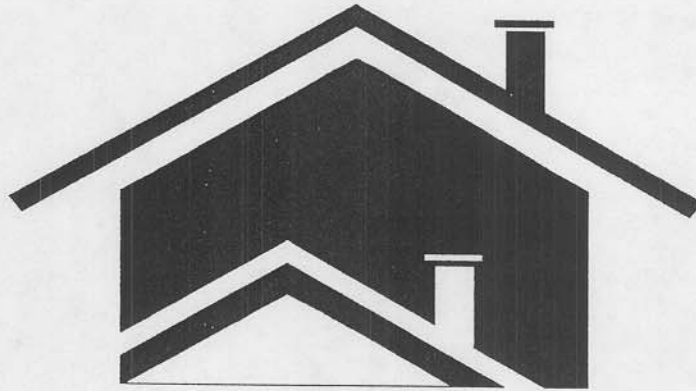


BROOKLYN WEST URBAN RENEWAL PLAN



LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

PLAN APPROVALS:

FEBRUARY 28, 1996

PENDING

PENDING

June 19, 1996

June 27, 1996

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY

REDEVELOPMENT COORDINATING COMMITTEE

CITY PLAN COMMISSION

PLANS & ZONING COMMISSION

CITY COUNCIL

LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI

Michael Duffy, Chairman

Thomas A. McDonnell, Vice Chairman

Meghan Tallman

James White

Shirley Wright

John Crawford, Executive Director

CITY PLAN COMMISSION

Whitney Kerr, Sr., Chairman

Phil Klawuhn

Susan Jacobson

Cris Medina

Charles Myers

Al Caudle

Frank Zilm

Eloise Allen

CITY COUNCIL

Emanuel Cleaver, II, Mayor

Ed Ford

Teresa Loar

Jim Glover

Paul Danaher

Ronald E. Finley

Mary Williams-Neal

Evert Asjes, III

Aggie Stackhouse

Ken Bacchus

D. Jeanne Robinson

George D. Blackwood

Judith J. Swope

Larry Brown, City Manager

By Ordinance 16120 of November 21, 1952, the City Council of the City of Kansas City authorized and created the Land Clearance for Redevelopment Authority of Kansas City, Missouri under the Land Clearance for Redevelopment Authority Law, Section 99.300 et. seq. R.S. Mo. Section 99.310 of such Law, the Declaration of Policy, states:

"It is hereby found and declared that there exists in municipalities of the state insanitary, blighted, deteriorated and deteriorating areas which constitute a serious and growing menace injurious to the public health, safety, morals and welfare of the residents of the state; that the existence of these areas contributes substantially and increasingly to the spread of disease and crime, necessitating excessive and disproportionate expenditures of public funds for the preservation of the public health and safety, for crime prevention, correction, prosecution, punishment and the treatment of juvenile delinquency and for the maintenance of adequate police, fire and accident protection and other public services and facilities, constitutes an economic and social liability, substantially impairs or arrests the sound growth of communities and retards the provisions of housing accommodations; that this menace is beyond remedy and control solely by regulatory process in the exercise of the police power and cannot be dealt with effectively by the ordinary operation of private enterprise without the aids herein provided; that the elimination or prevention of the detrimental conditions in such areas, the acquisition and preparation of land in or necessary to the development, renewal or rehabilitation of such areas and its sale of lease for development, renewal or rehabilitation in accordance with general plans and redevelopment or urban renewal plans of communities and any assistance which may be given by any public body in connection therewith are public uses and purposes for which public money may be expended and private property acquired; and that the necessity in the public interest for the legislative determination; and that certain insanitary, blighted, deteriorated or deteriorating areas, or portions thereof, since the prevailing condition of or decay may make impractical the reclamation of the area by conservation or rehabilitation, but other areas or portions thereof, through the means provided in this law may be susceptible to conservation or rehabilitation in such manner that the conditions and evils herein before enumerated may be eliminated, remedied or prevented, and to the extent feasible, conserved and rehabilitated by the voluntary action and the regulatory process. A municipality, to the greatest extent that it determines to be feasible in carrying out the provisions of this law, shall afford maximum opportunity, consistent with the sound needs of the municipality as a whole, to the redevelopment or rehabilitation or renewal of areas by private enterprise."

BROOKLYN WEST URBAN RENEWAL PLAN

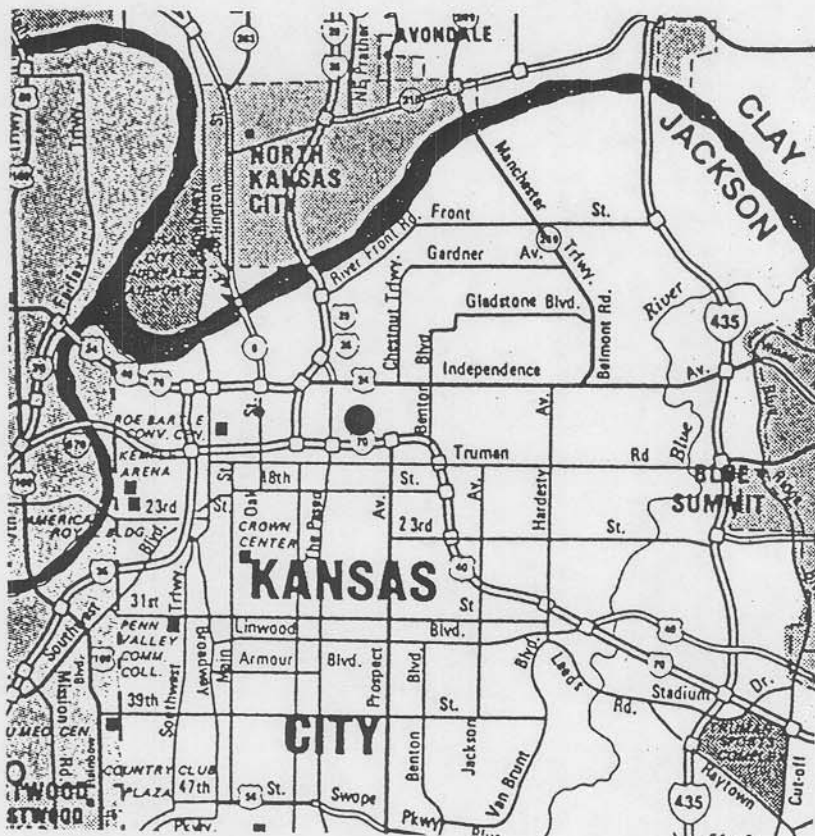
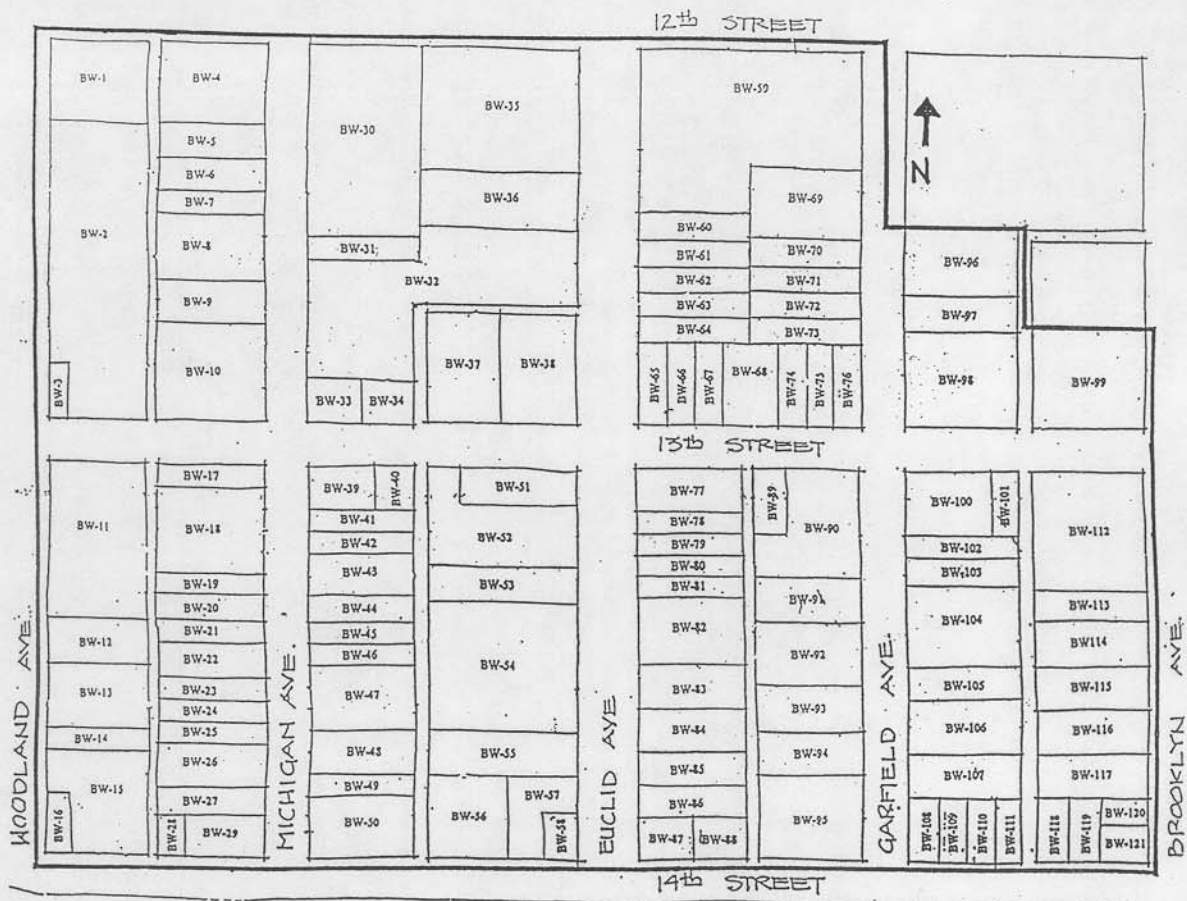
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BROOKLYN WEST URBAN RENEWAL PLAN

CDC:	Twelfth Street Heritage Development Corporation
BUDGET:	\$50,000
LOCATION:	Area generally bound by 12th Street on the north, Brooklyn Avenue on the east, 14th Street on the south and Woodland Avenue on the west, with the exception of Lots 1-5 CHASES Subdivision.
AREA PLAN:	Garfield - Independence Plaza Area Plan (Area Plan 1)
COUNCIL DISTRICT:	3rd - Mary Williams-Neal and Ronald E. Finley
PROJECT:	Infill Housing
OBJECTIVES:	The Brooklyn West Urban Renewal Plan will allow for: • Acquisition and disposition of 82 parcels of land • Construction of approximately 75 single-family homes at an average of 1,500 sq.ft. and at an average cost between \$88,000 and \$91,500 • Provision of safe and sanitary dwelling accommodations for low and moderate income residents of Kansas City • Redevelopment of land parcels which are blighted and insanitary
LCRA ASSISTANCE:	Assistance anticipated by the Developer includes: • Acquisition of 82 parcels of land • Potential acquisition of 20 parcels if not rehabilitated • Tax Abatement
BLIGHT STUDY:	Status of the 121 Land Parcels: • Acquisition Category: 82 (68%) • Rehabilitation Category: 20 (16%) • Parcels not to be acquired: 19 (16%) • 31 occupied residential structures Condition of the 82 Acquisition Parcels: • Vacant Parcels: 66 (81%) • Vacant Structures: 6 (7%) - Deficient: 3 - Seriously Deteriorated: 3 • Occupied Residential Structures: 9 (11%) - Standard: 3 - Deficient: 6 • Business: 1 (1%) Common signs of deterioration: • Rotting wood • Broken windows • Missing shingles and warped roofs • Holes in walls, missing bricks, falling siding • Sagging porches, warped porch floors, falling porch ceilings, missing railings, sinking steps • Missing or falling gutters • Buckling or crumbling retaining walls • Overgrowth of weeds and litter • One structure gutted by fire

PROJECT AREA MAP



● Project Area

DESCRIPTION OF PLAN AND PROJECT AREA

I. Location and Area Plan

The Brooklyn West Urban Renewal Plan and Project Area are located within the City of Kansas City, Missouri. The Project Area is generally located between 12th Street and 14th Street from Woodland Avenue to Brooklyn Avenue, as shown in Exhibit A-1, Project Area Map. The parcels within the Project Area are more specifically described in Exhibit A-2, Legal Description & Ownership. The Urban Renewal Area is incorporated within the boundaries of the Garfield-Independence Plaza Area Plan Area. The objectives of the Urban Renewal Plan are in harmony with the Area Plan in that they call for the rehabilitation of sound structures and spot clearance for construction of new residential structures for low and moderate income Kansas Citians. The Project Area is located in Council District 3, and within Census Tract 25, as shown in Exhibit B, Census Tract Map.

II. Findings

The Land Clearance for Redevelopment Authority of Kansas City, Missouri, by Resolution No. 96-12, has found the area to be "blighted and insanitary" within the meaning of each of the two separate sections of the Land Clearance for Redevelopment Authority Law, namely:

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

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

Of the 121 land parcels in the Project Area, 66 are vacant and constitute obsolete platting in need of reconfiguration for the development of single family housing. In their current condition, the parcels are subject to overgrowth of weeds, accumulation of refuse and infestation by rodents and insects. In addition to vacant land, a structural survey found nine of the 47 structures in the Project Area to be vacant, five of which are seriously deteriorated, with one gutted by fire, and four of which are deficient. Owners of three of these structures already have plans for their renovation, and therefore, they will not be placed in the acquisition category. Of the remaining 38 structures, 13 are in deficient condition. Typical signs of deterioration found in the structures included rotting wood in siding and window casements, broken or boarded up windows, missing shingles or buckling roof surfaces, sinking steps, missing or rotting porch railings, falling porch ceilings, bowed porch columns, crumbling chimneys, missing gutters or sections of gutters falling off of eaves, missing bricks and holes in exterior walls, cracks in bricks and the need for tuckpointing, chipping paint, and in many cases, weeds and overgrowth, as well as crumbling

retaining walls. Exhibit C, Project Area Conditions shows the condition of parcels in the Project Area.

The large sections of undeveloped land within the Project Area impair the sound growth of the community, retard the provision of needed housing and erode the tax base of the community required to stabilize the community as a whole. The Project Area, in its present condition constitutes an economic and social liability to the community. Many of the vacant structures area severely deteriorated and have not been sufficiently secured so as to prevent access to the building. Based on these findings, the Board of Commissioners of the Land Clearance for Redevelopment Authority has determined the Brooklyn West Urban Renewal Area to be a blighted and insanitary area which constitutes a serious and growing menace to the public health, safety, morals and welfare of the community.

III. Statement of Development Objectives

Local objectives to be achieved through the implementation of this Urban Renewal Plan include the provision of a controlled and orderly residential redevelopment for low and moderate income families through new construction of housing units in conformance with all building and zoning codes of the City of Kansas City, Missouri. Development objectives to be achieved through the implementation of this Plan include the following items:

- A. To eliminate blighted and insanitary conditions and to prevent the recurrence of insanitary areas or conditions of blight or deterioration.
- B. To provide, in conformance with the general plan of the community, coordinated, adjusted and harmonious development of the community and its environs.
- C. To promote health, safety, order, convenience, prosperity and the general welfare, as well as efficiency and economy in the process of development.
- D. To provide for traffic and vehicular parking in conformance with existing building codes and zoning standards within the community.
- E. To promote safety from fire and other dangers.
- F. To provide opportunities for the development, by private enterprise, of adequate, safe and sanitary residential structures within the Urban Renewal Project Area.
- G. To provide for new construction of residential facilities and to provide assistance for said construction through the provision of tax abatement.
- H. To stimulate job opportunities and provide a catalyst which will encourage additional reinvestment.
- I. To rehabilitate deteriorating structures now existing within the subject redevelopment area in accordance with this Redevelopment Plan.
- J. To stabilize and retain residential development.

The specific development objectives to be achieved through the implementation of this Urban Renewal Plan include the following major items:

- (a) To stimulate investment in residential infill new construction.
- (b) To construct structures which are in conformance with the Land Use Provisions of this plan and the building and zoning codes of the City of Kansas City, Missouri.
- (c) To establish development standards and design review procedures which will be required of all properties utilizing the Authority's incentives of financing or tax abatement.
- (d) Acquisition and disposal of real property will be required to assist in the assembly of sites. A requisite to carrying-out the intent of this Plan may require the use of eminent domain .
- (e) Acquisition, clearance and redevelopment by private enterprise of real property to be in conformance with the Land Use provisions of this plan.
- (f) Conservation and/or rehabilitation of all structures which are in conformance with the Land Use provisions of this Plan, and which are economically feasible for rehabilitation.

IV. Land Use Plan

A. Land Use Plan.

The only allowable land uses throughout the life of the Plan for the Brooklyn West Urban Renewal Project Area shall be Low Density Residential devoted to low and moderate income residents (Exhibit D-1, Existing Land Use and Exhibit D-2, Proposed Land Use).

B. Design Objectives and Controls

Overall design objectives are hereby established in order to achieve sound and attractive development within the Urban Renewal Area. All site and building designs will be subject to the LCRA "Design Review Process" (Appendix 1).

1. Building Design Objectives: Each building unit shall be an integral element of the overall site design. The basic design objective is the construction of infill residential structures and the creation of an environment which is compatible with other existing residential structures in the area, and which respect, to the extent possible, existing building setbacks and architectural character of adjacent properties.
2. Parking Design Objectives: Developers shall provide adequate parking and landscaping in combination with the overall site improvements. Parking areas shall be designed with careful regard given to orderly arrangement, landscaping, security, amenity of view, ease of access, and as an integral part of the total site and building design. The provision of parking may be provided off-site or on-street if allowable under existing City of Kansas City Codes, or if approved upon consideration of the Board of Zoning Adjustment of the City of Kansas City.

V. Urban Renewal Techniques To Be Used To Achieve Plan Objectives

With respect to the particular urban renewal techniques to be used in the Brooklyn West Urban Renewal Plan:

1. The LCRA will designate certain parcels of land which are blighted and insanitary land within the City of Kansas City for redevelopment.
2. Land acquisition through eminent domain powers of the LCRA may be required to carry out this plan. Properties to be acquired under this plan are shown in Exhibit E-1. Those properties to be disposed of are shown in Exhibit E-2.
3. The LCRA will place certain parcels of land containing sound structures in a rehabilitation category, shown in Exhibit E-1 and subject to the following criteria:
 - a. All properties designated for rehabilitation shall be upgraded in accordance with the "Standards and Controls for Rehabilitation" found in Appendix 4 within three (3) years of the approval of this Plan.
 - b. The LCRA reserves the right to remove from the rehabilitation category and place into the acquisition category any property whose owner is unwilling or unable to comply with the "Standards and Controls for Rehabilitation", but only after approval of such action by the Board of Commissioners.
4. The LCRA shall provide tax abatement to projects in conformance with this plan.

VI. Other Provisions Necessary to Meet Requirements of Law

- A. The Project Area will require newly constructed utility connections from the existing utility services in adjacent public rights-of-way and alleys. It is anticipated that all water, sanitary

and storm sewer, electrical power and telephone connector lines required will be a redeveloper cost associated with the new construction envisioned for each structure. Existing utility service mains may need to be upgraded to serve the Project Area, also at the expense of the developer. This Project Area is adequately served by public transportation and public recreation facilities, and will have no substantial demand impact on these facilities. If, at the time the development takes place, additional public facilities and/or utilities are deemed to be necessary, it shall be the responsibility of the developer to provide same.

- B. Sections of the Project Area will need to be rezoned URD (Urban Redevelopment District) from the current zonings of R-5, C-2. The C3a2 zoning will remain unchanged (Exhibit F-1, Existing Zoning and Exhibit F-2, Proposed Zoning).
- C. Any changes in existing streets, street levels or grades, vacations of streets or alleys, or revisions of existing traffic movement patterns that may be required under this Plan will be the responsibility of the Developer and will be carried out according to the City's standards. No street vacations will occur along 14th Street.
- D. No changes in building codes and/or ordinances are required.

VII. Proposed Financing Plan

Financing for development proposals may utilize conventional or publicly assisted financing. The program is designed to stimulate private enterprise to provide affordable housing for low and moderate income households. LCRA may provide tax abatement as provided under the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300, et. seq. R.S. Mo., or other statutory incentives, to development proposals in accordance with this Plan.

VIII. Relocation

The Land Clearance for Redevelopment Authority, by Resolution 85-25, has a Standardized Relocation Policy (Appendix 2), to be adhered to should relocation be necessary.

IX. Affirmative Action Plan

The Land Clearance for Redevelopment Authority has developed an affirmative action process (Appendix 3) which requires that developers and project contractors submit individual affirmative action plans. All projects approved by LCRA are subject to applicable federal, state and/or affirmative action regulations, requirements, guidelines and procedures.

X. Duration of Controls

This Urban Renewal Plan shall be effective for a period of thirty (30) years from the date of approval by the City Council of the City of Kansas City, Missouri, unless otherwise amended by the City. The construction of housing and other described uses within the Urban Renewal Project Area shall commence within two years of approval of this Plan by the City Council.

XI. Provision for Amending Plan

This Plan may be modified by the Authority provided that, where the proposed modifications will substantially change the development of urban renewal plan as previously approved by the City of Kansas City, Missouri, it must similarly be approved by the City Council.

EXHIBITS

EXHIBIT A-1

PROJECT AREA MAP

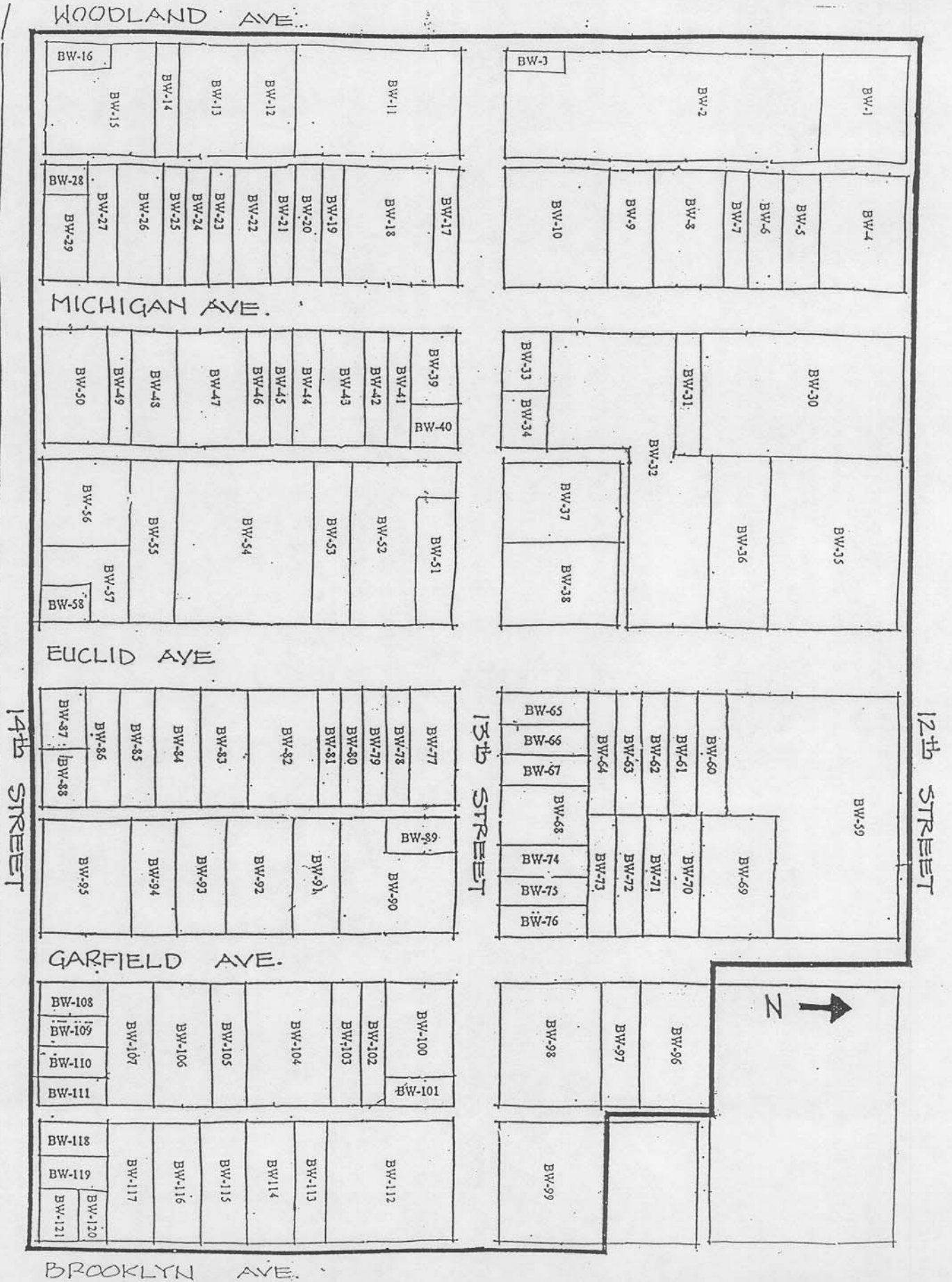


EXHIBIT A-2

LEGAL DESCRIPTION & OWNERSHIP

Brooklyn West

PARCEL	OWNER	ADDRESS & LEGAL DESCRIPTION
BW-1	Ollie Gates 4707 Paseo Kansas City, MO 64110	1805 E. 12th Street BROWNE & BROOKS Sub. Lots 30-34, except pt of Lot 34 in 12th Street
BW-2	Ollie Gates 4707 Paseo Kansas City, MO 64110	1211 Woodland BROWNE & BROOKS Sub. E. 95 Ft. of Lots 18 & 19 and all of Lots 20-30 Blk 2
BW-3	Land Trust of Jackson County 414 E. 12th Street 4th Floor Kansas City, MO 64106	1800 E. 13th Street BROWNE & BROOKS Sub. W. 25 Ft. of Lots 18 & 19 Blk 2
BW-4	Ollie Gates 4707 Paseo Kansas City, MO 64110	1821 E. 12th Street BROWNE & BROOKS Sub. Lots 1-4 Blk 2
BW-5	Ollie Gates 4707 Paseo Kansas City, MO 64110	1208 Michigan BROWNE & BROOKS Sub. Lot 5 Blk 2 N. 1/2 of Lot 6 Blk 2
BW-6	Henry & Frances Duckett 1212 Michigan Kansas City, MO 64127	1212 Michigan BROWNE & BROOKS Sub. S. 1/2 of Lot 6 Blk 2, All of Lot 7 Blk 2
BW-7	Frances Duckett 1212 Michigan Kansas City, MO 64127	1214 Michigan BROWNE & BROOKS Sub. Lot 8 Blk 2
BW-8	Ollie Gates 4707 Paseo Kansas City, MO 64110	1220 Michigan BROWNE & BROOKS Sub. All of Lots 9-11 Blk 2
BW-9	Ollie Gates 4707 Paseo Kansas City, MO 64110	1222 Michigan BROWNE & BROOKS Sub. Lots 12 & 13 Blk 2
BW-10	Ollie Gates 4707 Paseo Kansas City, MO 64110	1226 Michigan BROWNE & BROOKS Sub. All of Lots 14-17 Blk 2
BW-11	Ollie Gates 4707 Paseo Kansas City, MO 64110	1313 Woodland BROWNE & BROOKS Sub. All of Lots 7-12 Blk 3 and All of Lot 26 Blk 2 S.C. MOODYS Sub.
BW-12	James H. Lyddon 5400 W. 83rd Street Shawnee Mission, KS 66208	1315-17 Woodland S.C. MOODYS Sub. Lots 24 & 25 Blk 2
BW-13	Ollie Gates 4707 Paseo Kansas City, MO 64110	1319 Woodland S.C. MOODYS Sub. All of Lots 21-23 Blk 2
BW-14	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1325 Woodland S.C. MOODYS Sub. Lot 20 Blk 2
BW-15	Benedette Tile Company 1304 W. 50th Street Kansas City, MO 64112	1802 E. 14th Street S.C. MOODYS Sub. E. 90.34 Ft. of Lots 15-17 and All of Lots 18 & 19 Blk 2
BW-16	Jack L. De Benedetto 1304 W. 50th Street Kansas City, MO 64112	1800 E. 14th Street S.C. MOODYS Sub. W. 29.7 Ft. of Lots 15, 16 & 17 Blk 2
BW-17	Ollie Gates 4707 Paseo Kansas City, MO 64110	1300 Michigan BROWNE & BROOKS Sub. Lot 1 Blk 3
BW-18	Ollie Gates 4707 Paseo Kansas City, MO 64110	1308 Michigan BROWNE & BROOKS Sub. All of Lots 2-4 and the N. 24 Ft. of Lot 5 Blk 3
BW-19	Ross Lea Martin, Sr. & Gladys Martin 2821 Spruce Kansas City, MO 64128	1310 Michigan BROWNE & BROOKS Sub. S. 1 Ft. Lot 5 Lot 6 Blk 3
BW-20	Betty Byrd 1312 Michigan Kansas City, MO 64127	1312 Michigan S.C. MOODYS Sub. Lot 1 Blk 2
BW-21	John & Roberta Johnson 1314 Michigan Kansas City, MO 64127	1314 Michigan S.C. MOODYS Sub. Lot 2 Blk 2

BW-22	Eula Miller & Kay Watson & Michael Miller 1318 Michigan Kansas City, MO 64127	1316 Michigan S.C. MOODYS Sub. Lot 3 N. 15 Ft. Lot 4 Blk 2
BW-23	Harvey G. Miller, Jr. 1318 Michigan Kansas City, MO 64127	1318 Michigan S.C. MOODYS Sub. S. 10 Ft. Lot 4 N. 18 Ft. Lot 5 Blk 2
BW-24	Eula & Michael Miller & Lelia Miller 1318 Michigan Kansas City, MO 64127	1320 Michigan S.C. MOODYS Sub. S. 7 Ft. Lot 5 and N. 18 Ft. Lot 6 Blk 2
BW-25	James & Louella Morgan 1322 Michigan Kansas City, MO 64127	1322 Michigan S.C. MOODYS Sub. S. 7 Ft. Lot 6 and N 18 Ft. Lot 7 Blk 2
BW-26	Etherine S. Williams & Anthony M. Rogers 1326 Michigan Kansas City, MO 64127	1326 Michigan S.C. MOODYS Sub. S. 7 Ft. Lot 7 all Lot 8 and N. 15 Ft. Lot 9 Blk 2
BW-27	House of Refuge Pentacostal Church, Inc. 1009 King Cross Road Blue Springs, MO 64014	1330 Michigan S.C. MOODYS Sub. S. 10 Ft. of Lot 9 and All of Lot 10 Blk 2
BW-28	Victory is Mine Ministry Walter L. Jefferson 898 Lawrence Detroit, MI 48202	1814 E. 14th Street S.C. MOODYS Sub. W. 30 Ft. of Lots 11 & 12 Blk 2
BW-29	House of Refuge Pentacostal Church, Inc. 1009 King Cross Road Blue Springs, MO 64014	1332 Michigan S.C. MOODYS Sub. E. 90 Ft. of Lots 11 & 12, Blk 2
BW-30	Ollie Gates 4707 Paseo Kansas City, MO 64110	1215 Michigan BROWNE & BROOKS Sub. All of Lots 26-34 Blk 1 and W. 1/2 of vac alley E. of and adj.
BW-31	Mary Brown c/o Richard Christian 3924 1/2 S. Dalton Avenue Los Angeles, CA 90062	1219 Michigan BROWNE & BROOKS Sub. Lot 25 Blk 1 and W. 1/2 vac alley
BW-32	Ollie Gates 4707 Paseo Kansas City, MO 64110	1220 Euclid BROWNE & BROOKS Sub. S. 10 Ft. of Lot 9 and all of Lots 10, 11 & 12 and N. 12 Ft. of Lot 19 and all of Lots 20-24 and E. 1/2 of vac alley ly W. of sd pt of Lot 9-12 and W. 1/2 of vac alley ly W. of Lots 23 & 24
BW-33	Anna Lou Jamerson 1231 Michigan Kansas City, MO 64127	1231 Michigan BROWNE & BROOKS Sub. W. 58 Ft. of Lot 18 and W. 58 Ft. of S. 13 Ft. of Lot 19 Blk 1
BW-34	Ollie Gates 4707 Paseo Kansas City, MO 64110	1909 E. 13th Street BROWNE & BROOKS Sub. E. 62 Ft. of Lot 18 and E. 62 Ft. of S. 13 Ft. of Lot 19 Blk 1
BW-35	True Love Baptist Church 1921 E. 12th Street Kansas City, MO 64127	1921 E. 12th Street BROWNE & BROOKS Sub. S. 20 Ft. Lot 1 and all Lots 2-6 Blk 1 also E. 1/2 vac alley ly W. and adj sd Lots
BW-36	Mattie M. & Janice M. Alexander & Robin L. Arthur 1212 Euclid Kansas City, MO 64127	1212 Euclid BROWNE & BROOKS Sub. Lots 7 & 8 also N. 15 Ft. of Lot 9 Blk 1 and E. 1/2 vac alley ly W. and adj
BW-37	Ollie Gates 4707 Paseo Kansas City, MO 64110	1914 E. 13th Street NORTHUPS Sub. All of Lots A & B and W. 15 Ft. of Lot C
BW-38	Glory Temple Church of God in Christ 1224 1230 Euclid Kansas City, MO 64127	1920 E. 13th Street NORTHUPS Sub. E. 35 Ft. of Lot C and all of Lot D
BW-39	Shirley M. & Christina A. Glin 1015 Quindaro Kansas City, KS 66104	1301 Michigan BROWNE & BROOKS Sub. W. 73 Ft. Lots 11 & 12 Blk 4
BW-40	Central States Conference Corp. 7th Day Adventist Box 1527 Kansas City, MO 64141	1907 E. 13th Street BROWNE & BROOKS Sub. E. 47 Ft. of Lots 11 & 12 Blk 4
BW-41	Leon & David Wyatt 2739 Bales Kansas City, MO 64127	1305 Michigan BROWNE & BROOKS Sub. Lot 10 Blk 4
BW-42	Ollie Gates 4707 Paseo Kansas City, MO 64110	1307 Michigan BROWNE & BROOKS Sub. Lot 9 Blk 4
BW-43	Robbie L. Moore 2616 Cleveland Kansas City, MO 64127	1311 Michigan BROWNE & BROOKS Sub. all of Lots 7 & 8 Blk 4

BW-44	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1313 Michigan S.C. MOODYS Sub. Lot 26 Blk 1
BW-45	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1315 Michigan S.C. MOODYS Sub. Lot 25 Blk 1
BW-46	Eula & Michael Miller & Lelia Miller 1318 Michigan Kansas City, MO 64127	1317 Michigan S.C. MOODYS Sub. all of Lot 24 Blk 1
BW-47	Harvey G. Miller, Jr. 1318 Michigan Kansas City, MO 64127	1319 Michigan S.C. MOODYS Sub. all of Lots 21-23 Blk 1
BW-48	Ollie Gates 4707 Paseo Kansas City, MO 64110	1325 Michigan S.C. MOODYS Sub. all of Lots 19 & 20 Blk 1
BW-49	Gary V. and John Tauver 1914 E. 14th Street Kansas City, MO 64127	1329 Michigan S.C. MOODYS Sub. Lot 18 Blk 1
BW-50	Gary V. and John Tauver 1914 E. 14th Street Kansas City, MO 64127	1912 E. 14th Street S.C. MOODYS Sub. Lot 15, 16 & 17 Blk 1
BW-51	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1302 Euclid BROWNE & BROOKS Sub. E. 134 Ft. Lot 1 E. 134 Ft. of N. 15 Ft. Lot 2 Blk 4
BW-52	Ollie Gates 4707 Paseo Kansas City, MO 64110	1306 Euclid BROWNE & BROOKS Sub. W. 36 Ft. of Lot 1 and W. 36 Ft. of N. 15 Ft. of Lot 2 and S. 10 Ft. of Lot 2 and all of Lots 3 & 4 and N. 13 Ft. of Lot 5 Blk 4
BW-53	Kansas City, MO Homesteading Authority 414 E. 12th Street Kansas City, MO 64106	1308 Euclid BROWNE & BROOKS Sub. S. 12 Ft. Lot 5 all Lot 6 Blk 4 also N. 5 Ft. Lot 1 Blk 1 S.C. MOODYS Sub.
BW-54	Ollie Gates 4707 Paseo Kansas City, MO 64110	1320 Euclid S.C. MOODYS Sub. S. 25 Ft. of Lot 1 and all of Lots 2- 6 Blk 1
BW-55	John & Louise McKay c/o Gary V. and John Tauver 1914 E. 14th Street Kansas City, MO 64127	1324 Euclid S.C. MOODYS Sub. Lots 7 & 8 Blk 1
BW-56	Gary V. and John Tauver 1914 E. 14th Street Kansas City, MO 64127	1914 E. 14th Street S.C. MOODYS Sub. W. 90 Ft. of Lots 9-12 Blk 1
BW-57	Ollie Gates 4707 Paseo Kansas City, MO 64110	1920 E. 14th Street S.C. MOODYS Sub. E. 80 Ft. of Lot 9 and E. 80 Ft. of N. 18 Ft. of Lot 10 and W. 45 Ft. of E. 80 Ft. of S. 7 Ft. of Lot 10 and W. 45 Ft. of E. 80 Ft. of Lots 11 & 12 Blk 1
BW-58	Gary V. and John Tauver 1914 E. 14th Street Kansas City, MO 64127	1924 E. 14th Street S.C. MOODYS Sub. E. 35 Ft. of S. 7 Ft. Lot 10 and E. 35 Ft. Lots 11 & 12 Blk 1
BW-59	Ollie Gates 4707 Paseo Kansas City, MO 64110	2029 E. 12th Street CHASE PLACE all of Lots 1-5 and N. 5 Ft. of Lot 6
BW-60	James P. & Mildred Reeder 8606 Prairie View Street Houston, TX 77088	1217 Euclid CHASE PLACE N. 30 Ft. of S. 45 Ft. of Lot 6
BW-61	Alice M. Jones 1219 Euclid Kansas City, MO 64127	1219 Euclid CHASE PLACE S. 15 Ft. Lot 6 and N. 15 Ft. Lot 7
BW-62	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1221 Euclid CHASE PLACE N. 30 Ft. of S. 35 Ft. Lot 7
BW-63	Excel Enterprises, Inc. 1541 NE Englewood Road Kansas City, MO 64118	1225 Euclid CHASE PLACE S. 5 Ft. Lot 7 and N. 25 Ft. Lot 8
BW-64	David B. Anderson 3782 Washington Kansas City, MO 64111	1227 Euclid CHASE PLACE S. 25 Ft. Lot 8 and N. 5 Ft. Lot 9
BW-65	Ollie Gates 4707 Paseo Kansas City, MO 64110	2000 E. 13th Street CHASE PLACE W. 32 Ft. of S. 45 Ft. Lot 9 and W. 32 Ft. Lot 10
BW-66	Charlotte Mae Tillman 2008 E. 13th Street Kansas City, MO 64127	2002 E. 13th Street CHASE PLACE E. 32 Ft. of W. 64 Ft. of S. 45 Ft. Lot 9 and E. 32 Ft. of W. 64 Ft. Lot 10

BW-67	Dan Holland & Jeanette Frances Holland 3814 S. Benton Kansas City, MO 64128	2004 E. 13th Street CHASE PLACE E. 32 Ft. of W. 96 Ft. of S. 45 Ft. Lot 9 and E. 32 Ft. of W. 96 Ft. Lot 10
BW-68	Charlotte Mae Tillman 2008 E. 13th Street Kansas City, MO 64127	2008 E. 13th Street CHASE PLACE E. 32 Ft. of S. 45 Ft. of Lot 9 and E. 32 Ft. of Lot 10 and W. 32 Ft. of Lot 11 and W. 32 Ft. of S. 45 Ft. of Lot 12
BW-69	Robert & Mary Lacy 1218 Garfield Kansas City, MO 64127	1218 Garfield CHASE PLACE N. 31 Ft. of Lot 15 and all of Lot 16
BW-70	Andrew J. & Vera L. Davis 1220 Garfield Kansas City, MO 64127	1220 Garfield CHASE PLACE N. 12 Ft. Lot 14 and S. 19 Ft. Lot 15
BW-71	Metropolitan Spiritual Church of Christ 1231 Garfield Kansas City, MO 64127	1222 Garfield CHASE PLACE N. 31 Ft. of S. 38 Ft. Lot 14
BW-72	William E. & Beverly A. Harrison 1226 Garfield Kansas City, MO 64127	1224 Garfield CHASE PLACE N. 24 Ft. Lot 13 and S. 7 Ft. Lot 14
BW-73	William E. & Beverly A. Harrison 1226 Garfield Kansas City, MO 64127	1226 Garfield CHASE PLACE N. 5 Ft. Lot 12 and S. 26 Ft. Lot 13
BW-74	Dave & Laura Whitaker 2014 E. 13th Street Kansas City, MO 64127	2014 E. 13th Street CHASE PLACE E. 32 Ft. of W. 64 Ft. Lot 11 and E. 32 Ft. of W. 64 Ft. of S. 45 Ft. Lot 12
BW-75	Dave & Laura Whitaker 2014 E. 13th Street Kansas City, MO 64127	2016 E. 13th Street CHASE PLACE W. 32 Ft. of E. 64 Ft. Lot 11 and W. 32 Ft. of E. 64 Ft. of S. 45 Ft. Lot 12
BW-76	Metropolitan Spiritual Church of Christ 1231 Garfield Kansas City, MO 64127	2018 E. 13th Street CHASE PLACE E. 32 Ft. Lot 11 and E. 32 Ft. of S. 45 Ft. Lot 12
BW-77	Charlotte Mae Tillman 2008 E. 13th Street Kansas City, MO 64127	2001 E. 13th Street CHASES Sub. Lots 17 & 18 Blk 3
BW-78	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1305 Euclid CHASES Sub. Lot 16 Blk 3
BW-79	Vurley Woodson 1307 Euclid Kansas City, MO 64127	1307 Euclid CHASES Sub. Lot 15 Blk 3
BW-80	Robert & Jean Allen 2511 W. 64th Street Shawnee Mission, KS 66208	1309 Euclid CHASES Sub. Lot 14 Blk 3
BW-81	Ollie Gates 4707 Paseo Kansas City, MO 64110	1311 Euclid CHASES Sub. Lot 13 Blk 3
BW-82	O.G. Investments 4707 Paseo Kansas City, MO 64110	1313 Euclid CHASES Sub. Lots 10, 11 & 12 Blk 3
BW-83	True Love Missionary Baptist Church 1921 E. 12th Street Kansas City, MO 64127	1321 Euclid BEND PLACE Lots 91 & 92
BW-84	O.G. Investments 4707 Paseo Kansas City, MO 64110	1323 Euclid BEND PLACE Lots 89 & 90
BW-85	O.G. Investments 4707 Paseo Kansas City, MO 64110	1327 Euclid BEND PLACE N. 12.5 Ft. Lot 87 and all Lot 88
BW-86	O.G. Investments 4707 Paseo Kansas City, MO 64110	1329 Euclid BEND PLACE Lot 86 and S. 12.5 Ft. Lot 87
BW-87	Pearl Walker & John H. Montgomery 1333 Euclid Kansas City, MO 64127	1333-35 Euclid BEND PLACE W. 61 Ft. Lots 84 & 85
BW-88	Robert S. Ehinger 4802 E. 12th Street Kansas City, MO 64127	2004-06 E. 14th Street BEND PLACE E. 61 Ft. Lots 84 & 85
BW-89	Charlotte Mae Tillman 2008 E. 13th Street Kansas City, MO 64127	2013 E. 13th Street CHASES Sub. W. 33.33 Ft. Lots 1, 2 & 3 Blk 3

BW-90	Metropolitan Spiritual Church of Christ 1231 Garfield Kansas City, MO 64127	1306 Garfield CHASES Sub. E. 88 2/3 Ft. of Lots 1, 2 & 3 Blk 3 and Lots 4 & 5 Blk 3
BW-91	Ollie Gates 4707 Paseo Kansas City, MO 64110	1312 Garfield CHASES Sub. Lots 6 & 7 Blk 3
BW-92	Jackson County, MO 415 E. 12th Street Kansas City, MO 64106	1314 Garfield CHASES Sub. Lots 8 & 9 Blk 3 BEND PLACE N. 20 Ft. Lot 47
BW-93	Ollie Gates 4707 Paseo Kansas City, MO 64110	1318 Garfield BEND PLACE S. 5 Ft. Lot 47 and all Lots 48 & 49
BW-94	Alvin M. Woods 1326 Garfield Kansas City, MO 64127	1326 Garfield BEND PLACE Lots 50 & 51
BW-95	Ollie Gates 4707 Paseo Kansas City, MO 64110	1332 Garfield BEND PLACE Lots 52-55
BW-96	Isabel Starr 1219 Garfield Kansas City, MO 64127	1219 Garfield CHASES Sub. N. 12.5 Ft. Lot 10 and all Lot 11 Blk 1
BW-97	Metropolitan Spiritual Church of Christ 1231 Garfield Kansas City, MO 64127	1221 Garfield CHASES Sub. Res Blk 1 N. 4 Ft. Lot 9 and S. 37.5 Ft. Lot 10 Blk 1
BW-98	Metropolitan Spiritual Church of Christ 1231 Garfield Kansas City, MO 64127	1231 Garfield CHASES Sub. Res Blk 1 Lot 8 and S. 46 Ft. Lot 9 Blk 1
BW-99	Ollie Gates 4707 Paseo Kansas City, MO 64110	1226 Brooklyn CHASES Sub. Res Blk 1 Lot 6-7 Blk 1
BW-100	Metropolitan Spiritual Church of Christ 1231 Garfield Kansas City, MO 64127	1301 Garfield CHASES Sub. W. 93.75 Ft. Lots 16, 17 & 18 Blk 4
BW-101	Roger L. Goodwin & Aaron C. Ball 5621 Delmar Blvd. Apt. 703 St. Louis, MO 63112	2111 E. 13th Street CHASES Sub. E. 35 Ft. Lots 16, 17 & 18 Blk 4
BW-102	O. G. Investment 4707 Paseo Kansas City, MO 64110	1307 Garfield CHASES Sub. Lot 15 Blk 4
BW-103	William E. & Beverly E. Harrison 1226 Garfield Kansas City, MO 64127	1309 Garfield CHASES Sub. N. 6.25 Ft. Lot 13 and all Lot 14 Blk 4
BW-104	Ollie Gates 4707 Paseo Kansas City, MO 64110	1315 Garfield CHASES Sub. all of Lots 10-12 and S. 18.75 Ft. of Lot 13 Blk 4
BW-105	Virgil J. Harness, Sr. & Yolanda Harness 1317 Garfield Kansas City, MO 64127	1317 Garfield BEND PLACE N. 10 Ft. Lot 45 and all Lot 46
BW-106	Ollie Gates 4707 Paseo Kansas City, MO 64110	1323 Garfield BEND PLACE all of Lots 43 & 44 and S. 15 Ft. of Lot 45
BW-107	Jewel J. Frye 1327 Garfield Kansas City, MO 64127	1327 Garfield BEND PLACE Lots 41 & 42
BW-108	D.S. & Edith Jamison 2112 E. 14th Street Kansas City, MO 64127	2100 E. 14th Street BEND PLACE W. 32 Ft. Lots 38, 39 & 40
BW-109	Nathaniel & Josephine E. Nelson 7219 Hullwood Kansas City, MO 64133	2102 E. 14th Street BEND PLACE E. 32.375 Ft. of W. 64.375 Ft. of Lots 38, 39 & 40
BW-110	Vergil Ersery 2621 Indiana Kansas City, MO 64127	2104 E. 14th Street BEND PLACE W. 32.375 of E. 64.375 Ft. Lots 38, 39 & 40
BW-111	Robert S. Ehinger 4802 E. 12th Street Kansas City, MO 64127	2106 E. 14th Street BEND PLACE E. 32 Ft. Lots 38, 39 & 40
BW-112	Twelfth Street Heritage Development Corp. 2000 E. 12th Street Kansas City, MO 64127	1300 Brooklyn Avenue CHASES Sub. Lots 1-5 and N. 12.5 Ft. of Lot 6 Blk 4
BW-113	Ollie Gates 4707 Paseo Kansas City, MO 64110	1312 Brooklyn Avenue CHASES Sub. S. 12.5 Ft. of Lot 6 and all of Lot 7 Blk 4

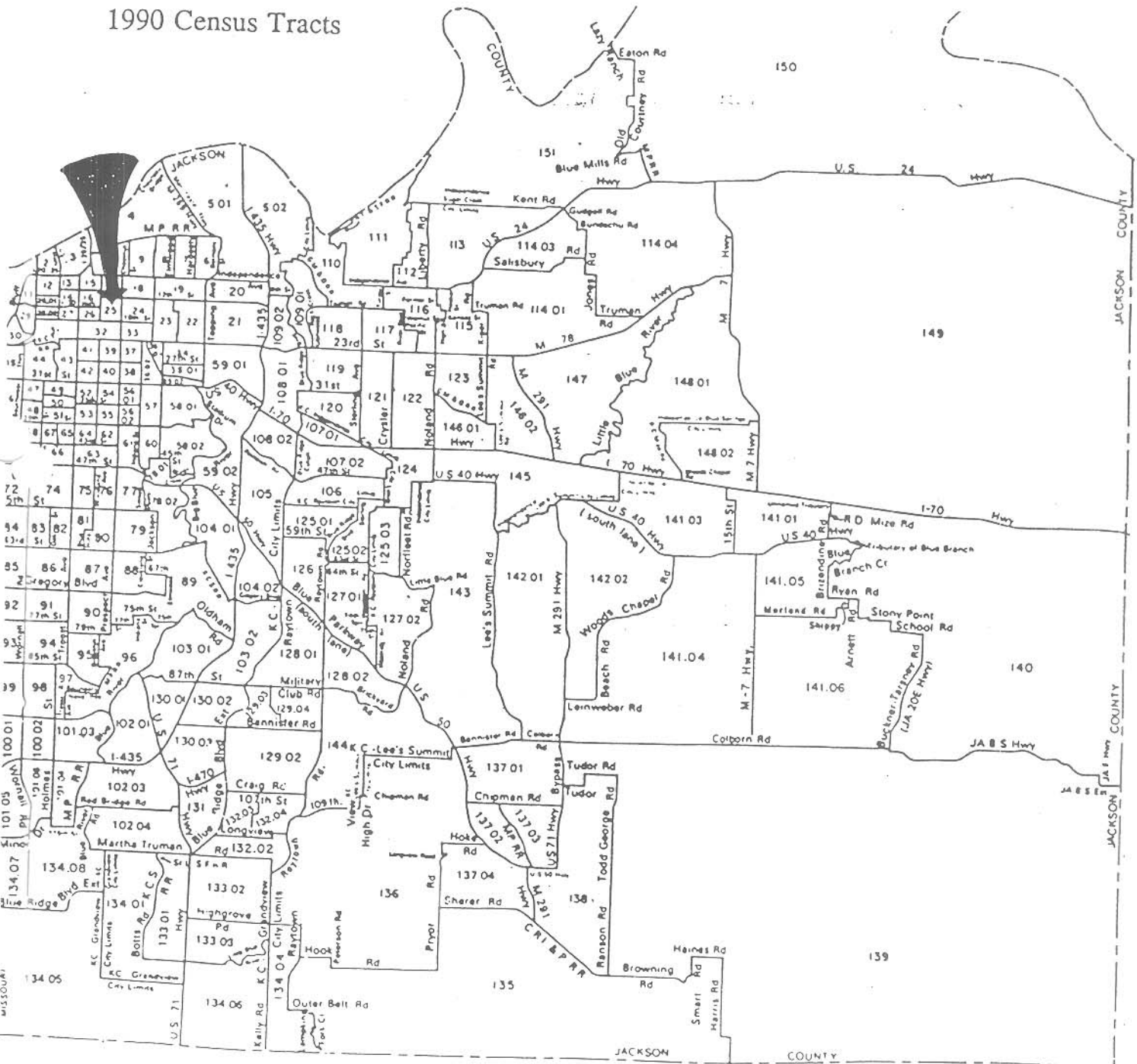
BW-114	Monroe & Famie Wallace 2520 Wabash Kansas City, MO 64127	1314 Brooklyn Avenue CHASES Sub. Lots 8 & 9 Blk 4
BW-115	Mathews & Associates c/o Gerald F. Haverkamp 6311 Sherwood Lane Shawnee Mission, KS 66203	1322 Brooklyn Avenue BEND PLACE Lots 1 & 2
BW-116	Ollie Gates 4707 Paseo Kansas City, MO 64110	1324 Brooklyn Avenue BEND PLACE Lots 3 & 4
BW-117	Clyde & Mary E. Scott 1330 Brooklyn Kansas City, MO 64127	1328 Brooklyn Avenue BEND PLACE all of Lots 5 & 6
BW-118	D. S. Jamisin 2112 E. 14th Street Kansas City, MO 64127	2112 E. 14th Street BEND PLACE W. 35.75 Ft. of Lots 7, 8 & 9
BW-119	Allen Watts, James Pressley, Norma Watts 2417 E. 70th Street Kansas City, MO 64132	2114 E. 14th Street BEND PLACE W. 38 Ft. of E. 93 Ft. of Lots 7, 8 & 9
BW-120	Paula W. Chappell 1332 Brooklyn Kansas City, MO 64127	1332 Brooklyn Avenue BEND PLACE E. 55 Ft. of Lot 7 E. 55 Ft. of N. 14 Ft. of Lot 8
BW-121	Jonna Kay McDonnell 12315 Wyandotte Kansas City, MO 64145	1334 Brooklyn Avenue BEND PLACE E. 55 Ft. of S. 11 Ft. of Lot 8 and E. 55 Ft. of Lot 9

EXHIBIT B

CENSUS TRACT MAP

JACKSON COUNTY

1990 Census Tracts



MARC

Prepared by MARC's
Research Data Center

Mid-America Regional Council
300 Rivergate Center
600 Broadway

EXHIBIT C

CONDITIONS OF PROJECT AREA

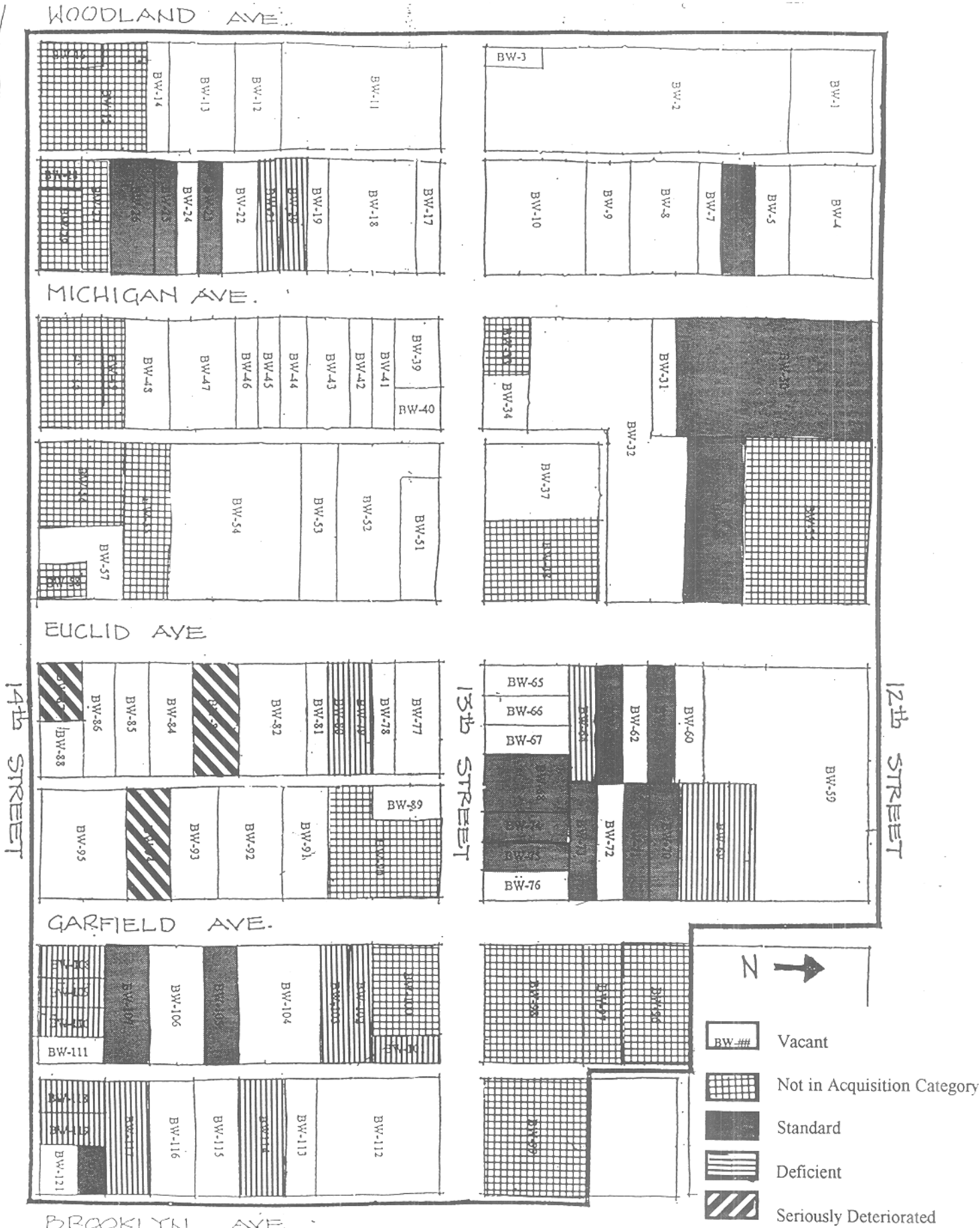


EXHIBIT D-1

EXISTING LAND USE



Garfield-Independence Plaza Area

Existing Land Use



Low Density Residential



Medium Density Residential



High Density Residential



Retail Commercial



Light Industrial



Public and Semi-Public



Project Boundary

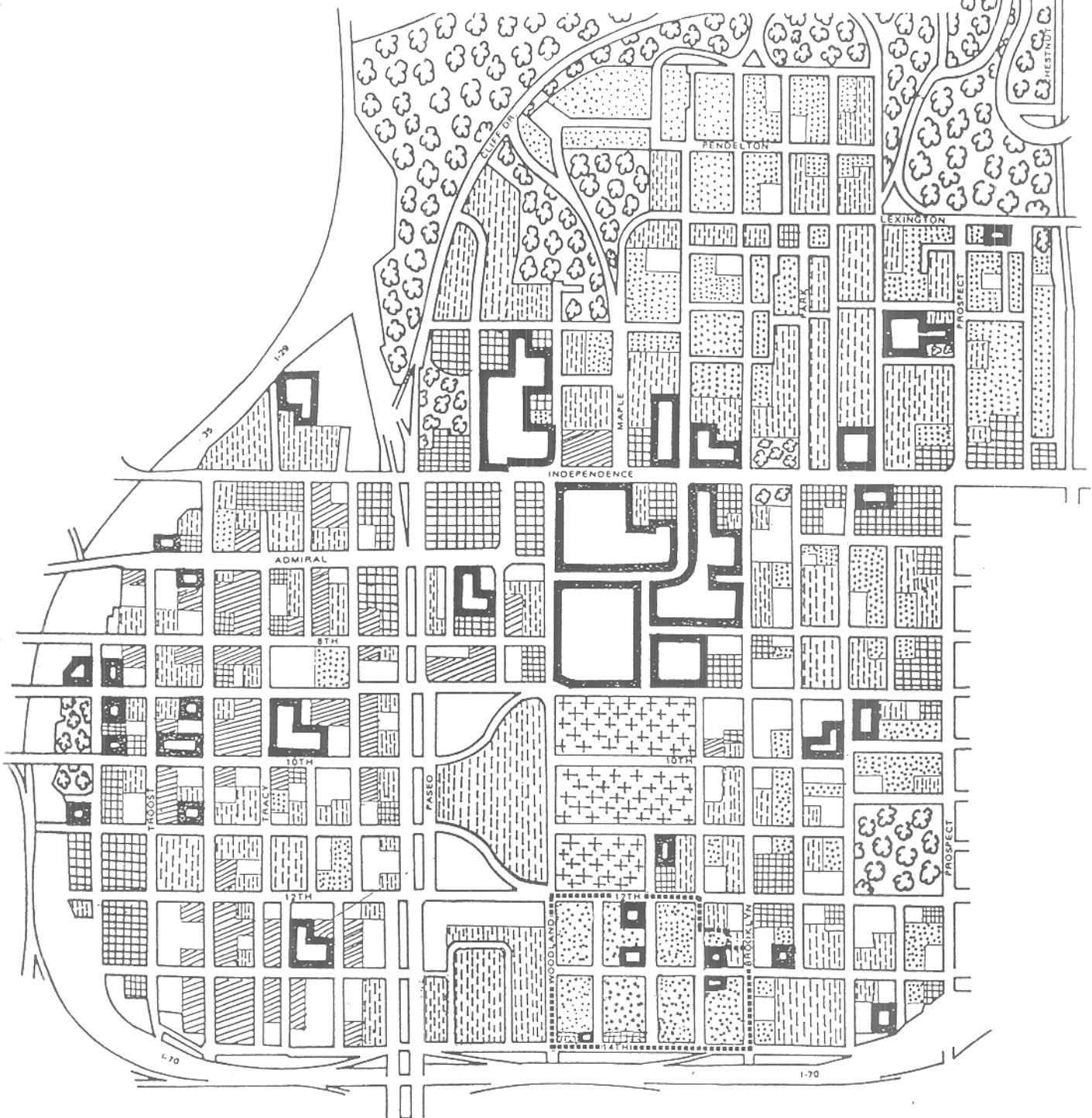


Park



EXHIBIT D-2

PROPOSED LAND USE



Garfield-Independence Plaza Area

Existing Land Use



Low Density Residential



Medium Density Residential



High Density Residential



Retail Commercial



Light Industrial



Public and Semi-Public



Project Boundary



Park

N

Scale 900'

EXHIBIT E-1

PROPERTY TO BE ACQUIRED

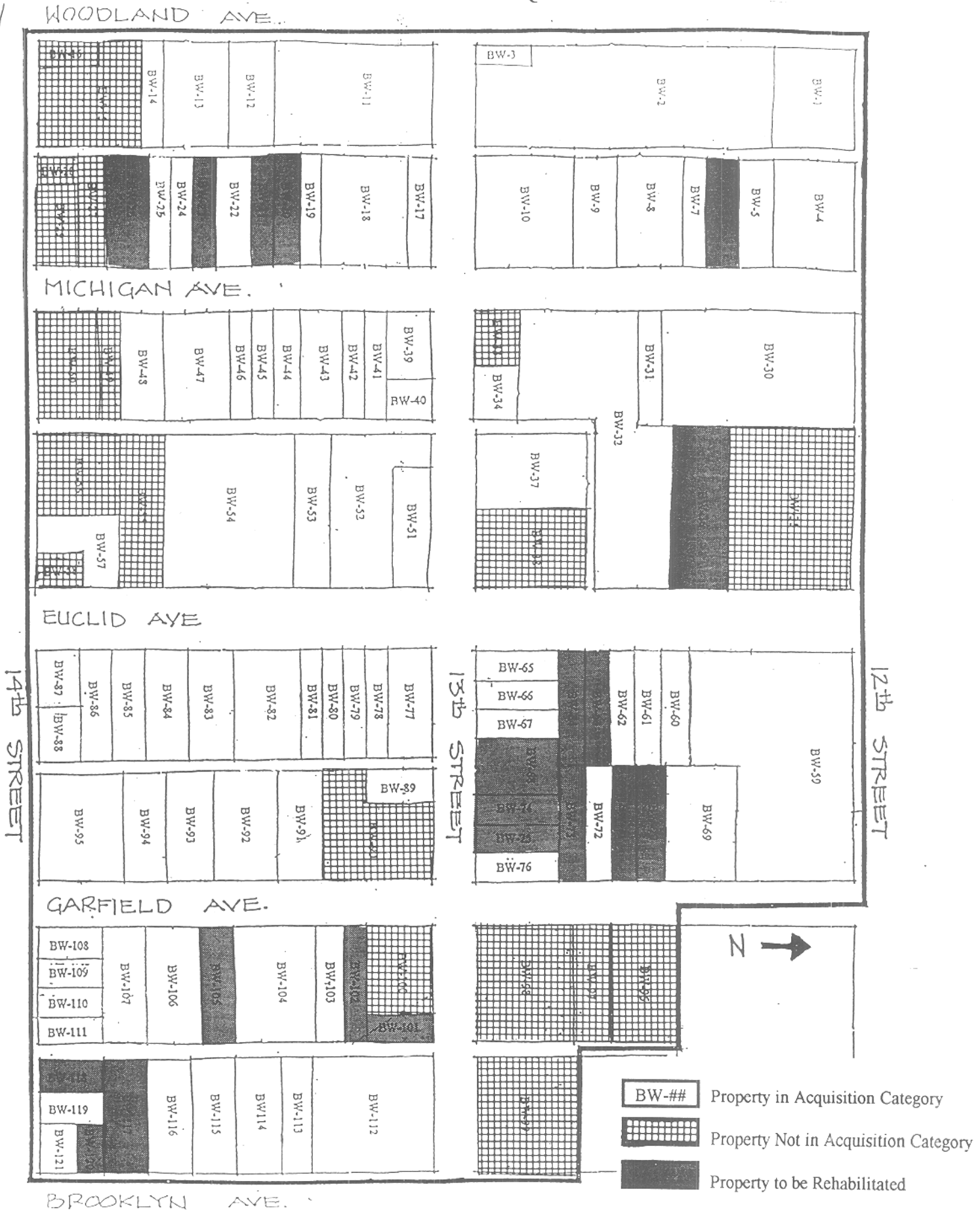
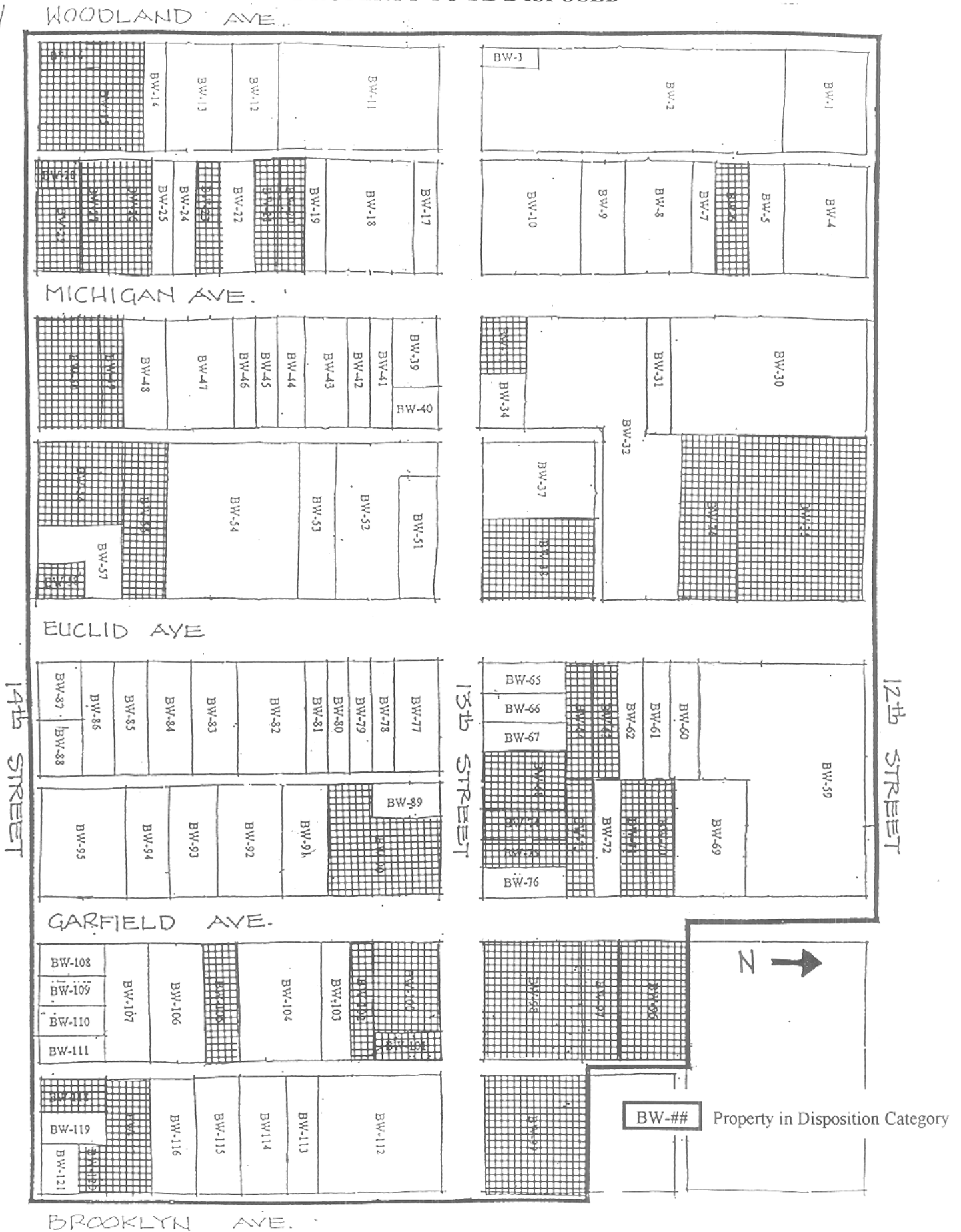


EXHIBIT E-2

PROPERTY TO BE DISPOSED



EXISTING ZONING

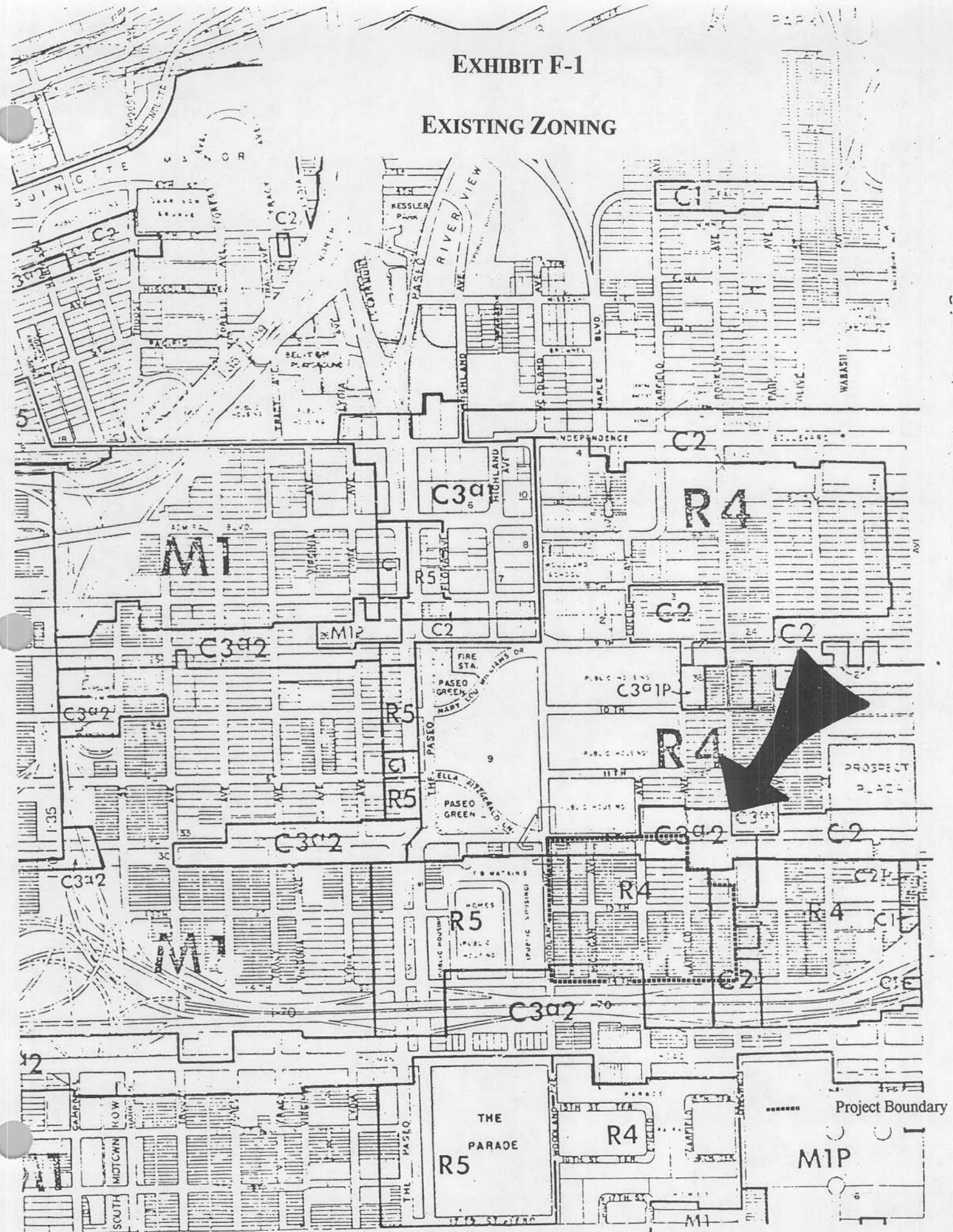
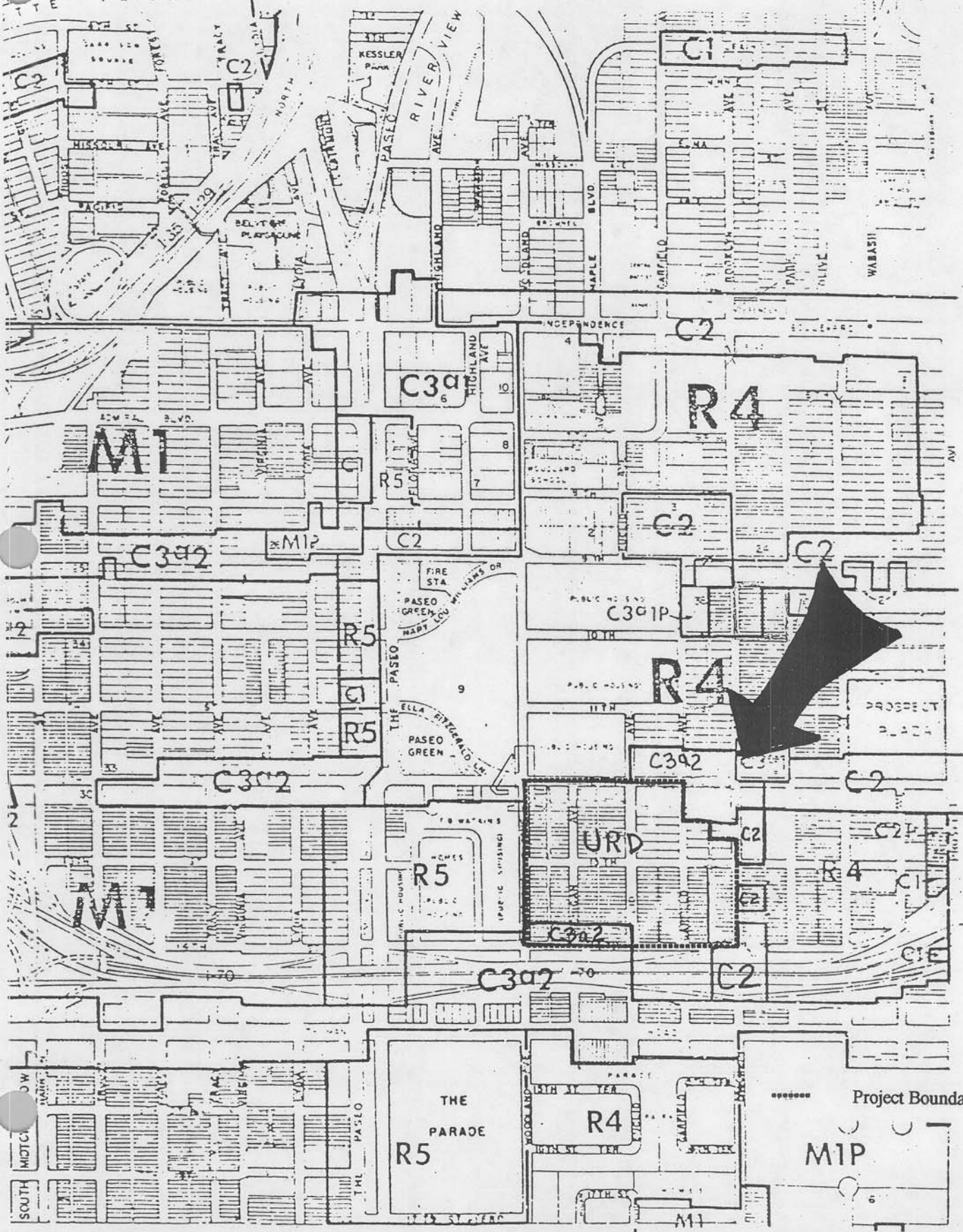


EXHIBIT F-2

PROPOSED ZONING



SEE SHEET No. 1B

APPENDICES

APPENDIX 1

DESIGN REVIEW PROCESS

All redevelopment proposals for the Kansas City Redevelopment Authority's Disposition Parcels will be subject to design review and approval by the Authority before and after the execution of a Disposition Agreement, Inducement Resolution, Redevelopment Contract, Certificate of Tax Abatement or other necessary action of the Authority. In addition, all development proposals for new construction or the rehabilitation of existing structures within designated urban renewal areas will be subject to the Authority's design review and approval. This review will evaluate the quality and appropriateness of the proposal on the basis of planning and design objectives stated in the Plan and the special land use and building requirements stated in more detailed and refined development objectives and controls which may be prepared for the site.

This review will be conducted by the Authority. The Authority may engage professional consulting services from time to time to provide technical advice. Required submissions shall be made to the Authority through the Executive Director.

Required submission will occur at three stages in the preparation of the redevelopment proposal. Additional informal reviews at the request of either the Redeveloper or the Authority Staff are encouraged. It is the intention of the Authority Staff that once approval has been given of a submission stage, further review will be limited to consideration of a development or refinement of previous approved submission, or to new elements which were not present in previous submissions.

The formal stages of submission follow:

1. SCHEMATIC DESIGN

This review is intended to secure agreement on and approval of the basic design concept prior to extensive work by the Redeveloper's Architect. The Authority does not encourage submission of more than the following, which it feels is sufficient to describe the proposal:

- a) Site plan at any appropriate scale (1" = 100' and 1" = 40' are preferred scales); emphasizing general relationships of proposed and existing buildings, walls and open space, including that mutually defined by buildings on adjacent parcels and across streets. The general location of walks, driveways, parking, service areas, roads and major landscape features, in addition to the buildings, should be shown. Where relevant, site sections showing height relationships with proposed and adjacent buildings shall be provided.

- b) Building plans, elevations and sections at any appropriate scale, showing organization of functions and spaces. These drawings need not be more detailed than sufficient to indicate general architectural character and proposed finish materials.
- c) All sketches, diagrams and other materials relevant to the proposal which were used by the architect during his initial study and which will help clarify the architect's problem and his solution to it.
- d) Written statement of proposal, including total square footage, F.A.R., number of parking spaces, structural system and principal building materials and estimated costs.
- e) Proposed time schedule for the following submissions and estimated construction time.

Upon approval by the Authority of the SCHEMATIC DESIGN, the following submission is required:

2. DESIGN DEVELOPMENT

This review is intended to secure agreement on and approval of the final design prior to extensive and detailed work on the preliminary drawings.

- a) Site Plan development of 1 (a) at 1" = 40' minimum (or as determined after approval of SCHEMATIC DESIGN). Phasing possibilities, if any, shall be shown. Proposed site grading, including typical existing and proposed grades at parcel lines shall be shown. Those areas of the site proposed to be developed "by others" or easements to be provided for others shall be clearly indicated. All dimensions which may become critical from the point of view of zoning shall be indicated, including adjacent buildings, streets and buildings across streets shall be indicated, if appropriate.
- b) Site sections at 1" = 40' (minimum) showing vertical relationships in addition to those shown above.
- c) Building plans, elevations and sections developed from those of 1 (b).
- d) Time schedule for the following submission.

Upon approval by the Authority of the DESIGN DEVELOPMENT, the following submission is required:

3. FINAL WORKING DRAWINGS AND SPECIFICATIONS

This review is intended to secure final agreement on and approval of the contract documents and the complete proposal.

- a) Complete site plans for the final parcel development to working drawing level of detail. These drawings, upon approval, will serve as a basic coordination drawing indicating scope of work and responsibilities to be performed by others.
- b) Complete working drawings and specifications ready for bidding.
- c) Statement of proposal, indicating differences, if any, from 1 (d).
- d) Time schedule for construction of this project.
- e) Detailed financial plan, including costs, rents and operation.

Once FINAL WORKING DRAWINGS AND SPECIFICATIONS have been approved and construction started, the only items subject to an additional review will be request for change orders in the construction. The Redeveloper is strictly required to construct the project in accordance with all details of the approved drawings. Permission to make changes from such approved drawings must be requested by the Redeveloper in writing to the Executive Director, who, in turn, will reply in writing, giving his approval or disapproval of the changes. No changes in the work are to be undertaken until such approval has been obtained.

APPENDIX 2

STANDARDIZED RELOCATION POLICY

Resolution No. 87-25

WHEREAS, the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority") has the power to prepare Plans and provide reasonable assistance for the relocation of families displaced from a land clearance project area of an urban renewal project area, to the extent essential for acquiring possession of and clearing or renewing the area or parts thereof; and

WHEREAS, the Authority desires to adopt a standardized relocation policy to be included henceforth in all urban renewal plans.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, as follows:

1. Henceforth, all urban renewal plans approved by the Authority shall contain the following provisions:

Relocation Plan.

a) Definitions. The following terms, whenever used or referred to herein, shall have the following meanings:

i) Designated Occupants. "Designated Occupants" shall mean handicapped, displaced occupants and those who are 65 years of age or older at the time of the notice to vacate, or who have an income less than the average median income for the metropolitan areas as certified annually by the Director of City Development based upon the standards established by the Department of Housing & Community Development.

ii) Displaced Business. "Displaced Business" shall mean any business that moves from real property within the development area as a result of the acquisition of such property, as a result of written notice to vacate such property, or in connection with the demolition, alteration or repair of said property, by any person who subsequently seeks tax abatement pursuant to R.S. Mo. 99.700, et seq., as amended.

iii) Displaced Occupant. "Displaced Occupant" shall mean any occupant who moves from real property within the development area as a result of the acquisition of such property, as a result of written notice to vacate such property, or in connection with the demolition, alteration or

repair of said property, by any person who subsequently seeks tax abatement pursuant to R.S. Mo. 99.700, et seq., as amended.

iv) Handicapped Occupant. "Handicapped Occupant" shall mean any occupant who is deaf, legally blind or orthopedically disabled to the extent that acquisition of other residence presents a greater burden than other occupants would encounter or that modification to the residence would be necessary.

v) Occupant. "Occupant" shall mean a residential occupant of a building having lawful possession thereof, and further shall include any person in lawful possession, whether related by blood or marriage to any other occupant.

vi) Person. "Person" shall mean any individual, firm, partnership, joint adventure, association, corporation and any life insurance company organized under the laws of, or admitted to do business in the State of Missouri, undertaking a redevelopment project in an urban renewal area, whether organized for profit or not, estate, trust, business trust, receiver or trustee appointed by any state or federal court, syndicate, or any other group or combination acting as a unit, and shall include the male as well as the female gender and the plural as well as the singular number.

(b) Plan Requirement. Every person approved by the Authority as a developer of property in furtherance of an urban renewal plan shall submit to the Authority a relocation plan as part of the developer's redevelopment plan.

(c) Contents of Plan. The relocation plan shall provide for the following:

(i) Payments of all displaced occupants and displaced businesses in occupancy at least ninety (90) days prior to the date said displaced occupant or said displaced business is required to vacate the premises by the developer, its assigns or any person seeking tax abatement pursuant to R.S. Mo. 99.700, et seq., as amended; and

(ii) Program for identifying needs of displaced occupants and displaced businesses with special consideration given to income, age, size of family, nature of business, availability of suitable replacement facilities, and vacancy rates of affordable facilities; and

(iii) Program for referrals of displaced occupants and displaced businesses with provisions for a minimum of three (3) suitable referral sites, a minimum of ninety (90) days notice of referral sites for handicapped displaced businesses, prior to the date such displaced occupant or displaced business is required to vacate the premises; and arrangements for

transportation to inspect referral sites to be provided to designated occupants.

(iv) Every displaced occupant and every displaced business shall be given a ninety (90) day notice to vacate; provided, however, that the developer may elect to reduce the notice time to sixty (60) days if the developer extends the relocation payments and benefits set forth in subsections (d), (e) and (f) below to any displaced occupant or displaced business affected by said reduction in time.

(d) Payments to Occupants. All displaced occupants eligible for payments under subsection (c)i hereof shall be provided with relocation payments based upon one of the following, at the option of the occupant:

(i) A \$500.00 payment to be paid at least thirty (30) days prior to the date the occupant is required to vacate the premises; or

(ii) Actual reasonable costs of relocation including actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees, and other initial rehousing deposits including first and last month's rent and security deposit.

(e) Handicapped displaced occupant allowance. In addition to the payments provided in subsection (d) hereof, an additional relocation payment shall be provided to handicapped displaced occupants which shall equal the amount, if any, necessary to adapt a replacement dwelling to substantially conform with the accessibility and usability of such occupant's prior residence, such amount not to exceed four hundred dollars (\$400.00).

(f) Payment to Business. All displaced businesses eligible for payments under subsection (c)i hereof shall be provided with relocation payments based upon the following, at the option of the business:

(i) A \$1,500.00 payment to be paid at least thirty (30) days prior to the date the business is required to vacate the premises; or

(ii) Actual costs of moving, including costs for packing, crating, disconnecting, dismantling, reassembling and installing all personal equipment and costs for relettering signs and replacement stationary.

(g) Waiver of Payments. Any occupant who is also the owner of premises and any business may waive their relocation payments set out above as part of the negotiations for acquisition of the interest held by said occupant or business. Said waiver shall be in writing and filed with the Authority.

(h) Notice of Relocation Benefits. All occupants and businesses eligible for relocation benefits hereunder shall be notified in writing of the availability of such relocation payments and assistance, such notice to be given concurrent with the notice of referral sites required by subsection (c)iii hereof.

(i) Persons Bound by the Plan. Any developer, its assigns or transferees, is required to comply with the provisions hereof and shall certify such compliance to the Executive Director of the Authority. Such certification shall include, among other things, the addresses of all occupied residential buildings and structures within the redevelopment plan area and the names and addresses of occupants and businesses displaced by the developer and specific relocation benefits provided to each occupant and business, as well as a sample notice provided each occupant and business. No person shall be entitled to the tax abatement provisions of R.S. Mo. 99.700, et seq., as amended, if said person has failed to comply with the relocation benefits provided herein.

(j) Minimum requirements. The requirements set out herein shall be considered minimums standards. In reviewing any proposed redevelopment plan, the Authority shall determine the adequacy of the proposal and may require additional elements to be provided therein.

2. Prior to resolutions of the Authority adopting the provisions of the Uniform Relocation Assistance and Real Properties Acquisition Policy Act of 1970, 42 U.S.C. 4621, et seq., as amended, and its implementing regulations, shall henceforth be applicable only to federally-assisted projects in which the Authority acquires real property by exercising its power of eminent domain or to projects acquired for the same public use through the same procedures and which are being purchased solely through expenditure of state or local funds.

3. This Resolution shall take effect immediately.

ADOPTED THIS 25th DAY OF March, 1987.

APPENDIX 3

AFFIRMATIVE ACTION PROCESS

The procedures outlined are designed to secure maximum opportunities for minority contractors and subcontractors to bid for work on projects carried out by the Authority's redevelopers. This is intended to be consistent with Equal Employment Opportunity and Affirmative Action objectives and regulations.

These procedures have been re-examined, sharpened and clarified in an effort to encourage redevelopers and general contractors to use minority-owned businesses. The Land Clearance for Redevelopment Authority should bring its requirement for minority business participation to the attention of redevelopers and contractors early so that Minority Business Enterprises will be included in the bidding process.

It should be pointed out to the redeveloper that minority businesses include materials suppliers and professional consultants, as well as construction contractors.

STEP I

Within a reasonable time after a potential developer has been identified by the Authority, a pre-developer conference will be held.

The redeveloper will be acquainted with the requirements for land sale or lease at this conference. The following information will be provided by the Authority's Equal Employment Opportunity Officer:

A. Equal Opportunity Requirements.

1. Each redeveloper is required to complete an affirmative action plan. The plan is to be completed based upon the known information available to the redeveloper before initial submission to the Authority's Board of Commissioners to consider their proposal to acquire and develop Authority land.
2. Pre-Award Commitments - The developer is to disclose to the Equal Employment Officer, in writing, any pre-award commitments to contractors or suppliers.
3. Equal Employment Opportunity Packet - Affirmative Action Plans (developers, general contractors, subcontractors), Good Faith Effort and Minority Resources, Executive Order #11246, Chapter IV - Contractor's Responsibilities, Minimum Wage for Each Job Classification Requirements, Authority Board Policies.

4. Contractor's Responsibility under Section 26.228 of the Code of General Ordinances of the City of Kansas City, Missouri, which requires the development of an affirmative action program.

STEP II
REDEVELOPER SUBMISSION FOR BOARD APPROVAL

- A. Redeveloper submits all land sale and affirmative action documents for staff review (as required in Article VII of the "Contract to Sell and Purchase," etc.) and the Authority's Affirmative Action Policy.
- B. Subsequent staff recommendations to the Board of Commissioners on documents received by the redeveloper.

STEP III
REDEVELOPER SUBMISSION FOR FINAL BOARD APPROVAL

- A. Board approves by resolution items of Article VII of the "Contract to Sell and Purchase," which include the following:
 1. Final development plans, including plans and specifications for improvements on the property, conforming to the provisions of the contract and the Urban Renewal Plan.
 2. Final evidence of the availability of construction funds.
 3. A statement of intent to begin construction within sixty (60) days from the date of approval of such submission by the seller.
 4. Proposed progress schedule for the completion of such improvements.
- B. The Board reviews Letter of Intent from the Redeveloper.

This letter will clarify the steps the redeveloper intends to take in order to make his commitment of minority participation a reality, and the instructions he has given his general contractor on methods to ensure these steps are implemented.

APPENDIX 4

STANDARDS AND CONTROLS FOR REHABILITATION

Introduction

These Standards and Controls are adopted pursuant to and as a part of the definitive Urban Renewal Plan for the Brooklyn West Urban Renewal Area. They are intended to promote building improvements complementary to new construction proposed for the area.

A. Property Affected:

These Standards and Controls for Rehabilitation shall be applicable to all property designated for retention. When it is determined that any building and property cannot be restored by the voluntary action of the owner to meet the objectives outlined above, the Authority shall follow the alternatives best suited to achieve the desired objectives, including acquisition and clearance by negotiation or eminent domain, or requesting the appropriate city department to enforce the Minimum Housing Code of Kansas City, Missouri, by and through the police powers of the enforcing agency.

B. Local Codes and Regulations:

These standards, while setting forth basic objectives and provisions specifically related to rehabilitation, shall not be construed as relieving the property owner or the builder of the responsibility for compliance with local ordinances, codes and regulations including established requirements of a health or other authority having jurisdiction.

All plans for rehabilitation which involve exterior changes, additions, alterations or structural changes within or without a structure shall be submitted to the Land Clearance for Redevelopment Authority and approved in writing by said Authority. If the Authority does not act in sixty (60) days, the plans shall be deemed to be approved and the Authority shall so certify. Plans shall be approved when meeting with the objectives of these standards, the Urban Renewal Plan and health and safety requirements. Plans may be revised by following the same procedure as that required for approval.

These Standards and Controls shall be in full force and effect, subject to the time period and amendatory regulations of the Urban Renewal Plan.

C. Standards for Rehabilitation:

All structures in the Urban Renewal Area which are to remain shall be rehabilitated by their owners and shall conform to the following project standards:

1. All improvements and modernization plans will be subject to the review and approval of the Authority. The Authority is prepared to offer advice and suggestions to owners preparing such improvement plans. Aesthetic improvements, over and above structural changes, will be required so that the quality of design achieved will help contribute to the long term stability of the area.

2. Structural Standards:

The construction standards and requirements set forth are designed to achieve a structurally sound building with a minimum life of 25 years exclusive of normal replacement items. The standards and requirements apply to principal buildings, extensions and additions to such buildings, and accessory buildings or structures. Any reference to removal or demolition of all or a portion of a building shall meet with the approval of the Redevelopment Authority.

- a. All structures shall be of adequate framing and construction, be weather-tight, clean, contain adequate protection from corrosion, decay, insects and other destructive forces, be of an acceptable quality of workmanship, and provide utilities and services sufficient to permit safe and healthful year-round usage.
- b. Any deterioration or failure of material, as evidenced by settlement, sagging, rotting, cracks, dampness, holes, leakage, missing materials, improper fit or closure, inadequate drainage, rodents, insects, or other conditions impairing the safety, sanitation or comfort of the building shall be repaired, replaced or otherwise corrected in a workmanlike manner with durable materials of good quality.
- c. Where such repair or replacement is deemed uneconomical, such building or portion of a building shall be removed or demolished. All integral structural components shall be in sound condition and serviceable for the expected useful life of the rehabilitated building. Sagging of floors, roofs, partitions, stairs, and chimneys, or building of exterior walls shall be restored as nearly as practical to an acceptable level or plumb position, and supported or braced so as to prevent a recurrence of the condition. Individual structural members in a seriously deteriorated condition shall be replaced. Loose jointing of structural members shall be restored to original rigidity.
- d. All exterior surfaces shall be sound and clean. All exterior wood surfaces shall be protected from the elements against decay with paint or other protective coverings. All exterior masonry which is cracked, spalled or otherwise deteriorated shall be repaired. All scaled and chipped paint or shabby material on any surface shall be removed and replaced. Any missing or defective material, jointing or flashing shall be replaced or repaired.
- e. Leaking, cracked, sagging, wavy or otherwise deteriorated roofs shall be repaired, reinforced or rebuilt as required. Means shall be provided for the satisfactory removal of rain water. Roofing materials shall be appropriate to the age and original design of the structure.
- f. All structures shall have a complete and structurally sound masonry foundation, with footings below the frost level, adequate waterproofing and termite protection. Any cracks, settlement or missing material shall be repaired or replaced.
- g. Cellars shall be adequately vented and free of dampness.
- h. All inside and outside stairways, rails and porches shall be safely constructed and maintained in good repair.
- i. Wherever possible, all cornices, lintels, posts, porches, chimneys, decorative brickwork or other decorative architectural elements shall be retained. They shall be cleaned, repaired as necessary, and adequately weather-protected.
- j. All floors shall be smooth, even, sound and free from holes, cracks, loose boards or excessive deflection.

- k. Walls and ceilings shall be smooth, even, sound and free from holes and cracks. Before repainting or repairing, old paint and paper shall be removed and surfaces shall be sanded smooth. All unsound or rotted plaster shall be replaced. All sagging walls shall be repaired or replaced.
 - l. Wood trim doors and windows shall be scraped and sanded to a smooth finish before painting, or shall be replaced. Windows and doors shall be easily operable and fit properly. Wood sash shall be weather-tight and resistant to excessive infiltration or wind rattling. Surfaces shall be scraped and sanded smooth and all defective glass or putty shall be replaced before painting. Rotted, weak or broken sash and sash cords shall be replaced. New windows and doors shall relate harmoniously to the facade in which they are placed.
 - m. Lavatories, sinks and bathrooms shall have waterproof floors.
 - n. Exterior colors of all walls, doors, windows, trim, roofs, cornices, signs, lintels and other architectural elements shall be subject to the review and approval of the Redevelopment Authority.
3. Utility and Services System Standards:
- a. Each structure shall provide sanitary facilities and adequate hot and cold running water. All drainage systems shall operate without clogging. The plumbing system shall be adequately and properly vented. All new hot and cold water supply piping shall be of non-ferrous materials. All piping shall be adequately sized to supply, drain and vent all fixtures attached thereto, and shall be sound, tight and free of mineral deposits or corrosion. Pipes entering any space shall be securely closed against the wall surface to prevent leakage of air and sound or harborages for vermin or rodents.
 - b. Heat shall be supplied to all non-storage floor areas through a system capable of maintaining 70 degrees Fahrenheit when the outdoor temperature is zero degrees Fahrenheit. The heating plant shall be properly installed in a separately enclosed space and shall be properly connected to an approved flue. The system shall be durable and quiet in operation, with all mains, branch piping and duct work safely placed in adequate concealments.
 - c. Each structure shall provide adequate and safe electrical services of sufficient capacity to meet modern service requirements. All electrical installations shall be safe and in good repair; existing facilities which are inadequate or unsafe shall be replaced or increased as required.
 - d. All mechanical equipment, including elevators, dumbwaiters, refrigerators, air conditioning, ventilating, cooling, plumbing and heating shall be properly installed, adequate in capacity, not worn, shabby or dangerous. Equipment not meeting these standards shall be repaired or replaced.
4. All properties shall be graded in such a way as to provide satisfactory drainage for water runoff to a public street or drainage easement.
5. Halls, alleys, yards and entranceways shall be free of all debris and properly maintained. No subsidiary structures, fences or similar accessory items shall be permitted which:
- a. Obstruct a safe means of access to, and egress from, the building, or any municipal parking area;

- b. Create fire hazards, attract or harbor rodents or create unhealthful conditions;
 - c. Are structurally unsafe; or
 - d. Create objectionable odors, noises and view.
- 6. Refuse shall be kept in rodent and odor proof containers, which shall be placed behind or within suitable visual barriers.
 - 7. All service structures, facilities, yards, parking and loading areas which are visible from residential areas or public parking areas shall be appropriately screened with suitable walls, fences and/or landscaping.
 - 8. All driveways, parking areas, walks and plazas shall be adequately drained and suitably surfaced with dust free material. All other areas shall be landscaped and provided with appropriate trees and shrubbery.
 - 9. Adequate lighting for nighttime use shall be provided.
 - 10. Store fronts and all exterior facades shall be remodeled or refurbished to provide compatibility with adjacent or remodeled development. Roof line, sign treatment, display windows and exterior facing material shall be considered. Architectural treatment of front, side and rear facades shall be in keeping with the rehabilitation objectives expressed above. Masonry facing shall be cleaned and pointed up as necessary.

D. Exceptions:

Where special site or structural conditions may make it impractical to carry out one or more of the minimum requirements listed herein without severe hardships, a variance to such requirements may be permitted by the Authority providing that no variance shall be permitted which is less restrictive than applicable state and local codes and ordinances.

RESOLUTION OF THE LAND CLEARANCE FOR REDEVELOPMENT AUTHORITY OF KANSAS CITY, MISSOURI, APPROVING THE BROOKLYN WEST URBAN RENEWAL PLAN

WHEREAS, there was presented to this meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri (the "Authority"), for its consideration and approval, a copy of an Urban Renewal Plan for the Brooklyn West Urban Renewal Plan in the Garfield-Independence Plaza Area Plan Area..

WHEREAS, the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri has determined, on the basis of investigations and surveys conducted by it or at its direction, that the area incorporated within the tracts and parcels of real estate as set forth in the Plan attached hereto and incorporated herein (the "Area") is a "blighted" and "insanitary" area within the definition of said quoted terms by the Land Clearance for Redevelopment Authority Law of Missouri, Section 99.300 through 99.715, inclusive R.S.Mo. 1986 (the "Act"); and

WHEREAS, said areas are deemed appropriate for urban renewal projects, incorporating programs of clearance and redevelopment of buildings and other improvements located in said areas; and

WHEREAS, there has been presented to this meeting of the Board of Commissioners of the Land Clearance for Redevelopment Authority of Kansas City, Missouri, for its consideration and approval, an Urban Renewal Plan for the proposed Brooklyn West Urban Renewal Area, the general boundaries of which are 12th Street on the north, Brooklyn Avenue on the east, 14th Street on the south and Woodland Avenue on the west, with the exception of Lots 1-5 CHASES Subdivision; and

WHEREAS, it is desirable and in the public interest that upon the necessary preliminary determinations having been made in accordance with the provisions of Section 99.430 of the Act, that such proposed Urban Renewal Plan be adopted and in all respects approved with the following exceptions:

1. Commercial properties along 14th Street be taken out of the acquisition category;
 2. Vacation of 14th Street between Euclid and Brooklyn be taken out of the Plan;
- and

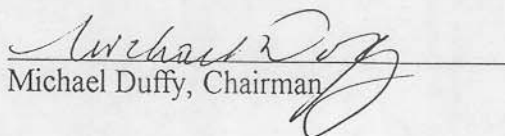
WHEREAS, the Authority proposes, pursuant to Section 99.430(2) of the Act to submit its findings of a blighted and insanitary area and approval of the Urban Renewal Plan to the City Plan Commission of Kansas City, Missouri for review and recommendation and recommend the same to and request the City Council of Kansas City, Missouri, to declare, by resolution or ordinance, said Area described in the attached Plan to be a blighted and insanitary area in need of redevelopment and rehabilitation, and to submit the said Urban Renewal Plan to the City Council of the City of Kansas City, Missouri, for approval in accordance with provisions of the Act.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF
COMMISSIONERS OF THE LAND CLEARANCE FOR REDEVELOPMENT
AUTHORITY OF KANSAS CITY, MISSOURI, AS FOLLOWS:

1. That the area incorporated herein within the tract of real estate set forth in the attached Plan, hereto is a blighted and insanitary area in need of redevelopment and rehabilitation and appropriate for an urban renewal project; and that the undertaking by the Authority of surveys and plans for the urban renewal projects with respect thereto incorporating, but not limited to the types of activities contemplated by Section 99.320(22) R.S.Mo. 1968, is hereby approved;
2. That the Authority, as required by Section 99.430(1)(6), finds that the Urban Renewal Plan, as proposed for the urban renewal project Area, is designed with the general purpose of accomplishing, in conformance with the general plan, a coordinated, adjusted and harmonious development of the community and its environs.
3. That with such preliminary determinations as may be required by Section 99.430 of the Act having been made, the Urban Renewal Plan, described above, is hereby in all respects approved and adopted, subject to the above exceptions.
4. That the Authority transmit certified copies of this Resolution, together with the results of the investigations and surveys heretofore conducted by it with respect to the planned Urban Renewal Project Area and certified copies of the Urban Renewal Plan, to the City Plan Commission of the City of Kansas City, Missouri, and to the City Council of the City of Kansas City, Missouri, requesting and recommending that said Plan Commission review and recommend such Urban Renewal Plan, in accordance with Section 99.430(2) of the Act and that said Council declare, by resolution or ordinance said planned urban renewal project Area as described in the attached Plan to be blighted an insanitary area in need of rehabilitation and redevelopment, and requesting the said Council and the Plan Commission to make such further actions and make such further determinations and approval by said respective bodies as are necessary to the adoption, approval and implementation of the said Urban Renewal Plan.
5. That the Authority enter into a Redevelopment Contract with a developer to provide funding for preparing, implementing and administering the Brooklyn West Urban Renewal Plan.
6. That this Resolution shall take effect immediately.

ADOPTED this 28th day of February, 1996.

ATTEST:


Michael Duffy, Chairman


John Crawford, Secretary

ORDINANCE NO. 960652

Approving the urban renewal plan for a tract of land generally bounded by 12th Street on the north, Brooklyn Avenue on the east, 14th Street on the south and Woodland Avenue on the west, subject to certain findings and conditions and to be known as the Brooklyn West Urban Renewal Area; declaring said area to be a blighted and insanitary area in need of redevelopment and rehabilitation pursuant to the Missouri Land Clearance for Redevelopment Law.