinances. Customer assumes responsibility for obtaining landlord approval of sign and installation.

Customer indemnifies Victory Sign Co. against any claim by any property owner, landlord, tenant, or any other party that the ordered signs may violate. Customer agrees it has the legal right to produce all materials ordered from Victory Sign Co. and holds Victory Sign Co. harmless from any loss, damages, cost and expense arising from a claim or dispute. This includes any agreement the Customer may have with said parties or where such signs are not properly authorized by the parties and where their authorization is required. Any legal action against Victory Sign Co. shall be held in Missouri.

Fifteen minutes of design and layout work is included in our quote. Additional design charges may apply and will be executed only upon a written and approved order. If the Customer cancels the project after the design phase is completed, then design charges will be due and payable.

Payment Policy

All orders require a down payment of 50% prior to commencing production. The balance is due upon receipt of product. We accept cash, check, debit card or credit card as a form of payment. A service fee of \$45 will be applied to all returned checks. Cancellation of an order forfeits down payment. It is understood and agreed that the title and ownership of said property shall remain with Victory Sign Co. until full payment is made. Therefore, until such payment, property shall retain its character as personal property of Victory Sign Co.

This quote is valid for 60 days.

Subtotal:	\$7,942.00
Taxes:	\$462.88
Total:	\$8,404.88

Payment Terms: Balance due upon receipt.

Client Reply Request

Estimate Accepted "As Is". Please proceed with Order.

Other: _____

Changes required, please contact me.

SIGN: _____ Date: 11 / 16

11/16



Community Development Department
 10000 E. 59 St.
 Raytown, Missouri, 64133
 Phone: (816) 737-6011
 Fax: (816) 737-6164
 www.raytown.mo.us

Sign Application

Application information:

First name:

Last name:

Company name:

Street address:

City, State, Zip:

Phone:

Alternate phone:

Your relationship to this permit:

Sign location information:

Project address:

Name of Business:

Zoning District:

Type of sign:

Permanent

Temporary

Permanent Sign information:

Type of Sign:

Area of proposed sign: (square feet)

Area of all existing signs to remain: (square feet)

Length of building or tenant space facing street(s)

Temporary Sign information:

Type of sign:

Area of proposed sign: (square feet)

Proposed duration of placement:
 From: To:
 (Cannot exceed 30 days per permit and no more than sixty (60) days per calendar year)

ATTENTION PERMIT APPLICANTS:

You are hereby notified that your signature on this application is interpreted as written acknowledgement of your liabilities to conform to regulations established by the Codes and Ordinances of the City of Raytown regulating the construction for which this permit is issued. Violations are subject to penalties.

*Agents must submit letters endorsed by property owners authorizing them to act on their behalf in gaining this permit.

Applicants signature



Application submittal date:

12/16

BID

September 17, 2014

Sue Frank
State Farm Insurance Company
10014 E. 63rd Street
Raytown, MO

JOB
10014 E 63rd Street

ITEM	DESCRIPTION	LINE TOTAL
	Material and labor to install wall extensions per drawing Includes all stucco coverings per drawing All anchor points per drawing	
	Does not include any electrical or additional roofing material	
	Original bid per telephone conversation	22,600.00
	Credit for mansard roof removal and haul-off	1,200.00
	Total	21,400.00

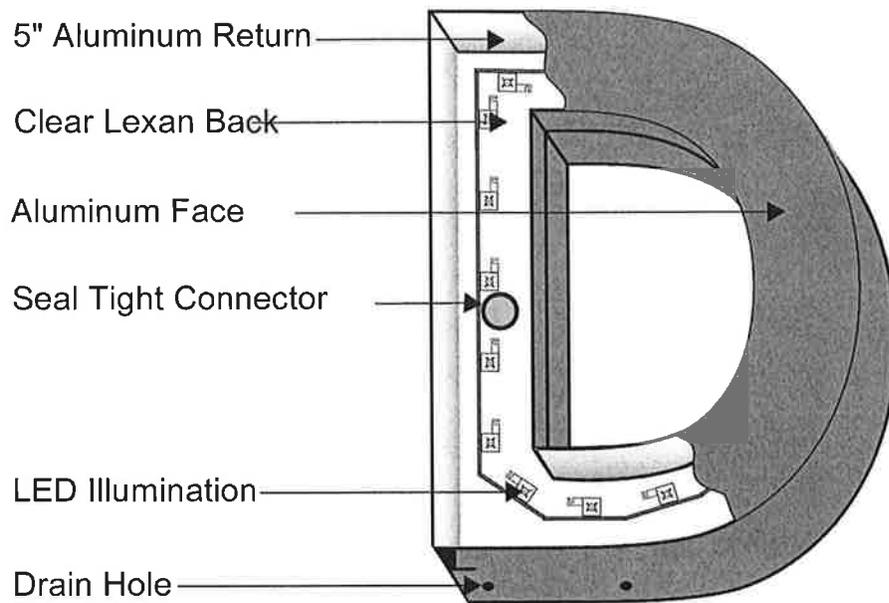
Thank you for the opportunity to bid this work

Scott Kisner
816-536-1448

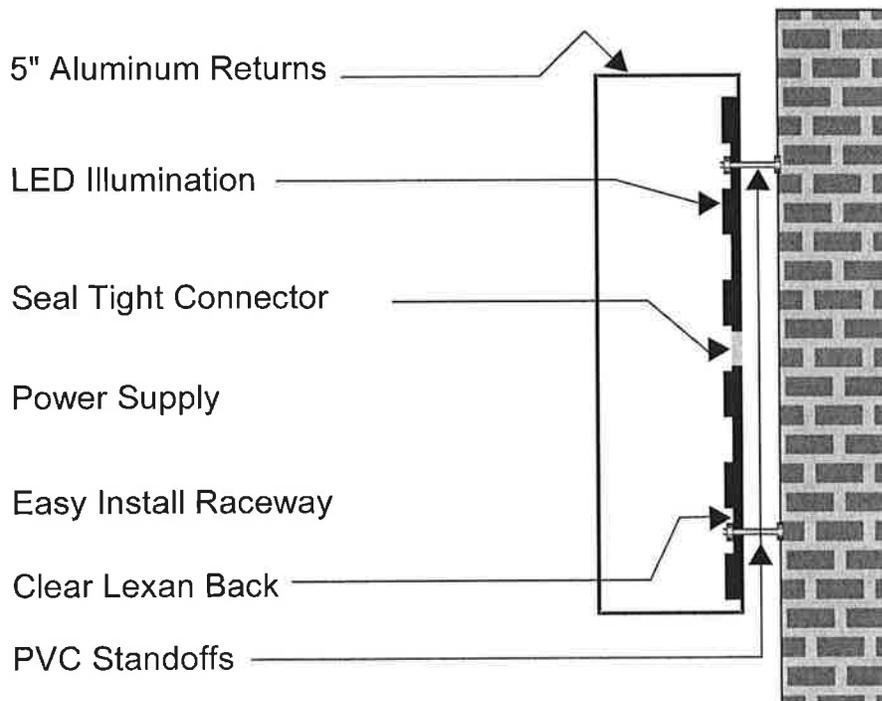
21,400.00

13/16

Back Lit Channel Letters



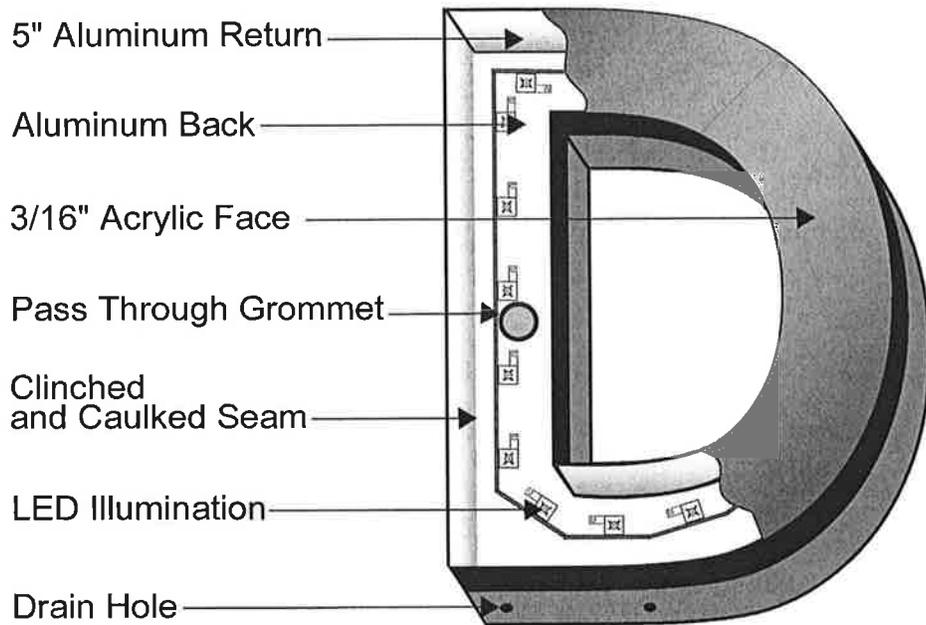
FRONT VIEW



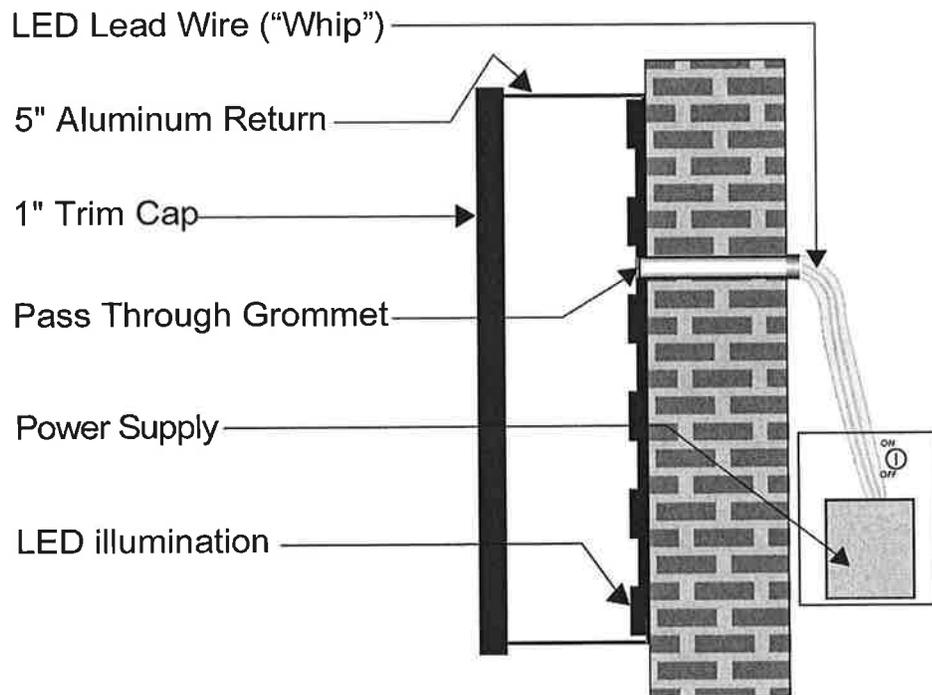
SIDE VIEW

Direct Mount

Front Lit Channel Letters



FRONT VIEW



SIDE VIEW FLUSH MOUNT



Estimate

11/3/14

RIC GINN ELECTRIC, LLC
P.O. BOX 300092
Kansas City, MO 64130
(816) 564-9574
ric@ricginnelectric.biz

State Farm Ins.

Sue Frank

10014 E. 63rd St

Raytown, MO 64133

- 1) Install two feeds for sign, on 20 amp gfi circuit, two feeds one front one rear.

Cost includes material & permit

Total Investment: \$ 715.00

11/6/14

Chapter 353 Tax Impact Analysis
 10014 East 63rd Street

Section A. Assumptions:

Section 1	Properties					
	<u>Address</u>	<u>Parcel #</u>	<u>Market Value</u>	<u>Class</u>	<u>AV</u>	
	10014 East 63rd Street	45-120-09-17-00-0-00-000	100,100	32%	32,032	
Section 2	2014 tax levies	Per \$100 AV				
	School District	6.3200				
	Fire Prot. Dist.	1.0300				
	City	0.5519				
	Handicap	0.0753				
	Jackson County	0.5141				
	Mental Health	0.1223				
	Metro Junior College	0.2374				
	Library	0.3200				
	State Blind	0.0300				
	Replacement Tax	1.4370				
	Total	10.6380				
Section 3	Land AV is as follows:					
		<u>Total AV</u>	<u>Land AV</u>	<u>Improvement AV</u>		
		32,032	2,919	29,120		
Section 4	Inflation per year:	2%				
Section 5	Abatement Term	10 Years 100% Improvement AV, or cost of improvement, whichever occurs first				
Section 6	Improvements					
		Total Improvement Cost	Estimated New Appraised Value using 50% of Total Cost	Estimated New AV	Estimated Land AV	Estimated Improvement AV
		35,000	117,600	37,632	2,919	\$ 34,713

**Estimated taxes
without the
improvement
Section B projects**

TAX:		
	2015	\$ 3,407.56
	2016	\$ 3,475.72
	2017	\$ 3,475.72
	2018	\$ 3,543.87
	2019	\$ 3,543.87
	2020	\$ 3,612.02
	2021	\$ 3,612.02
	2022	\$ 3,680.17
	2023	\$ 3,680.17
	2024	\$ 3,748.32
TOTALS		\$ 35,779.42

**Estimated abated
taxes with
improvement
projects**

Section C	TAX:		
		2015	\$ 3,692.77
		2016	\$ 3,766.62
		2017	\$ 3,766.62
		2018	\$ 3,840.48
		2019	\$ 3,840.48
		2020	\$ 3,914.34
		2021	\$ 3,914.34
		2022	\$ 3,988.19
		2023	\$ 3,988.19
		2024	\$ 4,062.05
	TOTALS		\$ 38,774.07

Estimated Taxes To Be Abated

Taxing Entity	School District	Fire District	County	City	Handicap Workshop	Mental Health	Junior College	Library	Blind	Replacement Tax	
% of tax rate	0.594096635	0.096822711	0.048326753	0.051880053	0.007078398	0.011496522	0.022316225	0.030080842	0.002820079	0.135081782	
<u>Year</u>											
2015	\$2,193.86	\$357.54	\$178.46	\$191.58	\$26.14	\$42.45	\$82.41	\$111.08	\$10.41	\$498.83	\$3,692.77
2016	\$2,237.74	\$364.69	\$182.03	\$195.41	\$26.66	\$43.30	\$84.06	\$113.30	\$10.62	\$508.80	\$3,766.62
2017	\$2,237.74	\$364.69	\$182.03	\$195.41	\$26.66	\$43.30	\$84.06	\$113.30	\$10.62	\$508.80	\$3,766.62
2018	\$2,281.62	\$371.85	\$185.60	\$199.24	\$27.18	\$44.15	\$85.71	\$115.52	\$10.83	\$518.78	\$3,840.48
2019	\$2,281.62	\$371.85	\$185.60	\$199.24	\$27.18	\$44.15	\$85.71	\$115.52	\$10.83	\$518.78	\$3,840.48
2020	\$2,325.49	\$379.00	\$189.17	\$203.08	\$27.71	\$45.00	\$87.35	\$117.75	\$11.04	\$528.76	\$3,914.34
2021	\$2,325.49	\$379.00	\$189.17	\$203.08	\$27.71	\$45.00	\$87.35	\$117.75	\$11.04	\$528.76	\$3,914.34
2022	\$2,369.37	\$386.15	\$192.74	\$206.91	\$28.23	\$45.85	\$89.00	\$119.97	\$11.25	\$538.73	\$3,988.19
2023	\$2,369.37	\$386.15	\$192.74	\$206.91	\$28.23	\$45.85	\$89.00	\$119.97	\$11.25	\$538.73	\$3,988.19
2024	\$2,413.25	\$393.30	\$196.31	\$210.74	\$28.75	\$46.70	\$90.65	\$122.19	\$11.46	\$548.71	\$4,062.05
	\$23,035.55	\$3,754.21	\$1,873.83	\$2,011.60	\$274.46	\$445.77	\$865.29	\$1,166.36	\$109.35	\$5,237.67	\$38,774.07

January 5, 2015

Mr. Mike Sanders
Jackson County Executive
415 East 12th Street
Room 202
Kansas City, Missouri 64106

**NOTICE TO TAXING JURISDICTION
OF PUBLIC HEARING**

Pursuant to Section 353.110.3, RSMo, please be advised that a public hearing is scheduled at the Raytown Board of Aldermen meetings on January 20 and February 3, 2015, regarding the Raytown Municipal Redevelopment Corporation's Redevelopment Plan, for the redevelopment of the following property: 10014 E. 63rd Street. The hearing is scheduled to be held at 7:00 p.m. Raytown City Hall, 10000 East 59th Street, Raytown, Missouri.

A copy of the tax impact analysis indicating actual and current ad valorem real estate taxes on the property proposed for redevelopment paid to each political subdivision, the effect on such taxes if the development plan is approved, and an estimate of the amount of ad valorem real estate tax revenues of each political subdivision which will be affected by the proposed tax abatement, based on estimated assessed valuation of the real property involved as such property would exist before and after it is developed, is attached.

For further information, please call me at 816-737-6000.

Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Raytown C-2 School District
Attn: Superintendent
6608 Raytown Road
Raytown, Missouri 64133

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For further information, please call me at 816-737-6000.

Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Mid-Continent Public Library
Attn: Director
15616 East 24 Highway
Independence, Missouri 64050

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For further information, please call me at 816-737-6000.

Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Raytown Fire Protection District
Attn: Fire Chief
6020 Raytown Trafficway
Raytown, Missouri 64133

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Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Jackson County Community Mental Health Fund
301 E. Armour Boulevard, Suite 640
Kansas City, MO 64111-1406

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OF PUBLIC HEARING**

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For further information, please call me at 816-737-6000.

Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Developmental Disability Services of Jackson County - Eitas
Attn: Executive Director
8511 Hillcrest Road, Suite 300
Kansas City, Missouri 64138-2762

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For further information, please call me at 816-737-6000.

Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Metropolitan Community College District
Attn: Chancellor
3200 Broadway
Kansas City, MO 64111

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Thomas A. Cole, CEcD
Economic Development Administrator

January 5, 2015

Missouri Department of Revenue
Tax Section
Harry S Truman State Office Building,
301 West High Street
Jefferson City, MO 65101

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Thomas A. Cole, CEcD
Economic Development Administrator

CONSULTING SERVICE

BLIGHT STUDY

RAYTOWN STUDY AREA

**231.424 ACRES SURROUNDING 63RD STREET AND RAYTOWN ROAD
RAYTOWN, MISSOURI 64133**

Effective Date of Analysis

April 4, 2006

Date of the Report

April 10, 2006

Prepared for

RRPI, LLC

Prepared by

JAMES ASKEW & ASSOCIATES

James Askew & Associates

April 10, 2006

Bill Schultz
Vice President, Development
RRPI, LLC
4117 Central
Kansas City, MO 64112

Re: Consulting Analysis: Blight study
Raytown Study Area
Approximately 231.424 Acres Surrounding 63rd Street and Raytown Roads
Raytown, Jackson County, Missouri 64133

Dear Mr. Schultz:

I have completed the requested consulting service, the purpose of which was to determine whether the specified Study Area constitutes a blighted area, pursuant to Missouri's statutory definition of blight. The subject property consists of approximately 231.424 acres surrounding 63rd Street and Raytown Roads in the central business district of Raytown, Jackson County, Missouri.

The overall Study Area was analyzed in accordance with the definition of blight contained in Section 353.020 of the Missouri Revised Statutes (353). A smaller portion of the Study Area was further analyzed in accordance with the definition of blight contained in Section 99.805 of the Missouri Statutes (TIF). Our analysis indicates these areas meet the statutory criteria to be declared a Blighted Area. The following report presents our analyses and conclusions.

This consulting report was prepared in accordance with the Uniform Standards of Professional Appraisal Practice (USPAP) and the Standards of Professional Practice of the Appraisal Institute. Should you have any questions after reading this report, please contact me at your convenience.

Sincerely,
James Askew & Associates



James C. Askew
State Certified General Appraiser, Missouri No. RA 003055



11237 NALL AVENUE, SUITE 100
LEAWOOD, KANSAS 66211
913.338.5195 - FAX 913.339.6957

CERTIFICATION

I certify that, to the best of my knowledge and belief:

The statements of fact contained in this report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, impartial and unbiased professional analyses, opinions and conclusions.

I have no present or prospective interest in the property that is the subject of this report, and no personal interest with respect to the parties involved.

I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

My engagement in this assignment was not contingent upon developing or reporting predetermined results. Furthermore, my engagement was not conditioned upon the appraisal producing a specific value, a value within a given range or the approval of a loan.

My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.

My analysis, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

No one provided significant professional assistance to the person(s) signing this report.

James C. Askew made a personal inspection of the property that is the subject of this report on February 1st, 2nd, 9th, 10th, 16th and 24th, as well as April 4th, 2006.

As of the date of this report, James C. Askew has completed the requirements of the continuing education program required of Associate Members of the Appraisal Institute.



James C. Askew
State Certified General Appraiser, Missouri No. RA 003055



in their assessment of the redevelopment potential of the study area; specifically, whether the study area meets blight statutory criteria to qualify for 353 tax abatement and/or tax increment financing.

Date of the Consulting Analysis

The effective date of our analysis coincides with the most recent date of our inspection of the study area, which was April 4, 2006. Our inspection of the study area occurred on February 1st, 2nd, 9th, 10th, 16th and 24th, 2006, as well as April 4, 2006.

Date of the Consulting Report

The date of our report is April 10, 2006.

Scope of Assignment

In performing this consulting service, we have completed a thorough investigation and analysis of the study area and pertinent data relative to the factors that constitute a “blighted area”, pursuant to the statutory definitions cited herein.

The report was prepared to conform to the requirements of the Uniform Standards of Professional Appraisal Practice (USPAP). To this end, our investigation included, but was not limited to, an inspection of the study area, a review of corresponding statutory criteria relating to blight and conservation areas, interviews with city planning officials relating to current code and zoning standards and regulations, as well as a review of local market data and conditions.

Consultant Competency

No steps were necessary to meet the competency provision established under USPAP. The consultant has performed numerous analyses pertaining to the analysis of “blight”, as noted in the consultant’s qualifications in the addendum to this report.

Key Definitions

General definitions are contained in the Addendum to this report. However, this analysis is governed by the following key definitions:

“Blighted Area” is defined in Section 99.805 of the Missouri Revised Statutes (TIF) as follows:

"Blighted area", an area which, by reason of the predominance of defective or inadequate street layout, unsanitary 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.

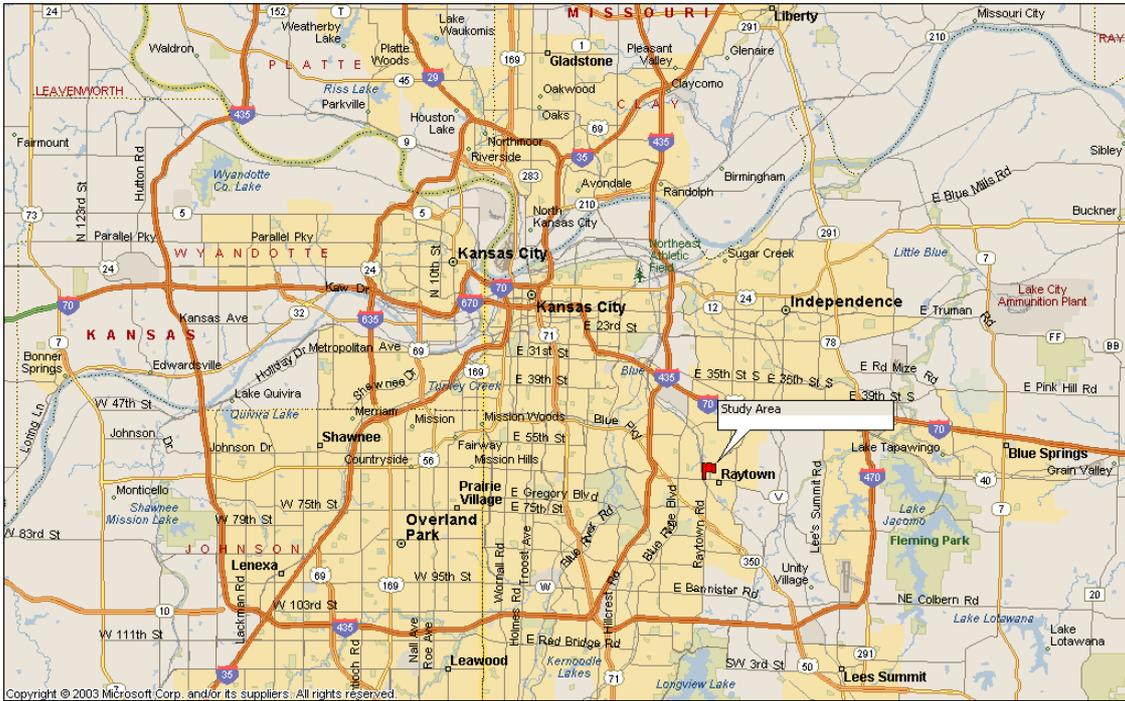
“Blighted Area” is defined in Section 353.020 of the Missouri Revised Statutes (353) as follows:

"Blighted Area", that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

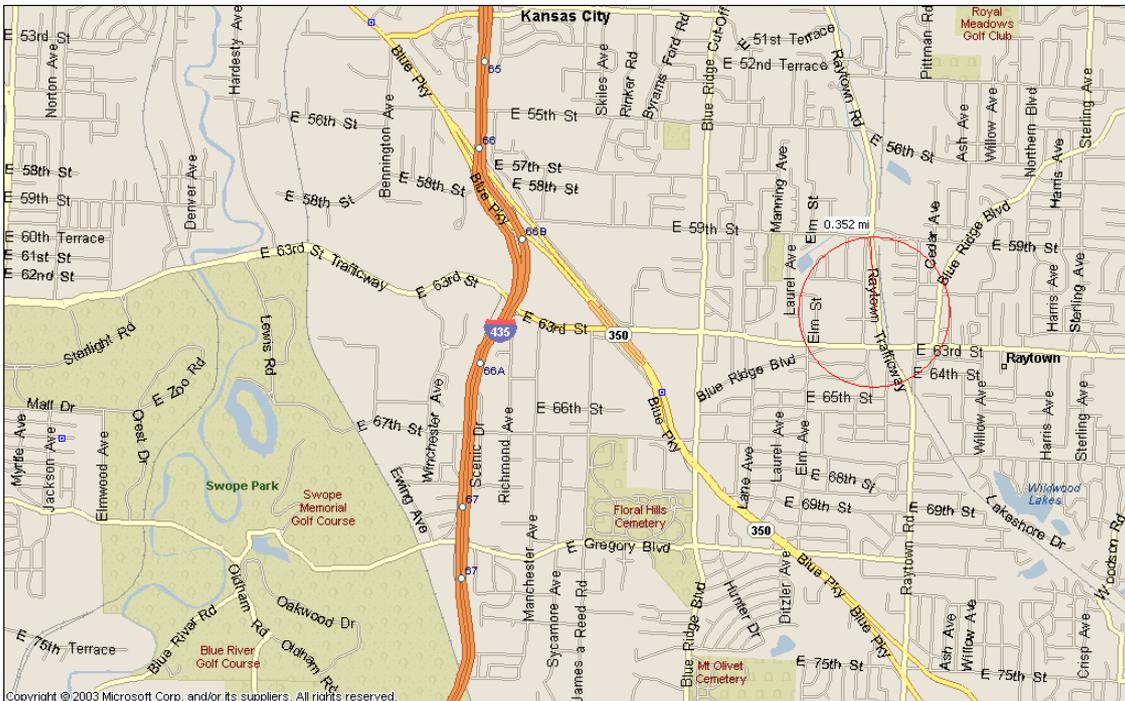
The Study Area

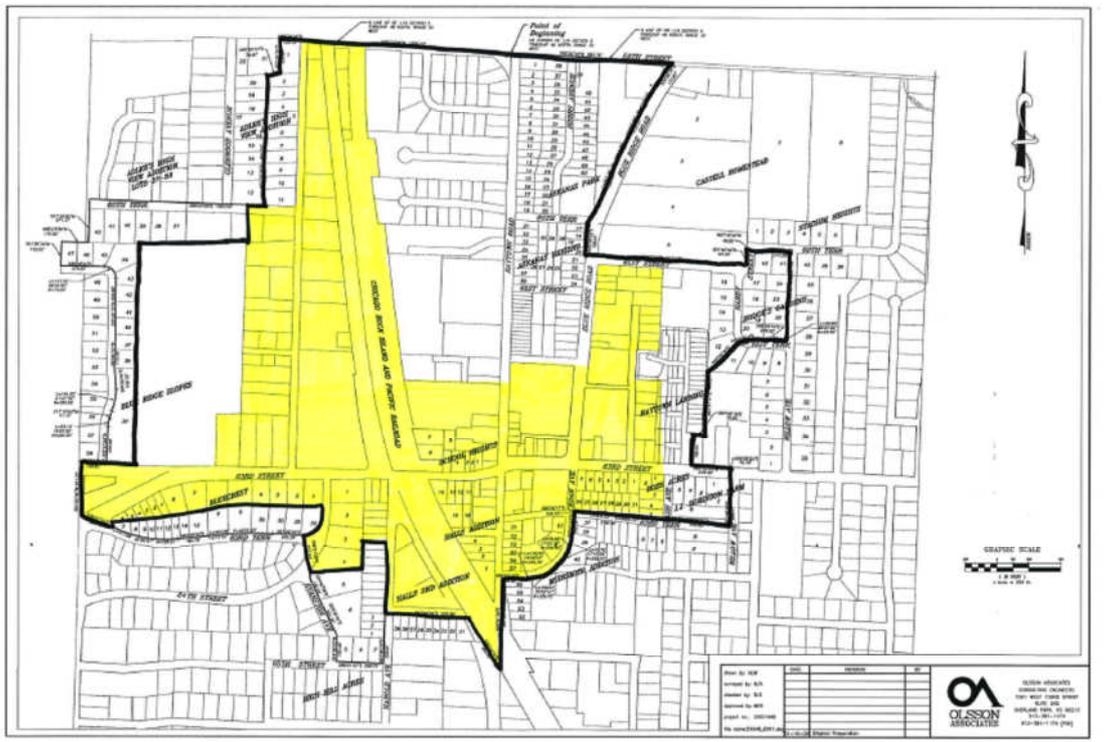
Location and Trends

The subject property consists of the 231.424 acres surrounding the 63rd Street and Raytown Road intersection in the central business district of Raytown, Jackson County, Missouri. This location represents the southeast section of the Kansas City Metropolitan Area, as shown by the following maps:



The study area's general location is illustrated in the maps above and below. The map on the following page indicates the specific boundaries of the study area.



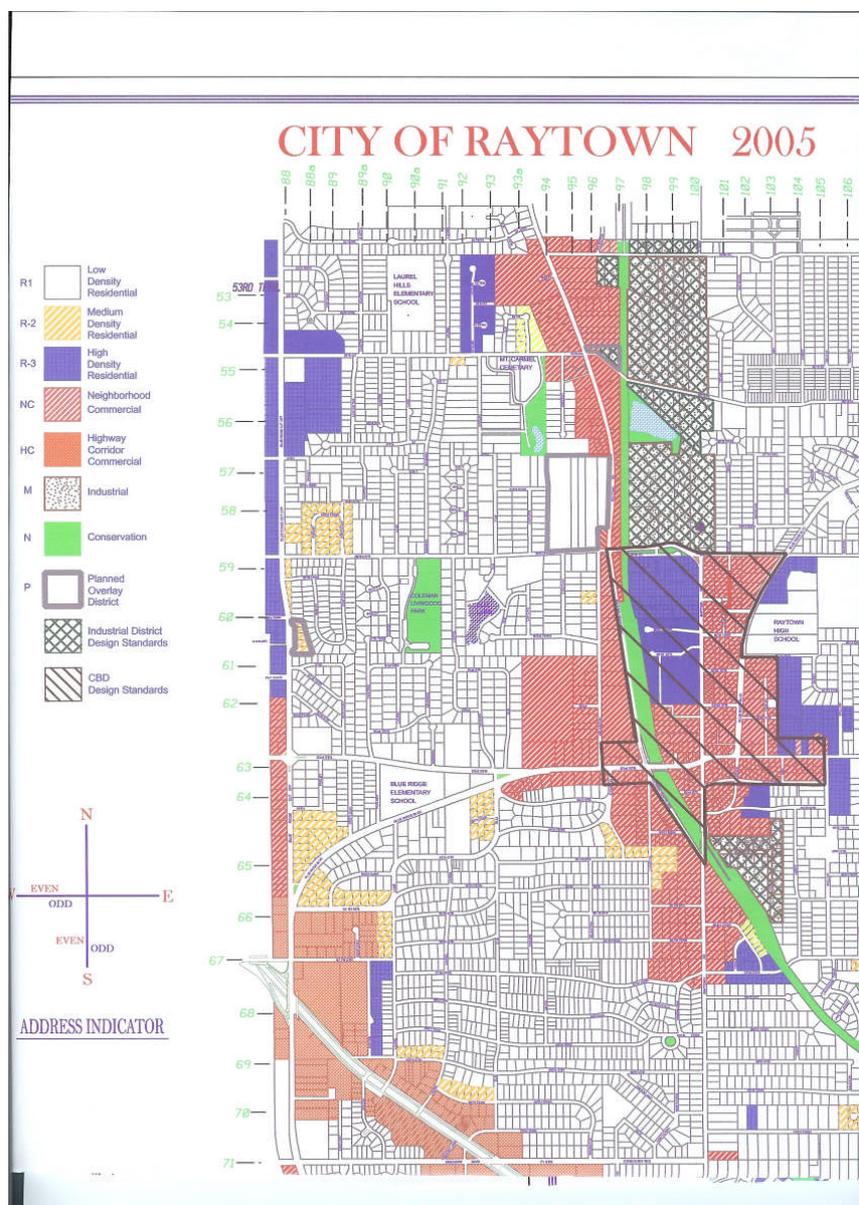


The Study Area is outlined in black in the map above. The entire Study Area will be analyzed in accordance with the blight definition contained in Missouri's 353 Statute. The portion of the Study Area highlighted in yellow in the map above will be analyzed further, in accordance with the blight definition contained in Missouri's TIF Statute.



Zoning within the Study Area

The 2005 Raytown Zoning Map illustrates that much of the study area is zoned for “neighborhood commercial” (red with white hatching) or high density residential (purple), subject to CBD design standards. Neighborhood commercial zoning is prevalent among the primary thoroughfares (63rd Street, Raytown Road, Blue Ridge Boulevard), while high-density residential zoning is designated as a buffer between commercial and single-family residential areas and along streets with less traffic. An area on the west side of Raytown Road is also zoned for high-density residential use.



Photographs of Representative Properties of the Study Area



Commercial Office Along 63rd Street



Bank of America Building on 63rd Street (Bank/Office)



Retail Along 63rd Street



Retail Along 63rd Street



Raytown Plaza Shopping Center on Blue Ridge Blvd.



Vacant Church Complex on Blue Ridge Blvd.



Small Industrial Building on Interior Parcel W of Raytown Road



Small Retail Service Properties on Raytown Road



Residential/Commercial Property Blue Ridge Blvd.



Mix of Small Buildings/Parcels on Raytown Road at 63rd Terrace



High Rise Apartments on Raytown Road



Multifamily Apartment on Interior Site W of Raytown Road



Multifamily Apartment S of 61st Street



Attached Housing Along Ash Court



Single Family Residence Along 63rd Terrace



Single Family Residence Along Hardy

Demographic Trends within the Study Area

We have analyzed trends relating to the study area:

	<u>2000</u>	<u>2004</u>	
Population of Raytown	30,344	29,348	Loss of 996 persons or 3.28%

Source: US Census Data

	<u>Subject's Zip Code</u>	<u>US Avg</u>	
Population Density	2008	80	Densely populated by US average
Median Home Age	36.6	27.2	Median home 35% older than US Average
Median Home Cost	\$115,100	\$208,500	Median home cost 45% less than US average
Home Appreciation	6.02%	13.62%	Home appreciation 55% less than US average
Unemployment Rate	6.20%	5.00%	Unemployment rate 24% greater than US average
Recent Job Growth	0.24%	1.30%	Recent job growth 18% of US average
Future Job Growth	3.77%	9.06%	Future job growth 42% of US average
Household Income	\$44,859	\$44,684	Household Income slightly higher than US average
Income per Capita	\$23,492	\$24,020	Income per capita near US average
Violent Crime	7	3	Violent crime more than double US average
Property Crime	7	3	Property crime more than double US average

Source: Sperling's

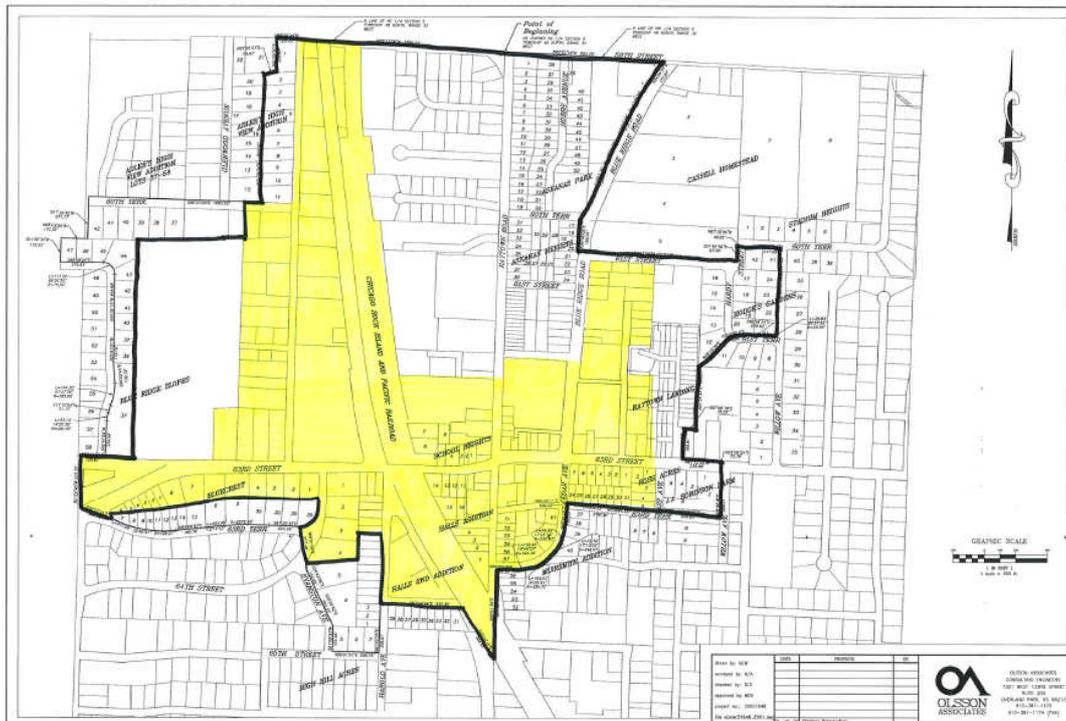
The population of Raytown declined 3.28% between 2000 and 2004, according to US census data. A contributing factor is the “landlocked” nature of the city and its high density of existing development. There is little vacant land in desirable areas available to accommodate new growth. Lee’s Summit, which is adjacent to Raytown but farther removed from the Kansas City central business district, has land available for development growth and experienced growth in population of +10.4% during the same period of 2000 – 2004. The demographic data reflects older, less expensive housing is prevalent in the subject’s area, and is subject to a lower than average appreciation rates.

Regarding general economic factors, the recent and future job growth in the study area’s zip code is well below the US average, while the local unemployment rate is higher. A contributing factor is the older, outdated real estate in the study area. Small, outdated commercial properties in the central business district are generally occupied with small, local employers. Much of the commercial real estate is also subject to high vacancy levels. Many older residential buildings along primary thoroughfares are vacant or occupied by small local businesses without a significant, stable employee base, when compared to more viable central business districts. Many of the older residential buildings that continue in residential use are also vacant. These vacancies contribute to the local risk of violent crime and property crime being more than double the national average.

Notwithstanding the negative demographics cited above, the study area’s zip code reflects household income and per capita income that is equal to the US average. This suggests the residents of the study area’s zip code represent a good market for newer residential and commercial real estate, including new and

modern retail service development. The fact that no significant development activity has occurred in the study area despite favorable income characteristics is a result of little vacant ground available in desirable locations due to the density of older, existing development. However, another key factor, which is important with regard to the blight/conservation analysis, is the fact that redevelopment of outdated existing properties is hampered by the historic development pattern of the study area – much of the existing development occurred 40 to 60 years ago on small parcels. As a result, many outdated buildings exist on small, independently owned sites. To assemble a redevelopment site of any significant size would require negotiation with many separate owners for the acquisition and assemblage of numerous adjacent sites. These factors result in the adverse demographic characteristics of the study area, despite favorable income characteristics.

Blight Analysis



The entire Study Area, outlined in black in the map above, will be analyzed in accordance with the statutory definition of a “Blighted Area”, pursuant to Missouri’s 353 Statute. Additionally, the smaller highlighted portion of the Study Area will be analyzed in accordance with the statutory definition of a “Blighted Area” pursuant to Missouri’s TIF Statute. The blight definition in the TIF Statute appears more specific and detailed than the broader definition in the 353 Statute. Accordingly, characteristics of the study area that represent blight by the TIF Statute also satisfy the more general definition of blight in the 353 Statute. Our Blight Analysis will begin with the highlighted area and the TIF definition of blight.

Blight Analysis of Highlighted Portion of Study Area (TIF)

The highlighted portion of the Study Area will be analyzed in accordance with the definition of “Blighted Area” pursuant to Missouri’s TIF Statute (99.805), which was presented earlier in this report. The corresponding definition of a Blighted Area may be analyzed as follows:

Factor 1: Defective or inadequate street layout;

Factor 2: Unsanitary or unsafe conditions;

Factor 3: Deterioration of Site Improvements;

Factor 4: Improper subdivision or obsolete platting;

Factor 5: The existence of conditions that endanger life or property by fire or other causes.

And, by reason of the predominance of any of these factors, the subject area:

- 1. Retards the provision of housing accommodations; OR***
- 2. Constitutes an economic or social liability; OR***
- 3. Constitutes a menace to the public health, safety, morals or welfare in its present condition and use.***

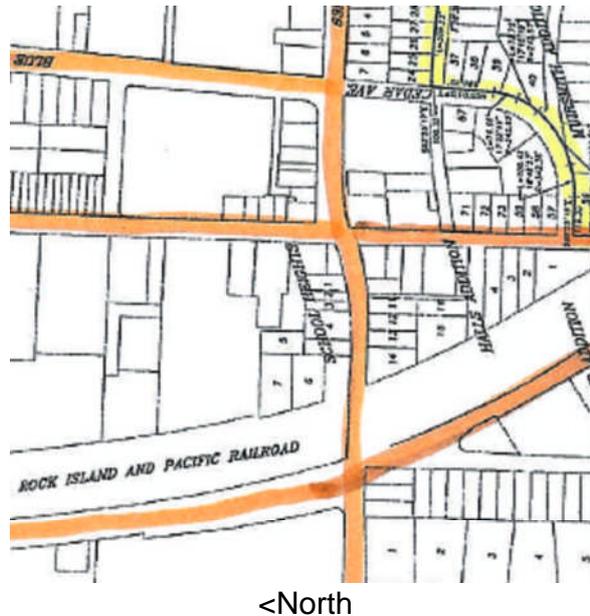
The following plat map illustrates the entire study area (yellow boundary) and primary thoroughfares (orange) that serve the study area. The plat map will be helpful in analyzing street layout (Factor 1) and obsolete platting (Factor 4):



Factor 1: Defective or inadequate street layout

The streets that carry heavy traffic through the study area include 63rd Street, Raytown Road, Raytown Trafficway and Blue Ridge Boulevard. The map on the

previous page illustrated their routes. The map below illustrates the intersection of the north-south streets (Raytown Road, Raytown Trafficway and Blue Ridge Boulevard) with 63rd Street. These streets funnel a heavy volume of traffic to a central point, which is highly desirable for retail or office development.



There are defective and inadequate elements in the existing street layout of the study area:

1-1. Ingress-egress among parcels. There are numerous small parcels throughout the study area that were developed independently over time, many of which include points of ingress-egress that effectively abut the points of ingress-egress of a neighboring property. In some instances, there are 5 or more points of ingress and egress in close proximity. Aside from the congestion and safety issue of multiple points of ingress-egress concentrated along a short stretch of a major thoroughfare, many are narrow single-lane entries, representing a further danger to motorists.

The following photograph illustrates this point:



1-2. Parcel access and 1-3. Loading access. Over time, many parcels have been developed with multiple buildings, some behind existing buildings, resulting in poor access routes, which are compromised further with combined and outdated loading areas.



1-4. Off-street Parking. On-Street and off-street parking is limited for the existing retail properties, in particular, which require customer visitation. In some instances, off-street parking is limited and requires vehicles to back onto the primary thoroughfares.



1-5. The Raytown Trafficway merge south of 63rd Street requires a stop for oncoming traffic, before crossing over. This stop and crossover is more difficult with the exit point from an adjacent restaurant.



Many of the street layout deficiencies are the result of obsolete platting (see Factor 4). Hypothetically, if redeveloping key parcels with modern improvements that complied with current standards relating to building setback, offstreet parking and loading, coordinated ingress-egress routes, etc., many of the existing deficiencies relating to streets could be cured or reduced.

Factor 2: Unsanitary or unsafe conditions

2-1. Ingress-Egress & Loading. The street layout factors cited previously also represent unsafe conditions for motorists at many locations throughout the study area.

2-2. Environmental/ADA Concerns. It is reported that the vacated church building on Blue Ridge Boulevard is an environmental concern (inside the building) due to an excessive mold count, which has been aggravated with a reported leaking roof. No environmental report by a qualified engineer was provided, but a city planner acknowledged the reported concern. Other environmental issues may be present among improvements in the study area, due to their age and occupancy/use prior to the age of environmental regulations and concerns. The Americans with Disabilities Act (ADA) is another concern of aged structures, particularly commercial structures that cater to public visitation, such as retail. Older buildings of non-compliant design represent a safety threat to access-challenged patrons and visitors.

2-3. Safety Issues Related to Aged Improvements. The entire study area includes building improvements that were generally constructed 40 to 60 years ago, although some are reported to be older. A ring analysis prepared by RED Brokerage indicates 47.3% of housing within a 1.0-mile ring radius of the central point of the study area has an age of 47 years or greater. Much of the commercial development in the central business district in the highlighted portion of the Study Area is that age or older. The mechanical and structural integrity of these aged improvements is a safety issue. City of Raytown officials periodically inspect older buildings, but as a practical matter inspections are limited to visible areas and do not include wiring or structural elements within interior walls and ceilings. New construction or renovation areas allow more detailed inspections, which older buildings do not.

As an example of the threat, we note that an older, row-type building in downtown Overland Park, Kansas, similar to those found in the Study Area, was recently destroyed by fire, which was attributed to wiring in the ceiling. City officials had inspected the building as recently as January 12th, but could not inspect the wiring in the ceiling and walls. The fire resulted in more than \$1,000,000 in damages. Photographs of the burned building follow:



NP60200000 0023 01/18/2004

Example of Wiring-Related Fire in an Older Downtown Building
Before and After Photos – Overland Park, KS
(Building was inspected by city officials in 1/2006 and burned in 3/2006)



In addition to the mechanical and structural concerns of older buildings, many of these buildings represent a legal, but non-conforming use relating to current zoning regulations. They were constructed before current zoning standards were adopted and are “grand fathered”, allowing ongoing use despite non-compliance. Many zoning regulations (building set back, parking, loading, access, etc.) are safety-related issues, which are violated by older buildings in the study area.

2-4. Excessive Vacancy. Many of the commercial and residential buildings in the study area are vacant. Unoccupied buildings increase the danger of fire and vandalism/crime. The demographic detail reported the study area’s zip code had a violent crime rating of 7 and a property crime rating of 7, while the national average for each was 3.



Vacated Space in Raytown Plaza Shopping Center (67% Vacant)

A visual inspection indicates that only seven tenants occupy the Raytown Plaza Shopping Center. Aside from Mr. Goodcents, all tenants appear to be local, “mom-and-pop” tenants. Such tenants generally are a higher credit risk and subject to more frequent turnover/vacancy than are national franchise tenants. Additionally, local tenants often generate less sales revenue and corresponding taxes than do national franchise/credit tenants. Two tenants occupy side-by-side single bays (2 bays per 1 tenant). Thus, there appear to be 7 tenants occupying

9 single-tenant bays. There appear a total of 27 single-tenant bays in the shopping center. Total occupancy appears limited to 9 of 27 single tenant bays, or 33%, and corresponding vacancy appears as 18 of 27 single-tenant bays (67% vacant). The tenant bays considered face the front parking lot. There are also lower-level spaces along the back of the building, which are vacant and considered obsolete by location and design.





Vacant Retail Space on 63rd Street



Vacant Space in Bank of America Building on 63rd Street



Vacant Residential/Commercial Building



Vacant Retail Space Adjacent to Kung-Fu Tenant



Vacant Residential



Vacant Church Building with Vandalized Windows





Examples of Vandalism/Graffiti

Factor 3: Deterioration of Site Improvements

As noted as a safety concern, almost all buildings in the study area are 40 to 60 years old. In the absence of a mechanical and structural engineering report for each property, the mechanical and structural integrity of these buildings is a reasonable concern, even if maintaining the appearance of the exterior façade. We note Marshall Valuation Service, a national construction cost estimating firm, estimates an economic life for commercial and residential structures of 40 to 50 years, depending upon the class and quality of construction components. Thus, almost all buildings are near, or beyond, their economic life expectancy.

Factor 4: Improper subdivision or obsolete platting

Modern land planning relies on a cohesive strategy for development and utilizes zoning regulations and building plan approval to promote development in accordance with the needs of the community and the attributes of any given location or site. The platting of the study area reflects development 40 to 60 years ago. Changing market forces, development trends and zoning standards have made the existing platting obsolete, which is readily apparent when reviewing the plat/parcel map.

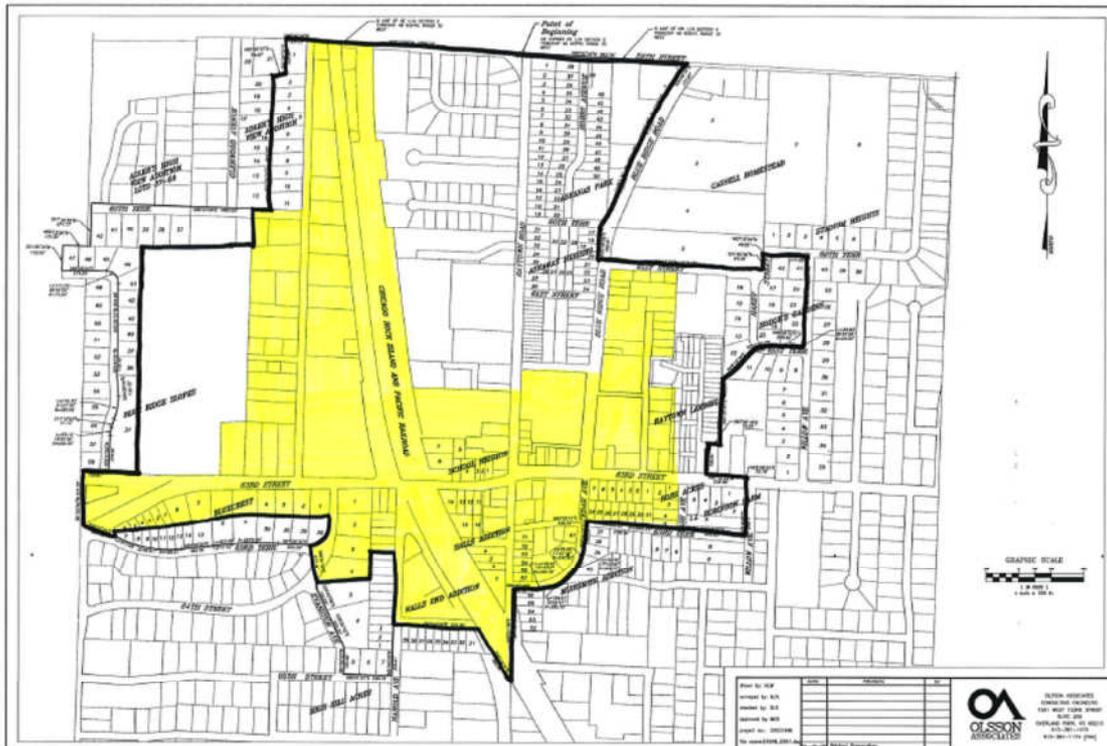
4-1. Small residential lots exist along streets that have become primary commercial thoroughfares, such as 63rd Street and Blue Ridge Boulevard. These small lot developments impair the redevelopment process. To acquire a redevelopment site of desirable size, it is necessary to negotiate to acquire multiple properties from different owners.

4-2. Lots of various sizes are located side-by-side, resulting in a mix of adjacent properties of incongruous use and size. In some instances, one or more uses have become obsolete (residential along a commercial thoroughfare), resulting in vacancy or under-utilization with a conversion use. Such properties undermine the viability of adjacent properties that are not obsolete.

4-3. The excessive number of small parcels/properties effectively “chops up” desirable retail and office sites with good frontage characteristics to major thoroughfares. The cannibalization of such sites by many small parcels results in an ineffective overall use and compromises the development quality of such sites.

4-4. Some parcels are located behind other lots that front thoroughfares, and are isolated with only indirect access to major thoroughfares. These properties comprise multi-family, office/warehouse and tertiary retail properties. The indirect and sometimes convoluted access to these sites is an inefficient use and often a safety hazard. Vehicles must cross adjacent properties to reach such sites, posing a safety issue, and access from emergency vehicles also may be difficult. Such properties are not readily visible from the street by police patrols.

The platting of the entire study area is considered outdated and obsolete by modern planning standards. There is a noticeable lack of cohesion among platted lots in adjoining parcels. There is poor access between many platted lots and thoroughfares. The historic platting includes many small residential-oriented lots that now serve commercial uses and fail to provide adequate standards of off-street parking. Throughout the study area, there are pockets of isolated parcels without direct access or visibility to a street.



Factor 5: The existence of conditions that endanger life by fire or other causes

Many of the earlier factors cited contribute to conditions that endanger life. Conditions that exist that endanger life include the abundance of structures in the study area whose advanced age exceeds typical economic life expectancy guidelines cited by Marshall Valuation Service, a national construction cost-estimating firm. It is reasonable to assume the mechanical and structural integrity of outdated buildings is a risk. Many of aged buildings in the study area are vacant, which increases the risk of fire and crime. A photographic example of fire from outdated electrical wiring was previously shown. The demographic data cited earlier in the report noted the study area's zip code district is subject to a violent crime rate and property crime rate that is more than twice the national average. Additionally, aged buildings may represent environmental hazards, as is reported for the vacant church building. The outdated design of parking and ingress-egress access poses a hazard for motorists.

Results of the Factors of Blight (TIF Definition)

By the TIF Statute's definition of blight, the predominance of only one of the five factors needs to be present, resulting in one of the following results:

1. Retard the provision of housing accommodation

OR

2. Constitute an economic or social liability

OR

3. Constitute a menace to the public health, safety, morals or welfare in its present condition and use.

In this instance, all five blight factors are present throughout the study area. The most important result of the blight factors relates to the issue of economic liability (Item 2 above). The blight factors previously analyzed constitute an economic liability. The historic platting of the area has resulted in numerous small parcels that are improved with aged buildings, most of which are older than typical economic life expectancy guidelines. These buildings are located on prime commercial sites (office and retail), but exhibit high vacancy levels. Due to advanced age and outdated design, these buildings do not attract national-credit tenants or employers. Building occupants generally include small local companies, which are desirable for communities, but are generally located among buildings in second tier locations, not in prime locations. Such secondary sites offer reasonable utility for tenants with lower costs of occupancy. High vacancy levels and small tenants result in lower levels of economic activity, employment, wages and taxes than is typical for first-tier sites that are improved with modern, functional buildings. The historic development/platting of the area makes redevelopment difficult due to the need to assemble multiple parcels to acquire a site large enough to accommodate retail or office buildings of modern design that also meet current zoning regulations.

The lower levels of economic activity of the blighted area pose a threat to public welfare (Item #3 above), due to lower levels of employment, wages and taxes. This trend is likely to accelerate in the future because the buildings are generally old and outdated and grow increasingly uncompetitive in the marketplace. The aged buildings in the blighted areas pose a threat to safety, as do blighted areas with multiple small parcels and poor access, parking and loading. At least one building is generally acknowledged to be an environmental threat to safety.

The blight factors also retard the provision of housing accommodation (Item 1 above). The demographic detail presented earlier indicated the study area's zip code residents have household income that is consistent with the national average, yet the housing stock is older than the national average, as well as less

expensive and subject to lower rates of appreciation. With national levels of household income, it is reasonable to assume demand for newer and higher quality housing exists but is unmet. The quality of existing housing in the study area varies from poor to good. Older residences and residences in commercial locations illustrate excessive vacancy levels. Redevelopment with modern housing is difficult by the platting/assemblage issues discussed previously. Additionally, existing retail-service and office/employment characteristics are deficient as amenities to generate new housing in the area, or maintain high occupancy levels in the existing housing stock.

Conclusion: A Finding of Blight (TIF Statute Definition)

The adverse impact of the blight factors results in the highlighted portion of the study area comprising a Blighted Area, in accordance with the statutory definition provided in the TIF Statute.

Blight Analysis of Entire Study Area (353 Statute Definition)

The entire Study Area will be analyzed in accordance with the definition of a "Blighted Area" pursuant to Missouri's 353 Statute (353.020):

"Blighted Area", that portion of the city within which the legislative authority of such city determines that by reason of age, obsolescence, inadequate or outmoded design or physical deterioration have become economic and social liabilities, and that such conditions are conducive to ill health, transmission of disease, crime or inability to pay reasonable taxes.

The definition of blight by Missouri's 353 Statute is similar to, but more general than the blight definition of Missouri's TIF Statute. We note the entire Study Area is within the city of Raytown. The characteristics of the Study Area that were previously identified as representing the definition of blight by Missouri's TIF Statute also represent elements of blight defined in Missouri's 353 Statute, and need not be repeated. Many of these characteristics were identified within the highlighted portion of the Study Area, but also apply to the remainder of the Study Area.

- Age - The buildings throughout the entire Study Area are generally 40 to 60 years of age. Marshall Valuation Service, a national construction cost estimating service, reports a typical economic life expectancy of 40 to 50 years for these properties, and most have exceeded, or are approaching, their economic life expectancy.
- Obsolescence – Many of the existing buildings feature elements of obsolescence due to age and changing market preferences. Some residential buildings have been converted to commercial use, and these buildings exhibit a relatively high physical vacancy. It is also likely that

although some are occupied, the rent, revenue and taxes generated are less than would be generated by a modern commercial structure. Even though some converted residences are occupied, such occupancy represents an “economic vacancy” because of low levels of revenue and taxes.

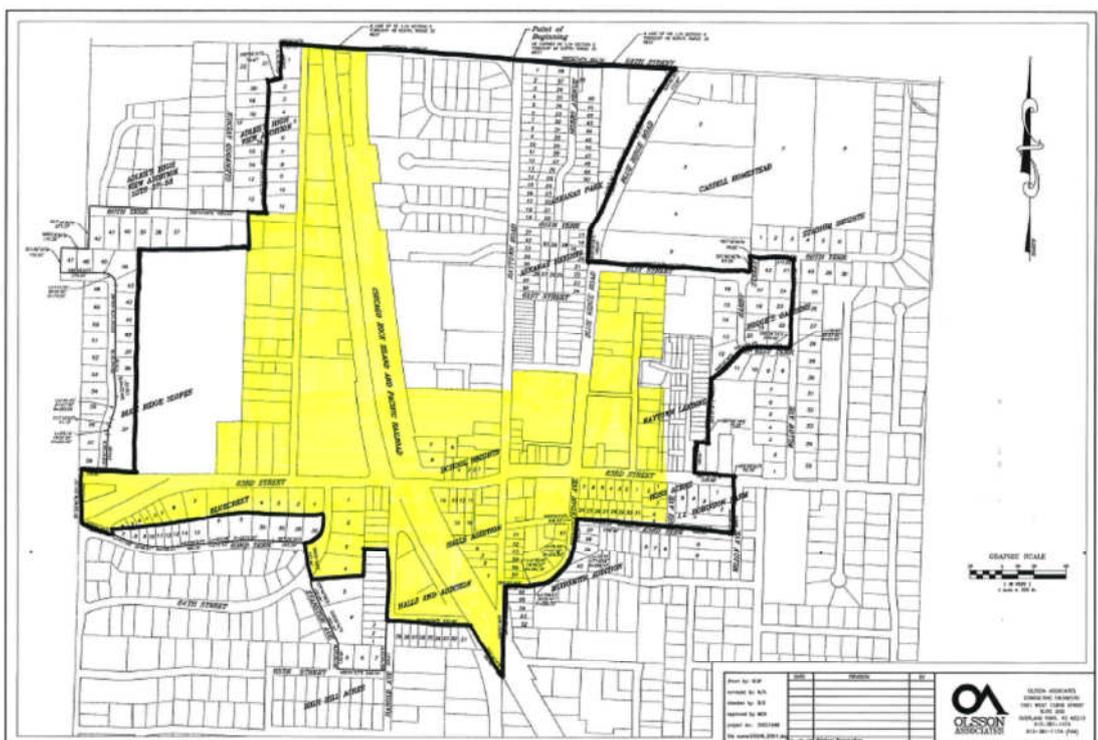


Residential to Commercial Conversions & Vacancies





- Many residential buildings that are still in residential use exhibit high vacancy levels due to outmoded design, physical condition or location in areas that are in transition to commercial use.
- Historic platting is outdated and obsolete throughout the Study Area.



The historic platting of the entire Study Area is non-cohesive by current planning standards. Adjoining lot sizes vary significantly in size, resulting in neighboring uses that are widely divergent and incongruous. Our earlier discussion of poor or unsafe access to public thoroughfares, as well as inadequate off-street parking, is applicable for the overall study area. Obsolete platting includes dead-end streets, open ditches beside roadways, and undeveloped interior parcels of land:



Dead End Road Above, Undeveloped Parcel Below





Undeveloped Interior Parcel



Open Ditch Abutting Road with No Shoulder



Many older single-family residences front major thoroughfares with shallow building set back lines from the street or neighboring properties. From a planning perspective, frontage along a primary thoroughfare is better served with commercial uses. Some buildings remain in residential use, while others are now occupied for commercial use. As a commercial use, such buildings often are subject to obsolescence relating to the building's age and design, as well as inadequate site parking and ingress-egress.

The obsolete nature of the existing platting of the Study Area is an impediment to redevelopment. Many small parcels exist and owned independently – assembling a site of developable scope with adequate frontage typically requires negotiating with multiple property owners. Even after acquiring a site of suitable size, it is likely that adjoining properties represent outdated and incongruous properties. This is evidenced by the absence of significant redevelopment activity in the Study Area in recent years.

Conclusion: A Finding of Blight (353 Statute Definition)

Again, the adverse impact of the blight factors noted for the highlighted portion of the study area in conjunction with the TIF definition of blight also apply in our analysis of the definition of blight according to the 353 Statute. However, blight factors are also prevalent in the outlying portion of the overall Study Area, which was excluded from the earlier TIF-related blight analysis. As shown, these factors include elements relating to “age, obsolescence, inadequate or outmoded design

ADDENDA

Legal Description of Study Area
Plat Map and Aerial of Study Area
Tax Parcels and Ownership Within Study Area
Qualifications of Consultant

Legal Description of Study Area

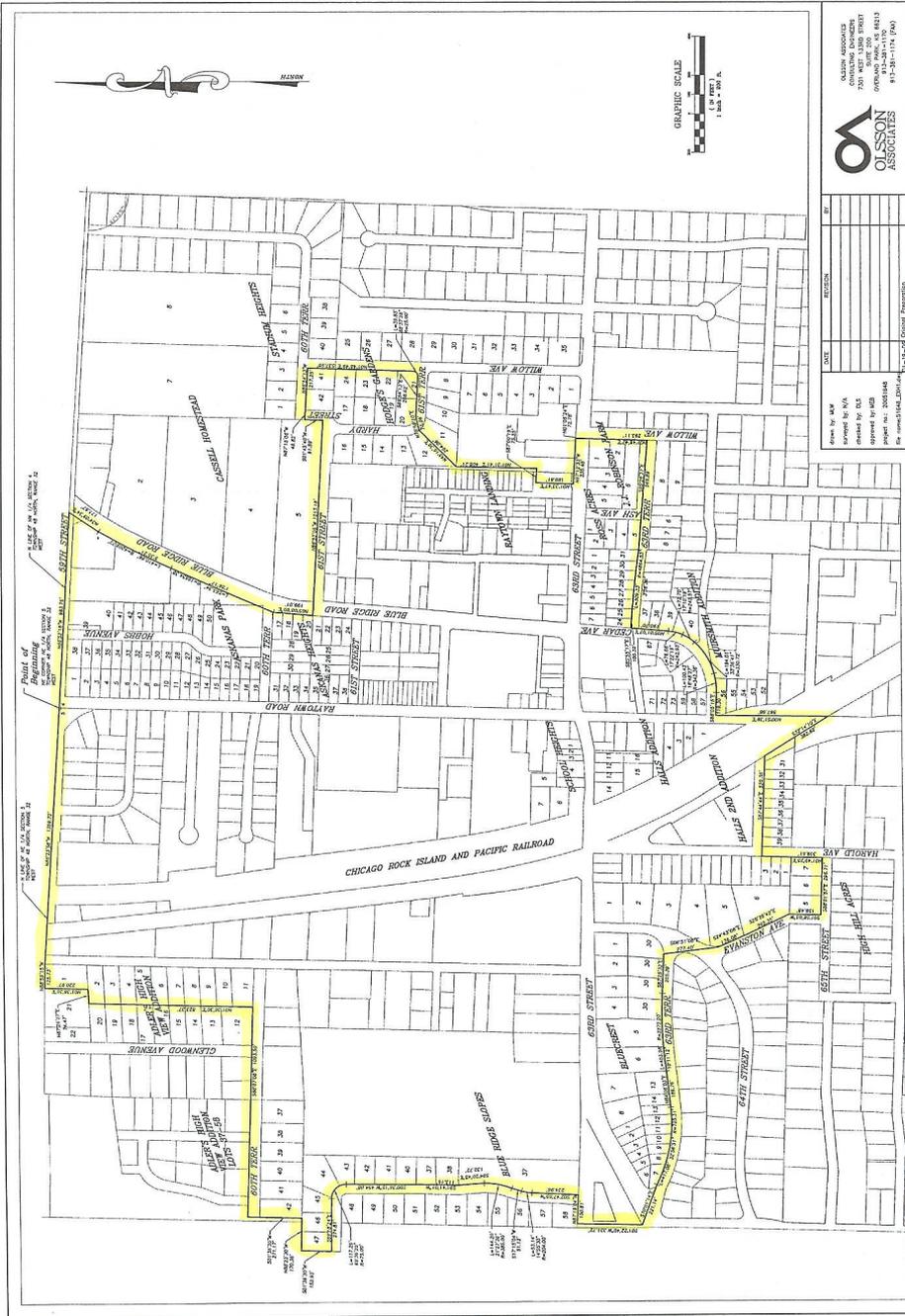
All that part of ADLER'S HIGH VIEW ADDITION, BLUECREST, WAIGHTS RESURVEY of BLUECREST, HALL'S 2nd ADDITION TO RAYTOWN, HALL'S ADDITION TO RAYTOWN, ROSS ACRES, RESURVEY Tract 2 J.J. ROBINSON FARM, MUIRSMITH ADDITION, RAYTOWN LANDING, ASKANAS PARK A Resurvey of Lots in ASKANAS HEIGHTS and ASKANAS HEIGHTS, subdivisions lying in Section 5 and Section 4, Township 48 North, Range 32 West, in Raytown, Jackson County, Missouri, described as follows:

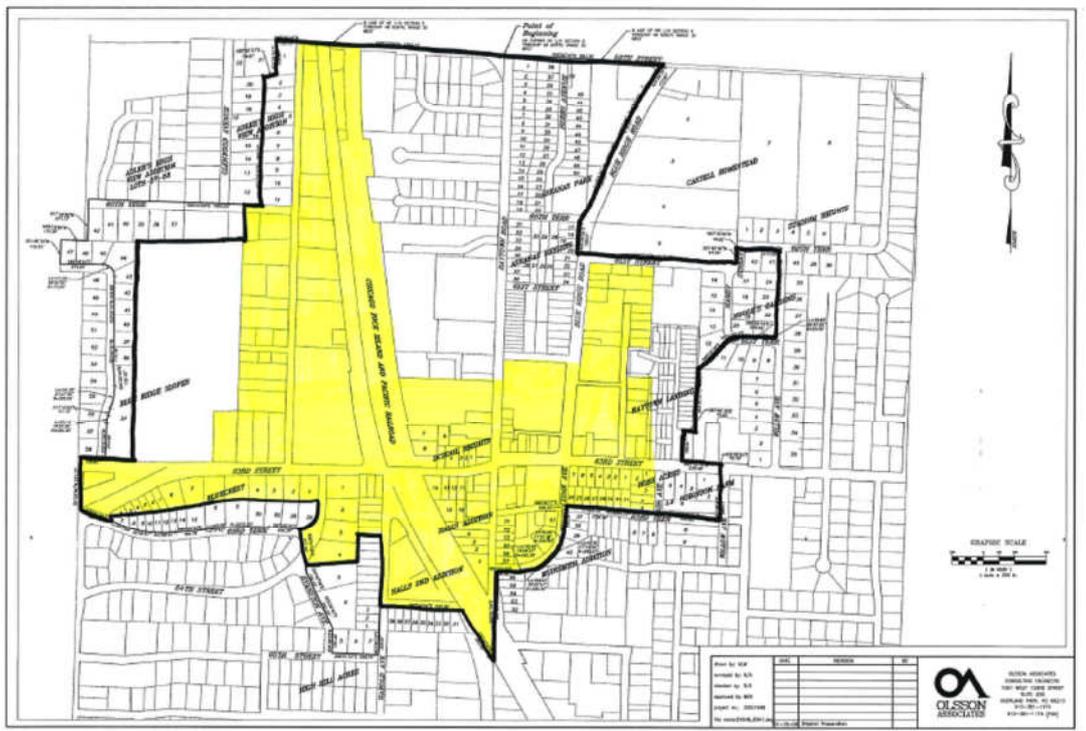
BEGINNING at the Northeast corner of the Northeast Quarter of said Section 5; thence West along the North line of said Northeast Quarter, a distance of 1358.16 feet to a point on the East line of ADLER'S HIGH VIEW ADDITION; thence North along the East line of said ADLER HIGH VIEW ADDITION a distance of 37.09 feet to a point; thence West along the North line of said ADLER'S HIGH VIEW ADDITION a distance of 127.14 feet to the Northwest corner of Lot 1 of said ADLER'S HIGH VIEW ADDITION; thence South along the West line of said Lot 1 a distance of 227.44 feet to the Southwest corner thereof, said point also lying on the North line of Lot 2 of said ADLER'S HIGH VIEW ADDITION; thence West along the North line of said Lot 2 a distance of 77.26 feet to the Northwest corner thereof; thence South along the West line of Lots 2 through 11 of said ADLER'S HIGH VIEW ADDITION a distance of 832.16 feet to a point on the North right of way line of 60th Terrace; thence Northwesterly along the North right of way line of 60th Terrace a distance of 107.49 feet to a point; thence South a distance of 264.32 feet to a point on the South line of said ADLER'S VIEW HIGH ADDITION; thence West along the South line of said ADLER'S VIEW HIGH ADDITION a distance of 657.03 feet to a point on the East line of BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a subdivision in Raytown, Jackson County, Missouri; thence South along the East line of said BLUE RIDGE SLOPES LOTS 37 to 58, INCLUSIVE a distance of 1412.96 feet to point on the North right of way line of 63rd Street; thence West along the North right of way line of 63rd Street a distance of 339.25 feet to a point; thence South a distance of 355.22 feet to a point; thence Southeasterly a distance of 222.71 feet to a point on the Northerly right of way line of 63rd Terrace; thence Northwesterly along a curve to the right having a Radius of 35.00 feet, through a central angle of 80 degrees 03 minutes 04 seconds with an arc length of 48.90 feet to the Southwest corner of Lot 6, WAIGHTS RESURVEY of BLUECREST; thence East along the South line of said Lot 6 a distance of 125.25 feet to the Southwest corner of Lot 5 of said WAIGHTS RESURVEY of BLUECREST; thence Northeasterly a distance of 487.45 feet to the Southeast corner of Lot 7, BLUECREST; thence Northeasterly a distance of 283.17 feet to Southeast corner of Lot 5, BLUECREST; thence East a distance of 443.31 feet to the Southeast corner of Lot 1, BLUECREST, said point also lying on the Easterly right of way line of Evanston Avenue; thence Southwesterly along a curve to the right, having a radius of 2225.00 feet, through a central angle of 2 degrees 13 minutes 25 seconds an arc distance of 86.35 feet to a point; thence Southwesterly along a curve to the right, having a radius of 104.99 feet, through a central angle of 84 degrees 20 minutes 05 seconds an arc distance of 154.54 feet to a point; thence South a distance of 237.33 feet to a point on the Westerly prolongation of the common line for Lots 4 and 5 of said BLUECREST; thence Easterly along said common line for Lots 4 and 5 a

distance of 332.18 feet to a point on the East line of said BLUECREST; thence North along the East line of said BLUECREST a distance of 169.55 feet to the common corner of Lots 12 and 13 of said HALLS 2nd Addition; thence East along the common line for said Lots 12 and 13 a distance 150.00 feet to a point on the West right of way line of Harold Avenue; thence South along the said West right of way line of Harold Avenue a distance of 452.14 feet to the intersection and prolongation of the South right of way line of 64th Terrace; thence East along the prolongation of said South right of way line a distance of 520.35 feet to a point on the West right of way line of the Chicago Rock Island and Pacific Railroad; thence Southerly along West line of said Chicago Rock Island and Pacific Railroad a distance of 382.62 feet to a point on the East right of way line of Raytown Road; thence North along the East right of way line of said Raytown Road a distance of 567.68 feet to a point on the South right of way of Cedar Avenue; thence East along the said South line of Cedar Avenue a distance of 119.30 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 342.36 feet, through a central angle of 16 degrees 48 minutes 27 seconds with an arc length of 100.43 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 330.72 feet, through a central angle of 33 degrees 36 minutes 41 seconds with an arc length of 194.01 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.57 feet, through a central angle of 17 degrees 10 minutes 19 seconds with an arc length of 72.70 feet to a point; thence continuing along said right of way line, Northeasterly along a curve to the left having a Radius of 242.93 feet, through a central angle of 17 degrees 22 minutes 19 seconds with an arc length of 73.66 feet to a point; thence continuing North along the East right of way line of said Cedar Avenue a distance of 190.70 feet to a point on the North right of way line of 63rd Terrace; thence East along the said North right of way line of 63rd Terrace, a distance of 100.32 feet to a point; thence continuing along said North right of way line, Southeasterly along a curve to the left having a Radius of 4864.53 feet, through a central angle of 3 degrees 38 minutes 36 seconds with an arc length of 309.33 feet to a point on the East line of said MUIRSMITH ADDITION; thence continuing East along said North right of way line a distance of 569.89 feet to a point on the West right of way line of Willow Street; thence North along the said West right of way line a distance of 293.11 feet to a point; thence North a distance of 72.78 feet to a point on the North Right of way line of 63rd Street; thence West along the said North right of way a distance of 235.48 feet to a point on the East line of RAYTOWN LANDING; thence North along the said East line a distance of 189.81 feet to a point; thence continuing East along said East line a distance of 75.25 feet; thence continuing North along said East line a distance of 408.21 feet to the Southwest corner of HODGE'S GARDENS and the common corner to Lots 11 and 12; thence Northeasterly along the common line for Lots 11 and 12 a distance of 264.06 feet to a point on the South right of way line of 61st Street Terrace; thence Northeast a distance of 73.86 feet to a point on the North right of way line of said 61st Street Terrace; thence East along the said North right of way line a distance of 208.62 feet to a point; thence Northeast along a curve to the left having a Radius of 25.04 feet, through a central angle of 88 degrees 37 minutes 28 seconds with an arc length of 38.73 feet to a point on the West right of way line of Willow Avenue; thence North along the West right of way line of said Willow Avenue a distance of 537.98 feet to a point on the South right of way

line of 60th Terrace; thence West along the said South right of way line of 60th Terrace a distance of 217.25 feet to a point; thence West a distance of 49.82 feet to a point on the West right of way line of Hardy Street; thence South along the West right of way line of Hardy Street a distance of 91.59 feet to a point on the North right of way line of 61st Street; thence West along said North right of way line of 61st Street a distance of 1013.18 feet to a point on the West right of way line of Blue Ridge Blvd.; thence North along said West right of way line of Blue Ridge Blvd. a distance of 199.01 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 16654.38 feet, through a central angle of 1 degrees 56 minutes 17 seconds with an arc length of 563.34 feet to a point; thence continuing along said West right of way line, Northeasterly along a curve to the right having a Radius of 4209.72 feet, through a central angle of 5 degrees 35 minutes 21 seconds with an arc length of 410.66 feet to a point; thence North along said West right of way line a distance of 177.87 feet to a point on the North line of the Northwest Quarter of said Section 4; thence West along the North line of the Northwest Quarter of said Section 4, a distance of 983.76 feet to the POINT OF BEGINNING, and containing 10,080,815 Square Feet and 231.424 acres more or less.

Plat Map and Aerial of Study Area





The Study Area is represented by the black outline, and was analyzed pursuant to the definition of blight contained in Missouri Statute 353.020 (353). The highlighted portion of the Study Area was also analyzed in accordance with the definition of blight contained in Missouri Statute 99.805 (TIF).



Tax Parcel and Ownership Within Study Area

Blight study

Raytown Study Area

Map Section	Owner	Tax ID Number	Location	Property Class	County Appraised Value	County Assessed Value
A	City of Raytown	45-120-09-32-01-0-00-000	6224 Raytown Rd	Commercial Mixed Use	4,502,200	-
A	City of Raytown	45-120-09-33-00-0-00-000	6224 Raytown Rd	Commercial Vacant Land	7,500	-
A	Neal Clevenger	45-120-09-25-00-0-00-000	6223 Raytown Rd	Commercial Improved	15,900	5,088
A	Neal Clevenger	45-120-09-10-00-0-00-000	6223 Raytown Rd	Commercial Improved	8,100	2,592
A	Murch Allen LLC	45-120-09-34-00-0-00-000	6231 Raytown Rd	Commercial Improved	92,000	29,440
A	Gary Fox	45-120-09-30-00-0-00-000	10004 E 63rd St	Commercial Improved	1,100	352
A	Edward Casady	45-120-09-14-00-0-00-000	6235 Raytown Rd	Commercial Improved	50,400	16,128
A	Gary Fox	45-120-09-23-00-0-00-000	10004 E 63rd St	Commercial Improved	152,200	48,704
A	Daniel Soltys	45-120-09-31-00-0-00-000	10008 E 63rd St	Commercial Improved	70,000	22,400
A	Donald Brink	45-120-09-16-00-0-00-000	10010 E 63rd St	Commercial Improved	135,500	43,360
A	Susan Frank	45-120-09-17-00-0-00-000	10014 E 63rd St	Commercial Improved	84,701	27,104
A	Herschel Hinrichs Trust	45-120-09-18-00-0-00-000	10016 E 63rd St	Commercial Improved	122,000	39,040
A	Saitta Investments LLC	45-120-09-19-00-0-00-000	10028 E 63rd St	Commercial Improved	106,117	33,957
A	Fraternal Order of Police	45-120-09-20-00-0-00-000	10032 E 63rd St	Commercial Improved	133,100	42,592
Total Section A					5,480,818	310,757
B	C2 School District	45-120-11-01-00-0-00-000	10229 E 61st St	Commercial Improved	63,000	-
B	NPG Newspapers	45-120-11-02-00-0-00-000	10227 E 61st St	Commercial Improved	146,154	46,770
B	C2 School District	45-120-11-03-00-0-00-000	10225 E 61st St	Commercial Improved	33,000	-
B	Jack Sperry	45-120-11-04-00-0-00-000	6101 Blue Ridge Blvd	Commercial Improved	164,000	52,480
B	C2 School District	45-120-11-05-00-0-00-000	Blue Ridge Blvd	Commercial Vacant Land	94,500	-
B	Luke Edwin Enterprises LLC	45-120-11-06-00-0-00-000	6103 Blue Ridge Blvd	Commercial Vacant Land	14,000	4,480
B	Luke Edwin Enterprises LLC	45-120-11-07-00-0-00-000	6105 Blue Ridge Blvd	Commercial Improved	64,036	20,492
B	Jeffery Page	45-120-11-08-00-0-00-000	6111 Blue Ridge Blvd	Commercial Improved	84,000	26,880
B	Gibson Funeral Homes Inc	45-120-11-67-00-0-00-000	6113 Blue Ridge Blvd	Commercial Mixed Use	518,800	166,016
B	James Surber	45-120-11-66-01-0-00-000	6103 Hadley St	Residential Improved	55,993	10,636
B	C2 School District	45-120-11-66-02-0-00-000	Hadley	Commercial Vacant Land	26,500	-
B	Robert Miller	45-120-11-16-00-0-00-000	6107 Hadley	Residential Improved	49,566	9,418
B	Mark Carmack	45-120-11-17-00-0-00-000	6111 Hadley	Residential Improved	49,566	9,418
B	Lexie Wallace	45-120-11-18-00-0-00-000	6115 Hadley	Residential Improved	57,941	11,009
B	Dennis Barnes	45-120-11-19-00-0-00-000	6119 Hadley	Residential Improved	49,566	9,418
B	Maurice Grigsby	45-120-11-20-00-0-00-000	6123 Hadley	Residential Improved	49,959	9,492
B	Harold Bird	45-120-11-22-00-0-00-000	6201 Hadley	Commercial Improved	42,450	13,584
B	Jerry Ham	45-120-11-23-00-0-00-000	6211 Hadley	Residential Improved	49,348	9,375
B	Grace Ammon	45-120-11-24-00-0-00-000	6213 Hadley	Residential Improved	54,266	10,311
B	Harold Bird	45-120-11-25-00-0-00-000	Hadley	Commercial Improved	56,100	17,952
B	Neal Pitcher	45-120-11-26-00-0-00-000	10212 E 63rd St	Commercial Improved	56,755	18,161
B	Neal Pitcher	45-120-11-27-00-0-00-000	Hadley	Commercial Vacant Land	24,000	7,680
B	Edward Oman	45-120-11-11-00-0-00-000	6115 Blue Ridge Blvd	Commercial Improved	217,667	69,653
B	Jim Petrie	45-120-11-12-00-0-00-000	6119 Blue Ridge Blvd	Commercial Improved	126,300	40,416
B	Harold Bird	45-120-11-13-00-0-00-000	6119 Blue Ridge Blvd	Commercial Improved	734,000	234,880
B	Harold Bird	45-120-10-01-00-0-00-000	6215 Blue Ridge Blvd	Commercial Improved	1,062,700	340,064
B	Sunday Properties LLC	45-120-10-02-00-0-00-000	6255 Blue Ridge Blvd	Commercial Improved	114,100	36,512
B	Thomas Rigot	45-120-10-03-00-0-00-000	10100 E 63rd St	Commercial Improved	125,000	40,000
B	Harold Bird	45-120-10-10-00-0-00-000	10120 E 63rd St	Commercial Improved	50,200	16,064
Total Section B					4,233,457	1,231,161
C	KCMO Mens Bowling Assoc	45-120-04-19-00-0-00-000	6025 Raytown Rd	Commercial Improved	47,868	15,318
C	Brandon Ritchey	45-120-04-20-00-0-00-000	10008 E 60th Terr	Residential Improved	106,085	20,156
C	Earle Murphy	45-120-04-39-00-0-00-000	6021 Raytown Rd	Residential Improved	65,328	12,412
C	Lester Pierce	45-120-04-40-00-0-00-000	6013 Raytown Rd	Residential Improved	50,764	9,645
C	Kathy Olvis	45-120-04-42-00-0-00-000	6009 Raytown Rd	Residential Improved	58,604	11,135
C	Paul Thurman	45-120-04-49-00-0-00-000	5943 Raytown Rd B	None Defined	94,500	17,955
C	Paul Thurman	45-120-04-50-00-0-00-000	0 Raytown Rd	None Defined	94,500	17,955
C	Paul Thurman	45-120-04-51-00-0-00-000	0 Raytown Rd	None Defined	94,500	17,955
C	Paul Thurman	45-120-04-52-00-0-00-000	0 Raytown Rd	None Defined	94,500	17,955
C	Paul Thurman	45-120-04-53-00-0-00-000	0 Raytown Rd	None Defined	105	20
C	David Warren	45-120-04-43-00-0-00-000	5933 Raytown Rd	Residential Improved	46,575	8,849
C	David Warren	45-120-04-37-00-0-00-000	5933 Raytown Rd	Residential Improved	40,042	7,608
C	Thomas Stringer	45-120-04-44-00-0-00-000	5921 Raytown Rd	Residential Improved	76,542	14,543
C	Thomas Stringer	45-120-04-45-00-0-00-000	5917 Raytown Rd	Residential Improved	39,597	7,523
C	Michael Chrisman	45-120-04-34-00-0-00-000	5908 Cedar	Residential Improved	41,810	7,944
C	Charles Tetlow	45-120-04-46-00-0-00-000	10015 Raytown Rd	Commercial Improved	74,500	23,840
C	Judith Arisman	45-120-04-02-00-0-00-000	10009 E 59th St	Residential Lot Vacant	18,131	3,445
C	Quality Service of KC LLC	45-120-04-36-00-0-00-000	10005 E 59th St	Residential Improved	65,129	12,374
C	Rick Falen	45-120-04-05-00-0-00-000	5905 Raytown Rd	Residential Improved	33,055	6,280
C	Rick Falen	45-120-04-06-00-0-00-000	5909 Raytown Rd	Residential Improved	28,726	5,458
C	Raytown Church of Christ	45-120-04-01-00-0-00-000	5900 Blue Ridge BLVD	Residential Improved	-	-
C	Tommy Thompson	45-120-03-26-02-0-00-000	6020 Blue Ridge Blvd	Commercial Improved	40,500	12,960
C	Tommy Thompson	45-120-03-26-01-00-0-000	6016 Blue Ridge Blvd	Residential Improved	99,773	18,957
C	Timothy Atchity	45-120-03-16-00-0-00-000	10012 E 60th Terr	Residential Improved	23,510	4,467
C	Jay Brian Smith	45-120-03-15-00-0-00-000	5953 Cedar	Residential Improved	26,325	5,002

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Raytown Study Area

C	Neal Clevenger	45-120-03-29-00-0-00-000	Cedar	Residential Improved	7,058	1,341
C	Neal Clevenger	45-120-03-19-00-0-00-000	6012 Blue Ridge Blvd	Residential Improved	40,926	7,775
C	Neal Clevenger	45-120-03-22-00-0-00-000	6008 Blue Ridge Blvd	Residential Improved	45,060	8,561
C	Neal Clevenger	45-120-03-23-00-0-00-000	6004 Blue Ridge Blvd	Commercial Improved	84,064	26,900
C	Neal Clevenger	45-120-03-32-00-0-00-000	5953 Cedar	Commercial Improved	12,200	3,904
C	Neal Clevenger	45-120-03-33-00-0-00-000	5947 Cedar	Commercial Vacant Lot	12,900	4,128
C	Neal Clevenger	45-120-03-31-00-0-00-000	6002 Blue Ridge Blvd	Commercial Vacant Lot	191,600	61,312
C	William Heritage Properties LLC	45-120-03-05-00-0-00-000	5913 Cedar	Residential Improved	64,846	12,321
C	Thomas Erwin	45-120-03-04-00-0-00-000	10105 E 59th Street	Residential Improved	62,272	11,832
C	Daniel Newman	45-120-03-03-00-0-00-000	10105 E 59th Street	Residential Improved	64,595	12,274
C	Kayo Oil Company	45-120-05-01-00-0-00-000	6024 Blue Ridge Blvd	Commercial Improved	429,500	137,440
C	Rheaba Cox	45-120-05-12-00-0-00-000	10007 E 60th Terr	Residential Improved	74,594	14,173
C	Steven Knabe	45-120-05-04-00-0-00-000	6029 Raytown Rd	Commercial Improved	36,611	11,715
C	Steven Knabe	45-120-05-05-00-0-00-000	6033 Raytown Rd	Commercial Improved	34,457	11,026
C	Raytown Christian Church	45-120-05-13-00-0-00-000	6037 Raytown Rd	Commercial Improved	37,377	7,102
	Total Section C				2,559,029	611,560
D	Evertt Dulaney	45-210-02-94-00-0-00-000	9701 E 59th St	Residential Improved	92,426	17,560
	Total Section D				92,426	17,560
E	William Friend	45-120-11-14-00-0-00-000	10301 E 63rd St	Commercial Improved	80,672	25,815
E	Modern Investments LLC	45-120-11-15-00-0-00-000	10309 E 63rd St	Commercial Value at Residential Ratio	1,200,000	228,000
	Total Section E				1,280,672	253,815
F	C2 School District	45-210-10-08-00-0-00-000	10500 E 63rd St	Commercial Improved	21,000	-
F	Raytown Water Company	45-240-01-02-00-0-00-000	9820 E 63rd St	Commercial Improved	83,300	26,656
F	United Missouri Bank	45-210-10-33-02-0-00-000	Raytown Rd	Commercial Vacant Lot	21,400	6,848
F	Bonnie Dietz	45-210-10-33-01-0-00-000	Raytown Rd	Commercial Vacant Lot	10,000	3,200
F	Bonnie Dietz	45-210-10-16-00-0-00-000	6224 Raytown Rd	Commercial Improved	187,400	59,968
F	Bonnie Dietz	45-210-10-17-00-0-00-000	6220 Raytown Rd	Commercial Improved	157,800	50,496
F	Bonnie Dietz	45-210-10-18-00-0-00-000	6218 Raytown Rd	Commercial Improved	54,800	17,536
F	First Baptist Church of Raytown	45-210-10-30-00-0-00-000	6208 Raytown Rd	Commercial Improved	344,800	-
F	Harry Harding	45-210-10-24-00-0-00-000	6200 Raytown Rd	Commercial Improved	245,000	78,400
F	Stoneybrook Investors LTD	45-210-10-23-00-0-00-000	Raytown Rd	Commercial Improved	42,070	13,462
F	Painters & Décor Bldg Corp	45-210-10-22-00-0-00-000	9900 E 62nd St	Commercial Improved	246,889	79,004
F	John Hedger	45-210-10-04-00-0-00-000	Raytown Rd	Commercial Vacant Lot	5,500	1,760
F	Bowen Apartments LLC	45-210-10-25-00-0-00-000	6140 Raytown Rd	Commercial Value at Residential Ratio	2,120,740	402,941
F	Missouri Regency Assoc LP	45-210-10-32-00-0-00-000	6124 Raytown Rd	Commercial Value at Residential Ratio	3,838,518	729,318
F	Modern Investments LLC	45-210-10-31-00-0-00-000	6100 Raytown Rd	Commercial Value at Residential Ratio	156,000	29,640
F	Missouri Regency Assoc LP	45-210-10-02-00-0-00-000	9901 E 61st St	Commercial Vacant Lot	5,700	1,824
F	Stoneybrook Apartments Limited	45-210-10-03-00-0-00-000	9801 E 61st St	Commercial Value at Residential Ratio	2,500,000	800,000
F	Modern Investments LLC	45-210-02-92-00-0-00-000	6100 Raytown Rd	Commercial Value at Residential Ratio	996,509	189,337
F	Catherine Burns	45-210-02-39-00-0-00-000	9913 E 60th Terr	Residential Improved	88,526	16,820
F	John Lopez	45-210-02-38-00-0-00-000	9909 E 60th Terr	Residential Improved	62,151	11,805
F	Nathan Miles	45-210-02-37-00-0-00-000	9905 E 60th Terr	Residential Improved	68,887	13,089
F	Simon Main	45-210-02-36-00-0-00-000	9901 E 60th Terr	Residential Improved	80,871	15,366
F	Scott Stracener	45-210-02-35-00-0-00-000	9817 E 60th Terr	Residential Improved	67,585	12,841
F	John Smith	45-210-02-34-00-0-00-000	9813 E 60th Terr	Residential Improved	85,349	16,216
F	Michael Hornbeck	45-210-02-32-00-0-00-000	9809 E 60th Terr	Residential Improved	67,730	12,869
F	Robert White	45-210-02-31-00-0-00-000	9805 E 60th Terr	Residential Improved	63,410	12,048
F	Brian Dunbar	45-210-02-30-00-0-00-000	9801 E 60th Terr	Residential Improved	78,273	14,872
F	Iven Bown	45-210-02-29-00-0-00-000	9804 E 60th Terr	Residential Improved	85,391	16,224
F	Joyce Brown	45-210-02-26-00-0-00-000	9816 E 60th Terr	Residential Improved	74,085	14,076
F	Sky Janner	45-210-02-24-00-0-00-000	9904 E 60th Terr	Residential Improved	64,264	12,210
F	William White	45-210-02-23-00-0-00-000	9912 E 60th Terr	Residential Improved	65,280	12,403
F	Shawn Baxter	45-210-02-22-00-0-00-000	6020 Raytown Rd	Residential Improved	85,204	16,189
F	Maureen Bruns	45-210-02-21-00-0-00-000	6012 Raytown Rd	Residential Improved	80,727	15,338
F	Somerset Village LLC	45-210-02-93-00-0-00-000	9912 E 60th Terr	Commercial Value at Residential Ratio	62,341	11,845
F	Somerset Village LLC	45-210-02-89-00-0-00-000	9820 E 60th Terr	Commercial Value at Residential Ratio	1,681,713	319,526
F	Somerset Village LLC	45-210-02-87-00-0-00-000	9912 E 60th Terr	Commercial Value at Residential Ratio	271,820	51,646
F	Sharon Thornburg	45-210-02-14-00-0-00-000	5920 Raytown Rd	Residential Improved	696,467	132,329
F	Dana Landes	45-210-02-13-00-0-00-000	5916 Raytown Rd	Residential Improved	61,712	11,725
F	Gary Baxter	45-210-02-12-00-0-00-000	9905 E 59th Terr	Residential Improved	78,128	14,844
F	Cherri Reed	45-210-02-11-00-0-00-000	9901 E 59th Terr	Residential Improved	78,995	15,009
F	Carolyn Schneider	45-210-02-10-00-0-00-000	9901 E 59th Terr	Residential Improved	67,730	12,869
F	Stephen Craig	45-210-02-09-00-0-00-000	9813 E 59th Terr	Residential Improved	66,181	12,574
F	Jeffery Orr	45-210-02-08-00-0-00-000	9809 E 59th Terr	Residential Improved	57,766	10,976
F	Jeffery Orr	45-210-02-07-00-0-00-000	9805 E 59th Terr	Residential Improved	71,773	13,637
F	Mark Wilson	45-210-02-06-00-0-00-000	9801 E 59th Terr	Residential Improved	78,995	15,009
F	Nancy Kandola	45-210-02-03-00-0-00-000	5910 Overton	Residential Improved	97,048	18,439
F	Scott Horn	45-210-02-02-00-0-00-000	5906 Overton	Residential Improved	64,553	12,265
F	Cindy Moseley	45-210-02-01-00-0-00-000	9711 E 59th St	Residential Improved	57,070	10,843
F	Aaron Ralston	45-210-01-01-00-0-00-000	9715 E 59th St	Residential Improved	84,806	16,113
F	Kimberly Jamerson	45-210-01-02-00-0-00-000	5900 Raytown Rd	Residential Improved	71,860	13,654
			9901 E 59th St	Residential Improved	64,063	12,172

Blight study

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G	All Cars Service LLC	45-120-08-01-00-0-00-000	6112 Blue Ridge Blvd	Commercial Improved	120,500	38,560
G	Blue Ridge Bank	45-120-08-02-00-0-00-000	10011 E 61st Ter	Commercial Improved	98,600	31,552
G	Blue Ridge Bank	45-120-08-03-00-0-00-000	10007 E 61st Ter	Residential Improved	39,803	7,563
G	Michael Miller	45-120-08-04-00-0-00-000	6111 Raytown Rd	Residential Improved	70,634	13,421
G	Kevin Miller	45-120-08-05-00-0-00-000	6117 Raytown Rd	Residential Improved	54,896	10,431
G	James Dunn	45-120-08-09-00-0-00-000	6140 Blue Ridge Blvd	Commercial Improved	58,000	18,560
G	Terry Mammen	45-120-08-10-00-0-00-000	6132 Blue Ridge Blvd	Commercial Improved	114,767	36,726
G	Steve Knabe Trust	45-120-08-11-00-0-00-000	6124 Blue Ridge Blvd	Commercial Improved	222,390	71,165
G	L Mattoon Development Corp	45-120-08-12-00-0-00-000	6122 Blue Ridge Blvd	Commercial Improved	109,800	35,136
Total Section G					889,390	263,114
H	Peter Arvan	45-130-04-21-00-0-00-000	10217 E 63rd St	Residential Improved	103,620	19,688
H	Peter Arvan	45-130-04-02-00-0-00-000	10213 E 63rd St	Commercial Vacant Lot	20,000	6,400
H	Peter Arvan	45-130-04-03-00-0-00-000	10207 E 63rd St	Commercial Improved	42,506	13,602
H	Peter Arvan	45-130-04-04-00-0-00-000	10205 E 63rd St	Residential Improved	57,974	11,015
H	Peter Arvan	45-130-04-05-00-0-00-000	10201 E 63rd St	Commercial Improved	54,000	17,280
H	John Caylor	45-130-04-06-00-0-00-000	10115 E 63rd St	Commercial Mixed Use	46,000	14,720
H	Terry Mah	45-130-04-07-00-0-00-000	10109 E 63rd St	Commercial Improved	36,700	11,744
H	Wanda Myers	45-130-04-20-00-0-00-000	10101 E 63rd St	Commercial Improved	82,000	26,240
H	First States Investors 78 LLC	45-130-04-10-00-0-00-000	10104 E 63rd	Commercial Improved	29,000	9,280
H	Sharon Davis	45-130-04-11-00-0-00-000	10104 E 63rd Ter	Commercial Mixed Use	100,950	29,598
H	Terry Mah	45-130-04-12-00-0-00-000	10108 E 63rd St	Commercial Vacant Land	16,800	5,376
H	Roberta Hauser	45-130-04-13-00-0-00-000	10200 E 63rd Ter	Commercial Improved	34,754	11,121
H	Peter Arvan	45-130-04-14-00-0-00-000	10204 E 63rd Ter	Residential Improved	50,201	9,538
H	John Hanson	45-130-04-15-00-0-00-000	10208 E 63rd Ter	Residential Improved	49,683	9,440
H	Peter Arvan	45-130-04-16-00-0-00-000	10212 E 63rd Ter	Residential Improved	51,135	9,715
H	Delene Pewthers	45-130-04-17-00-0-00-000	10216 E 63rd Ter	Residential Improved	61,916	11,765
H	Samuel Goforth	45-130-04-18-00-0-00-000	6310 Ash	Commercial Improved	38,000	12,160
Total Section H					875,239	228,682
I	First States Investors 78 LLC	45-130-05-18-00-0-00-000	10017 E 63rd St	Commercial Improved	1,673,000	535,360
I	Neal Clevenger	45-130-05-05-00-0-00-000	10005 E 63rd St	Commercial Mixed Use	170,700	45,410
I	Neal Clevenger	45-130-05-06-00-0-00-000	6301 Raytown Rd	Commercial Improved	59,000	18,880
I	Arthur Kroenke	45-130-05-07-00-0-00-000	6317 Raytown Rd	Commercial Mixed Use	201,900	51,398
I	Evelyn Spangler	45-130-05-08-00-0-00-000	6321 Raytown Rd	Commercial Improved	36,000	11,520
I	Rosemary Mentasana	45-130-05-09-00-0-00-000	10002 E 63rd Ter	Commercial Improved	77,700	24,864
I	Neal Clevenger	45-130-05-10-00-0-00-000	10007 E 63rd Ter	Commercial Improved	19,300	6,175
Total Section I					2,237,600	693,607
J	City of Raytown	45-240-08-01-00-0-00-000	6300 Raytown Road	Commercial Vacant Lot	17,600	-
J	Frances Brocato	45-240-08-02-00-0-00-000	9919 E 63rd St	Commercial Improved	55,200	17,664
J	Paul Hansen	45-240-08-17-00-0-00-000	9915 E 63rd St	Commercial Improved	243,700	77,984
J	Neal Clevenger	45-240-08-04-00-0-00-000	9909 E 63rd St	Commercial Improved	178,800	57,216
J	Neal Clevenger	45-240-08-05-00-0-00-000	9825 E 63rd St	Commercial Improved	31,300	10,016
J	Ron Manes	45-240-08-06-00-0-00-000	9904 E 63rd St	Commercial Improved	40,000	12,800
J	Ron Manes	45-240-08-18-00-0-00-000	9916 E 63rd St	Commercial Improved	78,300	25,056
J	Stephen Vorbeck	45-240-08-15-00-0-00-000	6308 Raytown Rd	Commercial Improved	42,500	13,600
J	Arthur Kroenke	45-240-08-14-00-0-00-000	6310 Raytown Rd	Commercial Improved	87,000	27,840
J	John Crump	45-240-08-12-00-0-00-000	6320 Raytown Rd	Commercial Improved	88,500	28,320
J	Joseph Malone	45-240-08-11-02-0-00-000	6328 Raytown Rd	Industrial Improved	124,000	39,680
J	Vantage Land Co	45-240-08-20-00-0-00-000	6402 Raytown Rd	Commercial Improved	30,000	9,600
J	Vantage Land Co	45-240-08-21-00-0-00-000	6400 Raytown Rd	Commercial Improved	74,800	23,936
J	Joseph Tran	45-240-08-08-00-0-00-000	6340 Raytown Rd	Commercial Improved	127,000	40,640
Total Section J					1,218,700	384,352
K	Eleanor A. Hoffman- Trustee	45-240-04-01-00-0-00-000	6300 Evanston	Commercial Improved	\$ 86,017.00	\$ 27,525.00
K	BOKONICH JUDITH A	45-240-06-07-00-0-00-000	6407 Evanston	Residential Improved	\$ 87,379.00	\$ 16,602.00
K	DURBIN AAA TREE SERVICE INC	45-240-06-08-00-0-00-000	6411 Evanston	Commercial Improved	\$ 47,500.00	\$ 15,200.00
K	RAYTOWN WATER COMPANY	45-240-06-36-00-0-00-000	6415 Evanston	Residential Improved	\$ 104,888.00	\$ 19,929.00
K	WILLIAMS KAREN S	45-240-06-11-00-0-00-000	6425 Evanston	Residential Improved	\$ 112,740.00	\$ 21,421.00
K	GAUERT MARY L	45-240-06-12-00-0-00-000	6431 Evanston	Residential Improved	\$ 104,931.00	\$ 19,937.00
K	Jerry L. & Sharon E. Walker- Trustees	45-240-04-02-00-0-00-000	9509 East 63rd Street	Commercial Improved	\$ 96,000.00	\$ 30,720.00
K	Blue Ridge Professional Building of R	45-240-04-39-00-0-00-000	9507 East 63rd Street	Commercial Improved	\$ 1,232,456.00	\$ 394,385.00
K	Clarence A. Cassing & WF	45-240-04-05-00-0-00-000	9425 East 63rd Street	Commercial Improved	\$ 216,000.00	\$ 69,120.00
K	Clarence A. Cassing	45-240-04-06-00-0-00-000	9413 East 63rd Street	Commercial Improved	\$ 216,000.00	\$ 69,120.00
K	Regency Real Estate LLC	45-240-04-07-00-0-00-000	9401 East 63rd Street	Commercial Value at Residential Ratio	\$ 447,000.00	\$ 84,930.00
K	Waco Investments Inc.	45-240-04-08-00-0-00-000	9313 East 63rd Street	Residential Improved	\$ 149,838.00	\$ 28,469.00
K	Waco Investments Inc.	45-240-04-34-00-0-00-000	6325 Blue Ridge Boulevard	Commercial Vacant Land	\$ 17,300.00	\$ 5,536.00
K	Roofers Local Union 20 Building Corp.	45-240-04-35-00-0-00-000	6321 Blue Ridge Boulevard	Commercial Improved	\$ 337,825.00	\$ 108,104.00
K	MRC Ltd.	45-240-04-36-00-0-00-000	6325 Blue Ridge Boulevard	Commercial Improved	\$ 300,820.00	\$ 96,262.00
K	K S Investments LLC	45-240-04-37-00-0-00-000	6329 Blue Ridge Boulevard	Commercial Improved	\$ 200,050.00	\$ 64,016.00
K	Rachel L. Reid	45-240-04-18-00-0-00-000	9312 East 64th Street	Residential Improved	\$ 68,567.00	\$ 13,028.00
K	Brian J. Lacroix	45-240-04-19-00-0-00-000	9350 East 64th Street	Residential Improved	\$ 65,384.00	\$ 12,423.00
K	Sharon R. Rodenborn	45-240-04-20-00-0-00-000	9354 East 64th Street	Residential Improved	\$ 64,940.00	\$ 12,338.00
K	Keith A. & Pam M. White	45-240-04-38-00-0-00-000	9362 East 64th Street	Residential Improved	\$ 43,949.00	\$ 8,350.00

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K	Larry E. & Karen S. Gile	45-240-04-33-00-0-00-000	9366 East 64th Street	Residential Improved	\$	152,409.00	\$	28,958.00
K	Patrick J. & Loretta Murray	45-240-04-25-00-0-00-000	9400 East 64th Street	Residential Improved	\$	111,887.00	\$	21,258.00
K	John C. & Kerry B. Hall	45-240-04-26-00-0-00-000	9416 East 64th Street	Residential Improved	\$	90,609.00	\$	17,216.00
K	Stuart L. & Annette L. Wolkomir	45-240-04-27-00-0-00-000	9424 East 64th Street	Residential Improved	\$	95,405.00	\$	18,127.00
K	John W. Jr & Rebecca Ellis	45-240-04-28-00-0-00-000	9504 East 64th Street	Residential Improved	\$	96,766.00	\$	18,386.00
K	Sharon L. Miller	45-240-04-29-00-0-00-000	9508 East 64th Street	Residential Improved	\$	109,920.00	\$	20,885.00
K	Mary T. Galate	45-240-04-30-00-0-00-000	9516 East 64th Street	Residential Improved	\$	91,325.00	\$	17,351.00
K	Jonathon H. & Katherine L. Smith	45-240-04-31-00-0-00-000	9524 East 64th Street	Residential Improved	\$	83,687.00	\$	15,901.00
K	B & D Sales Inc.	45-240-04-32-00-0-00-000	6308 Evanston	Commercial Improved	\$	62,708.00	\$	20,067.00
K	Gregory V. Glidewell	45-240-06-34-00-0-00-000	9717 East 63rd Street	Commercial Improved	\$	167,000.00	\$	53,540.00
K	Pamela G. Clark McKinley- TR	45-240-06-35-00-0-00-000	9711 East 63rd Street	Commercial Improved	\$	155,700.00	\$	49,824.00
K	Raytown Historical Society	45-240-06-04-01-0-00-000	9705 East 63rd Street	Commercial Improved	\$	147,500.00	\$	-
K	Neal S. & Mitsue L. Clevenger	45-240-06-04-02-0-00-000	9615 East 63rd Street	Commercial Improved	\$	186,200.00	\$	59,584.00
K	Charles A. & Patricia J. Cooper	45-240-06-05-01-0-00-000	6301 Evanston	Commercial Improved	\$	233,412.00	\$	74,692.00
K	Philip L. & Julie A. Holcomb	45-240-06-05-02-0-00-000	6311 Evanston	Commercial Improved	\$	174,400.00	\$	55,808.00
K	Geraldine & Quentin Clark	45-240-06-39-02-0-00-000	6308 Overton	Commercial Improved	\$	6,700.00	\$	2,144.00
K	Gregory V. Glidewell	45-240-06-39-01-0-00-000	6308 Overton	Commercial Improved	\$	148,000.00	\$	47,360.00
K			6309 Overton					
K	WRIGHT WILLIAM D & NORMA J	45-240-06-41-00-0-00-000	6324 Overton	Residential Improved	\$	194,988.00	\$	62,396.00
K	CHANDLER PHILLIP B SR &	45-240-06-26-00-0-00-000	6328 Overton	Residential Improved	\$	74,278.00	\$	14,113.00
K	CANGELOSE KAY A &	45-240-06-25-00-0-00-000	6332 Overton	Residential Improved	\$	70,104.00	\$	13,320.00
K	HUNSPERGER NANCY A	45-240-06-37-01-0-00-000	6400 Overton	Residential Improved	\$	43,827.00	\$	8,327.00
K	B & S PARTNERSHIP	45-240-06-37-02-0-00-000	6404 Overton	Residential Vacant Lot	\$	14,099.00	\$	2,679.00
K	B & S PARTNERSHIP	45-240-06-22-00-0-00-000	6408 Overton	Residential Improved	\$	60,323.00	\$	11,461.00
K	URRIOLA EDGAR & MISTY	45-240-06-21-00-0-00-000	6412 Overton	Residential Improved	\$	91,424.00	\$	17,371.00
K	CONRICK LEONARD J & LYNNE J	45-240-06-20-00-0-00-000	6416 Overton	Residential Improved	\$	48,565.00	\$	9,227.00
K	DAVID L BARNES APPRAISAL	45-240-06-19-00-0-00-000	6420 Overton	Commercial Improved	\$	40,956.00	\$	13,106.00
K	GLENN RAYMOND A &	45-240-06-18-00-0-00-000	6424 Overton	Residential Improved	\$	61,970.00	\$	11,775.00
K	ANDERMAN EDWARD JR & DOROTHY	45-240-06-17-00-0-00-000	6428 Overton	Residential Improved	\$	39,167.00	\$	7,442.00
K	HANKEL AIMEE	45-240-06-16-00-0-00-000	6432 Overton	Residential Improved	\$	29,884.00	\$	5,678.00
K	JOHNSON REBECCA	45-240-06-15-00-0-00-000	6436 Overton	Residential Improved	\$	67,246.00	\$	12,777.00
K	Gregory V. Glidewell	45-240-06-33-00-0-00-000	9715 East 63rd Terrace	Commercial Improved	\$	20,000.00	\$	6,400.00
K	GOLD CORY E & ROBINS LATONYA	45-240-06-13-00-0-00-000	9704 East 65th Street	Residential Improved	\$	117,640.00	\$	22,352.00
K	STERLING WILLIAM D	45-240-06-14-00-0-00-000	9720 East 65th Street	Residential Improved	\$	93,590.00	\$	17,782.00
K	BOATMENS FIRST NATL BANK	45-240-07-23-00-0-00-000	6400 Raytown Trafficway	Commercial Improved	\$	355,000.00	\$	113,600.00
K	PRIEB PROPERTIES	45-240-07-24-00-0-00-000	6420 Raytown Trafficway	Commercial Improved	\$	320,100.00	\$	102,432.00
K	DAVIS CHARLES D	45-240-07-11-00-0-00-000	6440 Raytown Trafficway	Commercial Improved	\$	74,000.00	\$	23,680.00
K	WLANEY DELLA JOAN & EVERETT	45-240-07-25-00-0-00-000		Commercial Vacant Land	\$	50,100.00	\$	16,032.00
Total Section K						\$ 6,970,043.00		\$ 1,834,588.00
L	Raytown Area Chamber Of	45-210-09-01-01-0-00-000	5909 Raytown Trafficway	Commercial Improved	\$	208,883.00	\$	18,048.00
	Lon & Dean & Hobbs Sutherland	45-210-03-11-00-0-00-000	5925 Arlington	Commercial Improved	\$	167,600.00	\$	-
L	Michael S. & Robert A. Deshazer	45-210-03-13-00-0-00-000	6001 Arlington	Industrial Improved	\$	143,000.00	\$	45,760.00
L	Raytown Fire Protection	45-210-03-14-00-0-00-000	6020 Raytown Trafficway	Commercial Improved	\$	667,000.00	\$	-
L	Neal S. & Mitsue Clevenger	45-210-03-16-00-0-00-000	6029 Arlington	Commercial Mixed Use	\$	134,950.00	\$	27,025.00
L	Henry J. Houser- TR	45-210-03-17-01-0-00-000	6101 Arlington	Commercial Improved	\$	370,700.00	\$	118,624.00
L	AHG Inc	45-210-03-17-02-0-00-000	Arlington	Commercial Vacant Land	\$	107,700.00	\$	34,464.00
L	AHG Inc	45-210-03-26-00-0-00-000	6200 Raytown Trafficway	Commercial Improved	\$	1,120,000.00	\$	358,400.00
L	Blue Ridge Bank & Trust Co	45-210-03-27-00-0-00-000	6200 Raytown Trafficway	Commercial Improved	\$	357,500.00	\$	114,400.00
L	AHG Inc	45-210-03-23-00-0-00-000	6200 Raytown Road	Commercial Improved	\$	2,134,000.00	\$	682,880.00
L	Wendy's Old Fashioned Hamburgers	45-210-03-25-00-0-00-000	9708 East 63rd Street	Commercial Improved	\$	354,300.00	\$	113,376.00
Total Section L						\$ 5,765,633.00		\$ 1,512,977.00
M	Dwight F. Gerred	45-210-08-04-00-0-00-000	9501 East 60th Terrace	Residential Improved	\$	128,910.00	\$	24,493.00
M	Gregory P. & Leigh A. Pescetto	45-210-08-05-00-0-00-000	9403 East 60th Terrace	Residential Improved	\$	114,231.00	\$	21,704.00
M	Mitchell S. & Rhonda G. Rumsower	45-210-08-06-00-0-00-000	9359 East 60th Terrace	Residential Improved	\$	99,647.00	\$	18,933.00
M	Shay J. Wade	45-210-08-07-00-0-00-000	9355 East 60th Terrace	Residential Improved	\$	90,115.00	\$	17,122.00
M	Shan D. Pinson	45-210-08-08-00-0-00-000	9351 East 60th Terrace	Residential Improved	\$	97,192.00	\$	18,466.00
M	Timothy S. & Barbetta Croft	45-210-08-09-00-0-00-000	9309 East 60th Terrace	Residential Improved	\$	104,113.00	\$	19,781.00
M	Lee & Opal G. Frost- Trustees	45-210-08-10-00-0-00-000	9305 East 60th Terrace	Residential Improved	\$	92,859.00	\$	17,644.00
M	Kevin & Katherine Caldwell	45-210-08-11-00-0-00-000	9301 East 60th Terrace	Residential Improved	\$	91,063.00	\$	17,302.00
M	Frank E. Joy & Ruth Baldwin- TR	45-210-08-14-00-0-00-000	6109 Elm Avenue	Residential Improved	\$	105,438	\$	20,033.00
M	James Henry Jackson	45-210-08-15-00-0-00-000	6117 Elm	Residential Improved	\$	121,045.00	\$	22,999.00
M	Stephen L. & Kay F. Craig	45-210-08-16-00-0-00-000	6125 Elm	Residential Improved	\$	110,205.00	\$	20,939.00
M	Carl & Janice F. Flebbe	45-210-08-17-00-0-00-000	6133 Elm	Residential Improved	\$	106,952.00	\$	20,321.00
M	Ernest Scott	45-210-08-18-00-0-00-000	6137 Elm	Residential Improved	\$	123,881.00	\$	23,537.00
M	Sofia Rossi	45-210-08-19-00-0-00-000	6201 Elm Avenue	Residential Improved	\$	125,000.00	\$	23,750.00
M	Carol J. Barker (Hubbard)	45-210-08-20-00-0-00-000	6205 Elm	Residential Improved	\$	116,446.00	\$	22,125.00
M	Ralph & Sharon K. Firsick	45-210-08-21-00-0-00-000	6209 Elm	Residential Improved	\$	124,624.00	\$	23,679.00
M	Joseph D. & Lauren E. Medlin	45-210-08-22-00-0-00-000	9312 East 63rd Street	Residential Improved	\$	116,720.00	\$	22,177.00
M	Neal S. & Mitsue Clevenger	45-210-08-44-00-0-00-000	9406 East 63rd Street	Commercial Improved	\$	295,081.00	\$	94,426.00
M	Neal S. & Mitsue Clevenger	45-210-08-43-01-0-00-000	9400 East 63rd Street	Agricultural Improved	\$	150,230.00	\$	18,028.00
Total Section M						\$ 2,313,752.00		\$ 467,459.00

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N	Angela & Joe D. Williams	45-210-08-01-00-0-00-000	9509 East 60th Terrace	Residential Improved	\$ 85,927.00	\$ 16,326.00
N	Richard A. & Mary Ann Vance	45-210-08-02-00-0-00-000	9505 East 60th Terrace	Residential Improved	\$ 66,431.00	\$ 12,622.00
N	Janice M. Johnson	45-210-08-03-00-0-00-000	9503 East 60th Terrace	Residential Improved	\$ 89,264.00	\$ 16,960.00
N	L & M Real Estate LLC	45-210-08-45-00-0-00-000	6102 Arlington	Commercial Improved	\$ 443,456.00	\$ 141,906.00
N	Gregory G. & Donnette P. Siems	45-210-08-46-01-0-00-000	6108 Arlington	Commercial Improved	\$ 94,700.00	\$ 30,304.00
N	Gregory G. & Donnette P. Siems	45-210-08-46-02-0-00-000	6112 Arlington	Residential Improved	\$ 52,686.00	\$ 10,010.00
N	Gregory G. & Donnette P. Siems	45-210-08-47-00-0-00-000	6116 Arlington	Residential Improved	\$ 51,613.00	\$ 9,807.00
N	Roger A. & Cindy Hunt	45-210-08-36-00-0-00-000	6124 Arlington Avenue	Residential Improved	\$ 99,359.00	\$ 18,878.00
N	Ronald Lee Wilson	45-210-08-35-00-0-00-000	6126 Arlington	Not listed	\$ 85,050.00	\$ 16,160.00
N	Julie A. Snyder	45-210-08-34-00-0-00-000	9508 East 62nd Street	Not listed	\$ 48,048.00	\$ 9,129.00
N	Leo C. Abels	45-210-08-33-00-0-00-000	9504 East 62nd Street	Not listed	\$ 85,050.00	\$ 16,160.00
N	Patricia A. Winn	45-210-08-32-00-0-00-000	9505 East 62nd Street	Not listed	\$ 85,050.00	\$ 16,160.00
N	Leo C. Abels	45-210-08-31-00-0-00-000	9509 East 62nd Street	Not listed	\$ 85,050.00	\$ 16,160.00
N	Leo C. Abels	45-210-08-30-00-0-00-000	9513 East 62nd Street	Not listed	\$ 85,050.00	\$ 16,160.00
N	John L. Dunbar & Timothy Gale	45-210-08-29-00-0-00-000	6204 Arlington	Commercial Improved	\$ 169,500.00	\$ 54,240.00
N	GMK LLC	45-210-08-28-00-0-00-000	6212 Arlington	Industrial Improved	\$ 207,800.00	\$ 66,496.00
N	Neal S. & Mitsue Clevenger	45-210-08-27-00-0-00-000	6218 Arlington	Industrial Improved	\$ 105,300.00	\$ 33,696.00
N	John L. & Kay E. Billingsley	45-210-08-41-00-0-00-000	6220 Arlington	Commercial Improved	\$ 48,787.00	\$ 15,612.00
N	Neal S. & Mitsue Clevenger	45-210-08-42-00-0-00-000	9508 East 63rd Street	Commercial Improved	\$ 194,300.00	\$ 62,176.00
N	H & C Buildings LLC	45-210-08-25-00-0-00-000	9504 East 63rd Street	Commercial Improved	\$ 368,239.00	\$ 117,836.00
N	PCJW LLC	45-210-08-24-00-0-00-000	9500 East 63rd Street	Commercial Improved	\$ 579,700.00	\$ 185,504.00
N	Raytown Water Company	45-210-08-43-02-0-00-000	East 63rd Street	Industrial Improved	\$ 1,180,000.00	\$ 377,600.00
	Total Section N				\$ 4,310,360.00	\$ 1,259,902.00
O	James A. Pickrell	45-210-04-01-00-0-00-000	5900 Arlington Street	Residential Improved	\$ 88,093.00	\$ 16,737.00
O	Joyce E. Stephens & Goldie Howe	45-210-04-25-00-0-00-000	5904 Arlington Street	Residential Improved	\$ 64,861.00	\$ 12,324.00
O	Brent D. & Jan N. Hugh	45-210-04-24-00-0-00-000	5916 Arlington Avenue	Residential Improved	\$ 73,886.00	\$ 14,039.00
O	Jose Antonio Esparza	45-210-04-23-00-0-00-000	5920 Arlington Avenue	Residential Improved	\$ 56,465.00	\$ 10,729.00
O	Robert S. Jr & Darcy L. White	45-210-04-22-00-0-00-000	5924 Arlington Avenue	Residential Improved	\$ 47,656.00	\$ 9,054.00
O	J Scott Rigga Inc	45-210-04-21-00-0-00-000	5928 Arlington Avenue	Residential Improved	\$ 60,240.00	\$ 11,446.00
O	Homer Hilton	45-210-04-20-00-0-00-000	6000 Arlington Street	Residential Vacant Lot	\$ 13,531.00	\$ 2,571.00
O	Homer Hilton	45-210-04-19-00-0-00-000	6000 Arlington Street	Residential Improved	\$ 88,381.00	\$ 16,793.00
O	George O. Anderson	45-210-04-18-00-0-00-000	6004 Arlington Avenue	Residential Improved	\$ 82,172.00	\$ 15,613.00
O	Daniel E. & Shellyne R. Vaughn	45-210-04-17-00-0-00-000	6008 Arlington	Residential Improved	\$ 61,460.00	\$ 11,677.00
O	Max Sul	45-210-04-16-00-0-00-000	6012 Arlington	Residential Improved	\$ 82,283.00	\$ 15,634.00
O	Jefferson D. Sparague	45-210-04-15-00-0-00-000	9512 East 60th Terrace	Residential Improved	\$ 86,929.00	\$ 16,516.00
O	Vallie M. & Zane W. Hall	45-210-04-14-00-0-00-000	9508 East 60th Terrace	Residential Improved	\$ 107,262.00	\$ 20,379.00
	Total Section O				\$ 913,219.00	\$ 173,512.00
P	DCPD Dons Contracting	45-130-20-01-00-0-00-000	10409 East 63rd Street	Commercial Improved	\$ 59,000.00	\$ 18,880.00
P	HK Investments LLC	45-130-20-02-00-0-00-000	10401 East 63rd Street	Commercial Improved	\$ 163,027.00	\$ 52,169.00
P	EBC Academe Inc	45-130-20-03-00-0-00-000	10315 East 63rd Street	Commercial Improved	\$ 39,100.00	\$ 12,512.00
P	EBC Academe Inc	45-130-20-04-00-0-00-000	10311 East 63rd Street	Commercial Improved	\$ 59,300.00	\$ 18,976.00
P	Felix Van Leeuwen	45-130-20-05-00-0-00-000	10301 East 63rd Street	Commercial Improved	\$ 62,500.00	\$ 20,000.00
P	Abdul G. & Rukhsana N. Akram	45-130-20-06-00-0-00-000	6307 Ash	Commercial Value ath Residential Ratio	\$ 235,000.00	\$ 31,077.00
P	Abdul G. & Rukhsana N. Akram	45-130-20-07-00-0-00-000	6317 Ash	Commercial Value ath Residential Ratio	\$ 178,200.00	\$ 23,624.00
P	R Way	45-130-20-09-00-0-00-000	6304 Willow	Commercial Improved	\$ 134,000.00	\$ 42,880.00
P	Samuel Goforth	45-130-04-18-00-0-00-000	6310 Ash	Commercial Improved	\$ 21,779.00	\$ 6,970.00
P	Brian T. & Peggy Johnson	45-130-06-11-00-0-00-000	6331 Raytown Road	Commercial Improved	\$ 180,500.00	\$ 57,760.00
P	Cindy S. Wulser	45-120-06-01-00-0-00-000	10505 East 60th Terrace	Residential Improved	\$ 90,838.00	\$ 17,259.00
P	Edwin Howard Bogart	45-120-06-02-00-0-00-000	10501 East 60th Terrace	Residential Improved	\$ 88,991.00	\$ 16,908.00
P	Jerry Joseph & Leann R. Kinman	45-120-06-03-00-0-00-000	6101 Hardy	Residential Improved	\$ 75,120.00	\$ 14,273.00
P	Dwight Coale	45-120-06-04-00-0-00-000	6105 Hardy Avenue	Residential Improved	\$ 82,037.00	\$ 15,587.00
P	Russell W. Jobs	45-120-06-05-00-0-00-000	6109 Hardy	Residential Improved	\$ 76,501.00	\$ 14,535.00
P	James Lee Wilkinson	45-120-06-06-00-0-00-000	6113 South Hardy Avenue	Residential Improved	\$ 93,960.00	\$ 17,853.00
P	Kevin Scott McDaniel	45-120-06-07-00-0-00-000	6118 Willow Avenue	Residential Improved	\$ 83,598.00	\$ 15,884.00
P	Leonard R. Burke	45-120-06-08-00-0-00-000	6114 Willow Avenue	Residential Improved	\$ 83,538.00	\$ 15,872.00
P	Roberta L. Terry	45-120-06-09-00-0-00-000	6110 Willow	Residential Improved	\$ 79,340.00	\$ 15,075.00
P	Lanna S. Houser	45-120-06-10-00-0-00-000	6106 Willow	Residential Improved	\$ 73,649.00	\$ 13,993.00
P	Floyd R. Wheeler II	45-120-07-01-00-0-00-000	6100 Hardy Avenue	Residential Improved	\$ 85,010.00	\$ 16,152.00
P	Charles M. Abel	45-120-07-54-00-0-00-000	6104 Hardy Avenue	Residential Improved	\$ 91,402.00	\$ 17,366.00
P	Gary B. Jones	45-120-07-53-00-0-00-000	6108 Hardy	Residential Improved	\$ 85,386.00	\$ 16,223.00
P	Lamar & Kelly R. Nevels	45-120-07-52-00-0-00-000	6112 Hardy Avenue	Residential Improved	\$ 66,724.00	\$ 12,678.00
P	George Peter & Paul Keleti	45-120-11-21-00-0-00-000	6142 Ash Court	Not Listed	\$ 436,098.00	\$ 82,858.00
P	Lavaughn W. & Darlene J. Durham	45-120-11-28-00-0-00-000	6254 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00
P	Kenneth P. Pryne & Doris Jean Hayes	45-120-11-29-00-0-00-000	6252 Ash Court	Not Listed	\$ 95,069.00	\$ 18,064.00
P	Thomas J. & Mary Rose Tralle	45-120-11-30-00-0-00-000	6250 Ash Court	Not Listed	\$ 89,890.00	\$ 17,080.00
P	Shirley J. Hill	45-120-11-31-00-0-00-000	6248 Ash Court	Not Listed	\$ 93,425.00	\$ 17,751.00
P	Faye A. Meek	45-120-11-32-00-0-00-000	6246 Ash Court	Not Listed	\$ 89,090.00	\$ 16,928.00
P	Lewis D. & Florence B. Rowe	45-120-11-33-00-0-00-000	6244 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00
P	Bessie M. Dwight	45-120-11-34-00-0-00-000	6242 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00
P	Patricia J. Crews- Trustee	45-120-11-35-00-0-00-000	6240 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00
P	Jean Fortune	45-120-11-36-00-0-00-000	6234 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00
P	Emily C. Dean	45-120-11-37-00-0-00-000	6232 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00
P	Florence E. Moore	45-120-11-38-00-0-00-000	6230 Ash Court	Not Listed	\$ 95,667.00	\$ 18,177.00

Blight study

Raytown Study Area

P	Cora Charline Miller	45-120-11-39-00-0-00-000	6228 Ash Court	Not Listed	\$	93,425.00	\$	17,751.00
P	M. Fern & Carey L. Parks	45-120-11-40-00-0-00-000	6226 Ash Court	Not Listed	\$	90,090.00	\$	17,118.00
P	Anna L. Freed	45-120-11-41-00-0-00-000	6224 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	Buford L. & Margie B. Lamb	45-120-11-42-00-0-00-000	6222 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	Eileen H. Garrett	45-120-11-43-00-0-00-000	6220 Ash Court	Not Listed	\$	95,667.00	\$	18,177.00
P	Bernice M. Graybill- Trustee	45-120-11-47-00-0-00-000	6201 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Charles L. & Eleanor I. Butler	45-120-11-48-00-0-00-000	6205 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Wilmer L. Huisman & Ruth Helen T.	M45-120-11-49-00-0-00-000	6209 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Christine F. Saia	45-120-11-50-00-0-00-000	6213 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Albert L. & Ruby P. Saling	45-120-11-51-00-0-00-000	6217 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Robert H. & Betty J. Shafer- TR	45-120-11-52-00-0-00-000	6221 Ash Court	Not Listed	\$	100,899.00	\$	19,171.00
P	Nova Marie Nawhirter	45-120-11-54-00-0-00-000	6223 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Ila Monzelle Reed	45-120-11-55-00-0-00-000	6225 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Buford R. & Sue Presley	45-120-11-56-00-0-00-000	6227 Ash Court	Not Listed	\$	95,667.00	\$	18,177.00
P	Helen M. Odneal	45-120-11-57-00-0-00-000	6229 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	Patricia Ann Pratt	45-120-11-58-00-0-00-000	6231 Ash Court	Not Listed	\$	94,920.00	\$	18,035.00
P	Wilma L. Eubank	45-120-11-59-00-0-00-000	6233 Ash Court	Not Listed	\$	95,667.00	\$	18,177.00
P	ATL Holdings LLC	45-120-11-60-00-0-00-000	10312 East 63rd Street	Commercial Improved	\$	105,004.00	\$	33,601.00
P	Raytown Landers Home Owners	45-120-11-61-00-0-00-000	East 63rd Street	Not Listed	\$	10.00	\$	-
P	George P. & Paul Keleti	45-120-11-62-00-0-00-000	East 63rd Street	Not Listed	\$	10.00	\$	-
P	Raytown Landing Home Owners	45-120-11-64-00-0-00-000	East 63rd Street	Not Listed	\$	10.00	\$	-
P	Raytown Landing Home Owners	45-120-11-65-00-0-00-000	East 63rd Street	Not Listed	\$	10.00	\$	-
P	Donald E. & Betty L. Shouse	45-120-11-68-00-0-00-000	6200 Ash Court	Not Listed	\$	92,678.00	\$	17,609.00
P	Denton Nichols	45-120-11-69-00-0-00-000	6202 Ash Court	Not Listed	\$	92,678.00	\$	17,609.00
P	Cecil C. & Rozella B. Erwin	45-120-11-70-00-0-00-000	6204 Ash Court	Not Listed	\$	92,678.00	\$	17,609.00
P	Harry E. & Jean Van Gulick- TRS	45-120-11-71-00-0-00-000	6206 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	Truman & Betty Folscroft	45-120-11-72-00-0-00-000	6208 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	William C. & Shirley J. Anderson	45-120-11-73-00-0-00-000	6210 Ash Court	Not Listed	\$	92,678.00	\$	17,609.00
P	Cecil W. & Lena S. Smith	45-120-11-74-00-0-00-000	6212 Ash Court	Not Listed	\$	92,678.00	\$	17,609.00
P	Betty A. Short	45-120-11-75-00-0-00-000	6214 Ash Court	Not Listed	\$	92,678.00	\$	17,609.00
P	Raytown Landing Inc	45-120-11-76-00-0-00-000	6217 Ash Court	Not Listed	\$	10.00	\$	-
P	Mary Frances Kelley	45-120-11-77-00-0-00-000	6133 Ash Court	Not Listed	\$	98,059.00	\$	18,632.00
P	Andrew C. & Clara J. Kimmet	45-120-11-78-00-0-00-000	6131 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	William J. & Helen L. Fisher	45-120-11-79-00-0-00-000	6129 Ash Court	Not Listed	\$	96,489.00	\$	18,333.00
P	Charles D. Conder- Trustee	45-120-11-80-00-0-00-000	6127 Ash Court	Not Listed	\$	96,489.00	\$	1,833.00
P	Carolyn J. Wynn	45-120-11-81-00-0-00-000	6125 Ash Court	Not Listed	\$	96,489.00	\$	1,833.00
P	Joseph & Marian Barger	45-120-11-82-00-0-00-000	6123 Ash Court	Not Listed	\$	98,283.00	\$	18,674.00
P	John & Mary Lou Ellis	45-120-11-83-00-0-00-000	6120 Ash Court	Not Listed	\$	101,273.00	\$	19,242.00
P	Katherine A. Glass- Trustee	45-120-11-84-00-0-00-000	6122 Ash Court	Not Listed	\$	73,843.00	\$	14,031.00
P	Velte M. Kurz	45-120-11-85-00-0-00-000	6132 Ash Court	Not Listed	\$	90,900.00	\$	17,271.00
P	Norma M. Knowlton	45-120-11-86-00-0-00-000	6126 Ash Court	Not Listed	\$	92,528.00	\$	17,581.00
P	William E. & Edith L. Rodgers	45-120-11-87-00-0-00-000	6128 Ash Court	Not Listed	\$	90,136.00	\$	17,126.00
P	Russell G. & Jaunita F. Box	45-120-11-88-00-0-00-000	6124 Ash Court	Not Listed	\$	80,047.00	\$	15,209.00
P	John A. & Evelyn Kennedy	45-120-11-89-00-0-00-000	6130 Ash Court	Not Listed	\$	80,271.00	\$	15,252.00
P	Mildred I. Rogers	45-120-11-90-00-0-00-000	6134 Ash Court	Not Listed	\$	108,149.00	\$	20,549.00
	Total Section P				\$	7,501,994.00	\$	1,475,724.00

Qualifications of Consultant

QUALIFICATIONS OF APPRAISER**JAMES C. ASKEW****STATE CERTIFICATION & ASSOCIATION MEMBERSHIPS**

- I. State of Missouri Certified General Real Estate Appraiser (RA-003055)
- II. State of Kansas Certified General Real Property Appraiser (G-627)

EDUCATION

- I. Bachelor of Arts Degree in Journalism/Professional Writing, University of Oklahoma
- II. Graduate Studies in Law (1 Year), Oklahoma City University Law School
- III. Appraisal Education (Additional courses and seminars have been completed):

COURSE 1A-1: REAL ESTATE APPRAISAL PRINCIPLES

- Course 1A-1: Basic Valuation Procedures; Residential Valuation
- Course 1B-A: Capitalization Theory and Techniques, Part A
- Course 1B-B: Capitalization Theory and Techniques, Part B
- Course 2-1: Case Studies in Real Estate Valuation
- Course 2-2: Valuation Analysis and Report Writing
- Course 2-3: Standards of Professional Practice
- Seminar: Hotel/Motel Valuation
- Seminar: Feasibility, Market Value, Investment Timing: Option Value
- Seminar: Real Estate Risk Analysis
- Seminar: Subdivision Analysis
- Seminar: Standards of Professional Practice
- Seminar: Environmental Risk and the Appraisal Process
- Seminar: ADA and the Appraisal Process
- Seminar: Appraisal Practices for Litigation
- Seminar: Eminent Domain

PROFESSIONAL EXPERIENCE

- 2000–present President, Hotel Valuation Advisors, Inc., & James Askew & Associates
- 1987-2000 Senior Appraiser, Integra Nunnink & Associates, Inc., Kansas City
- 1980-1987 Associate Appraiser, Market Data Research, Inc., Oklahoma City

James C. Askew has performed valuation, feasibility, and investment analyses for institutional investors and lenders, commercial banks, law firms, individual investors and other clients. Multiple-asset valuation and due-diligence assignments have been completed on behalf of investment banking firms, corporations and courts. Assignments have included a wide variety of property types across the United States: hotels, office, industrial, retail, apartments, nursing homes, golf courses, subdivisions, and mixed-use developments. Mr. Askew has provided testimony as an expert witness in the United States Bankruptcy Courts for Kansas and Missouri.

With regard to Blight Studies, Mr. Askew has served several municipalities in the Kansas City Metropolitan Area, including Kansas City, Missouri, Blue Springs, Missouri, and Grandview, Missouri, as well as private TIF applicants.