

Qualifications Analysis Main Street Market Place

Gardner, Kansas

Prepared For:

Super Market Developers, Inc. (SMD)
5000 Kansas Avenue
Kansas City, KS 66106

Prepared By:

Development Initiatives
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Date Prepared:

August 23, 2018

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August 23, 2018

Steve James
Associate General Counsel
Super Market Developers, Inc.
5000 Kansas Avenue
Kansas City, KS 66106

RE: Blight Study for –Main Street Marketplace

Dear Mr. James:

We are pleased to transmit this Qualifications Analysis Report that has been prepared for your Main Street Marketplace Development Project. The purpose of this Report is to determine whether this portion of the City is blighted, as defined according to K.S.A. 12-1770a, et seq. (the “TIF Statute”).

This analysis represents an accumulation of our findings based on research and investigations performed as of the report’s effective date, August 23, 2018

The Redevelopment District is composed of nine (9) parcel of land containing of 829,687 square feet or 19.047 acres. Presently, the Redevelopment District is comprised of developed and undeveloped land, which is the existing zoning: C-2 Business Commercial

Significant findings of the Qualifications Analysis are presented in the following report. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in from late July 2018 through August 2018. The findings were evaluated, pursuant to statutory definitions, below, according to K.S.A. 12-1770a, et seq. (the “TIF Statute”).and this report documents our opinion whether or not a finding of blight is justified.

“Because of the presence of a majority of the following factors, substantially impairs or arrests the development and growth of the municipality or constitutes an economic or social liability or is a menace to the public health, safety, morals or welfare in its present condition and use:

- a. A substantial number of deteriorated or deteriorating structures;
- b. Predominance of defective or inadequate street layout;
- c. Unsanitary or unsafe conditions;
- d. Deterioration of site improvements;
- e. Tax or special assessment delinquency exceeding the fair market value of the real property;
- f. Defective or unusual conditions of title including but not limited to cloudy or defective titles, multiple or unknown ownership interests to the property;

- g. Improper subdivision or obsolete platting or land uses;
- h. The existence of conditions which endanger life or property by fire or other causes; or
- i. Conditions which create economic obsolescence; or

We have concluded that the Redevelopment District meets or exceeds the statutory definition of a “blighted area” which is defined according to TIF Statute. Please feel free to contact us if you have any questions or comments.

Sincerely,

A handwritten signature in blue ink, appearing to read "Chris Sally".

Chris Sally, CCIM

Section I

Introduction

The purpose of this analysis is to determine if the proposed Redevelopment District, generally bound by north of East Main Street, east of North Cedar Street, and west of North Moonlight Road and to the south of Lincoln Lane, (the “Redevelopment District”) is a “blighted area” according to K.S.A. 12-1770a, et seq. (the “TIF Statute”).

The subject property or “Redevelopment District” is located within the City of Gardner, Johnson County, Kansas and is composed of nine (9) parcel of land containing of 829,687square feet or 19.047 acres. Presently, the Redevelopment District is comprised of developed and undeveloped land, which is the existing zoning: C-2 Business Commercial

There is an existing Price Chopper grocery store, 54,000 sq. feet in size located on Lot 5 of the proposed site plan. There is a 24,000 sq. foot retail building located on lot 4 of the proposed site plan to the west of the grocery store. To the northwest of the grocery store is a 11,500 sq. foot daycare facility located on Lot 3. Lots 1, 2, and 6 are currently undeveloped.

Definitions

Under the Kansas TIF Statute, a blight determination requires an analysis of nine statutory factors as applied to the property at issue. Each of the nine statutory criteria address current uses and issues affecting the property, future uses and issues affecting the property, or both:

- A substantial number of deteriorated or deteriorating structures; Predominance of defective or inadequate street layout;
- Unsanitary or unsafe conditions;
- Deterioration of site improvements;
- Tax or special assessment delinquency exceeding the fair market value of the real property;
- Defective or unusual conditions of title including but not limited to cloudy or defective titles, multiple or unknown ownership interests to the property;
- Improper subdivision or obsolete platting or land uses;
- The existence of conditions which endanger life or property by fire or other causes; Conditions which create economic obsolescence.

An analysis of these factors as applied to the property includes consideration of, among other items, a City's future land use plan, planned road and utility construction, and other planning and economic development policies. In considering these issues in context with the proposed development provides a framework to determine whether tax incentives should be used to help finance redevelopment.

Report Format

This Blight Study is presented in five sections and several Exhibits. Section I presents an introduction to the analysis and scope. Section II presents an overview of the project, a definition of "blight," and the study methodology. Section III presents a description of the Redevelopment District and an overview and description. Section IV provides information on the development or redevelopment of the subject property. Section V defines the primary categories of blight and documents conditions which are present within each category. Finally Section VI provides a conclusion derived from the research.

Effective Date of Report

The effective date of this Blight Analysis is August 23, 2018. Unless otherwise stated, all conclusions to a determination of blight were considered as of that date.

Methodology

Since the Redevelopment District only consists of nine parcels which will be divided into 6 lots, the District was evaluated on a parcel by parcel basis. The TIF District will be the same boundary as the Project Area.

In determining whether the Redevelopment District is blighted pursuant to the statutory definition, Development Initiatives first reviewed the surrounding area, particularly reviewing trends. Following that a field survey of each region and sub-sector within the Redevelopment District was completed. Then a field survey was completed existing conditions of site, building, and public improvements and infrastructure. Finally, reports and other documentation, provided by the Developer and the City of Gardner were reviewed for pertinent data that substantiates a finding of blight. Finally a conclusion was made and documented whether the Redevelopment District met or exceeded the definitions of blight, pursuant to statutory definitions according to the TIF Statute.

Previous Blight Determinations

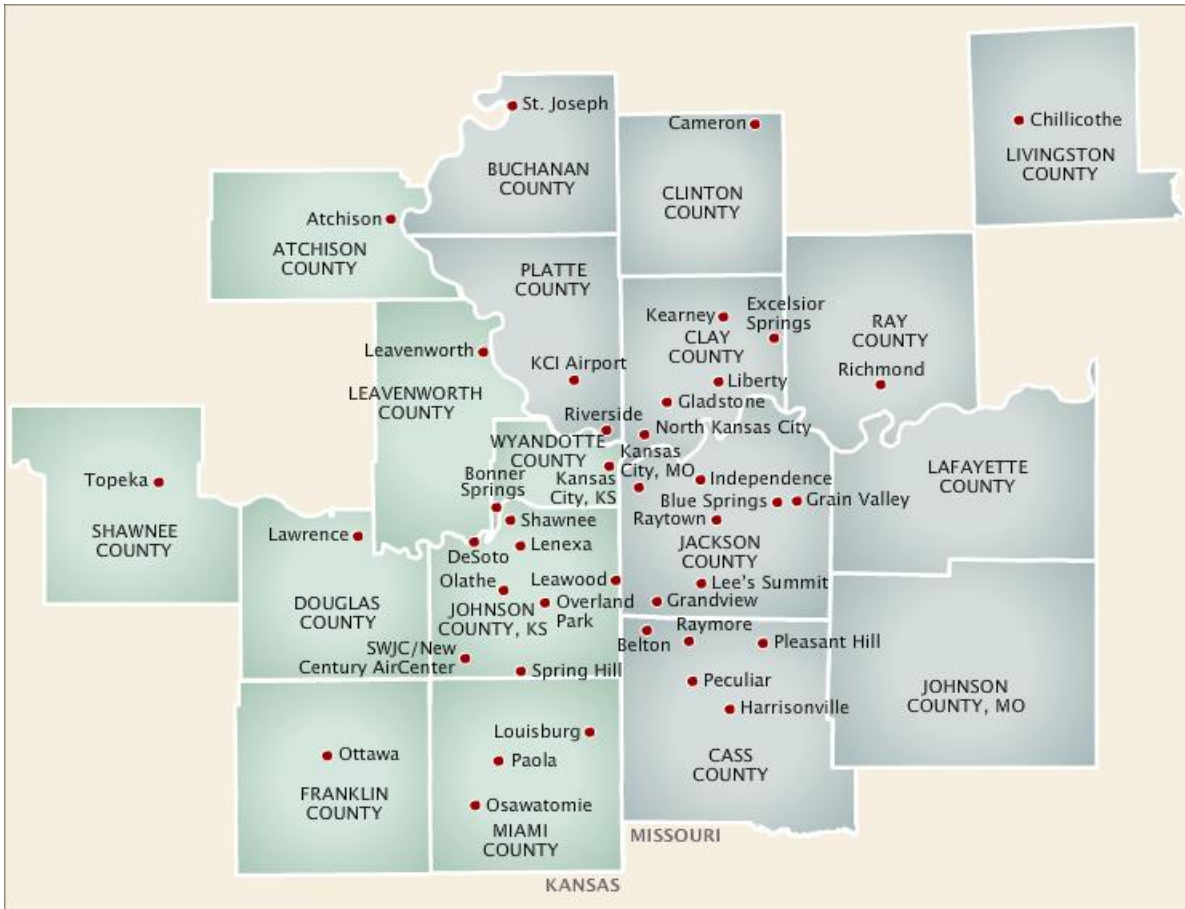
The subject property has not had any previous blight determination.

Section II

Area Overview and Description

Area Description

The greater Kansas City Metropolitan Area is home to over 2.5 million people, Kansas City is a bi-state region including the Kansas City, MO-KS, Lawrence, KS, St. Joseph, MO, and Topeka, KS metropolitan areas, as well as adjacent non-metro counties that include the cities of Warrensburg and Chillicothe, MO, and Atchison, KS. Gardner is a city in Johnson County, Kansas, United States, and part of the Kansas City Metropolitan Area. The City has a population of 20,667



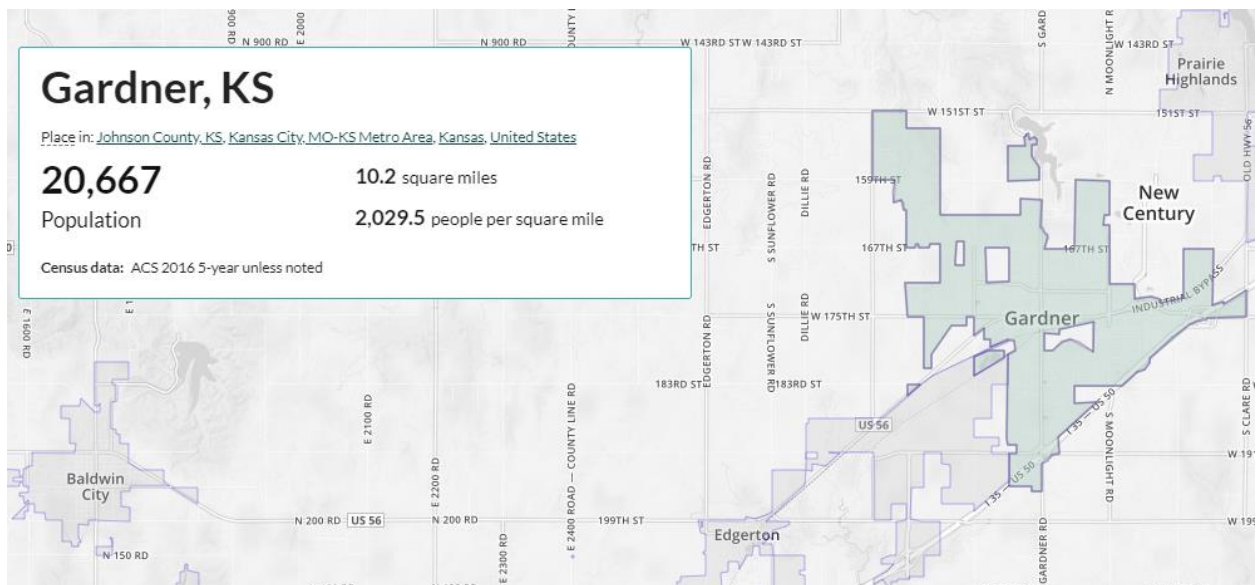
Map #1- Greater Kansas City Metropolitan Area

1 Kansas City Area Development Council (KCADC)

History of Gardner Kansas²

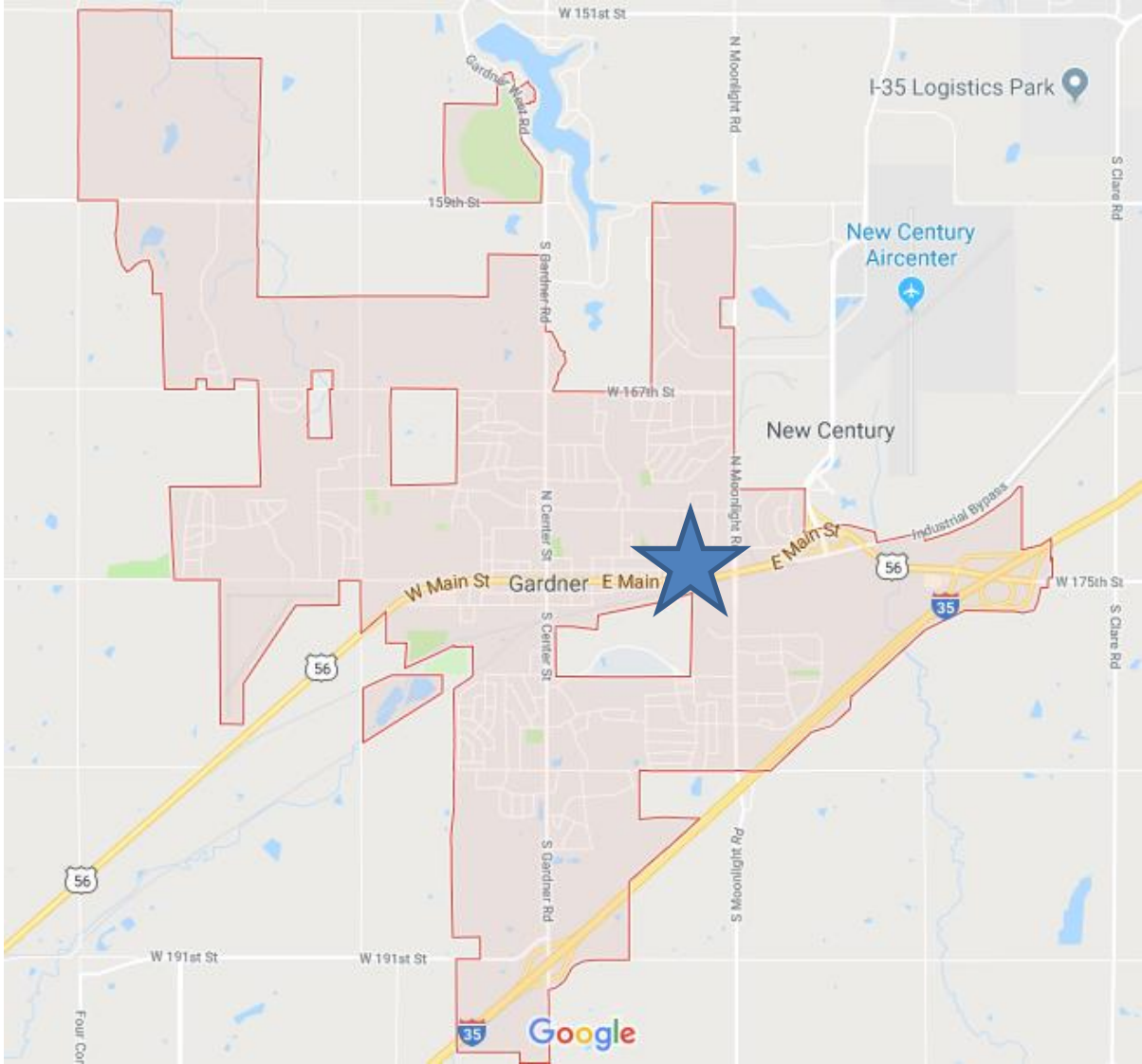
Gardner was founded where the Santa Fe Trail and the Oregon/California Trails divided. The Santa Fe Trail sent travelers southwest through Santé Fe and Albuquerque toward Los Angeles and San Diego. The Oregon/California Trails bore west for a few miles before turning north toward the Kansas River valley, followed the Big Blue River into present-day Nebraska, followed the Platte River west, and ultimately split in present-day Wyoming, Idaho or Utah.

Gardner was founded as a Free-Stater settlement in 1857. Settled primarily by emigrants from Massachusetts, including M. Lester, Moe named it for Henry Gardner, then governor of Massachusetts. Four years after its establishment, it became the first community in Johnson County — and perhaps the first in the state — to experience an attack by Confederate forces.



Map #2- Location Map: City of Gardner, Kansas.

² Wikipedia, City of Gardner Kansas



Map #3- City of Gardner Kansas. (Courtesy Google Maps)

General Location of Redevelopment Area.

Gardner Kansas 2010 census

Gardner, KS has a population of 20,667 people with a median age of 31.4 and a median household income of \$70,309. Between 2015 and 2016 the population of Gardner, KS grew from 20,466 to 20,667, a 0.98% increase and its median household income grew from \$67,422 to \$70,309, a 4.28% increase. The population of Gardner, KS is 80.9% White, 7.99% Hispanic, and 4.69% Black. 6.42% of the people in Gardner, KS speak a non-English language, and 97.6% are U.S. citizens.

The largest universities in Gardner, KS are MidAmerica Nazarene University, with 737 graduates, Regency Beauty Institute-Olathe, with 22 graduates, and N/A, with N/A graduates.

The median property value in Gardner, KS is \$164,300, and the homeownership rate is 68.1%. Most people in Gardner, KS commute by Drove Alone, and the average commute time is 23.1 minutes. The average car ownership in Gardner, KS is 2 cars per household.

Gardner, KS is a census place located in Johnson County, KS. It borders Edgerton, KS.

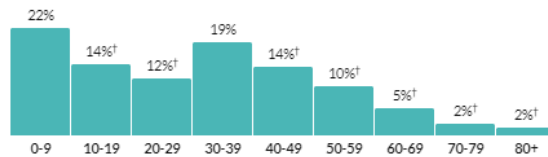
Age

31.4 ± 1.3
Median age

about 80 percent of the figure in the Kansas City, MO-KS Metro Area: 37 ± 0.1

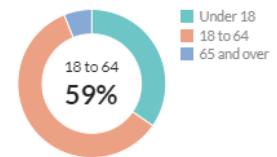
about 90 percent of the figure in Kansas: 36.2 ± 0.1

Population by age range



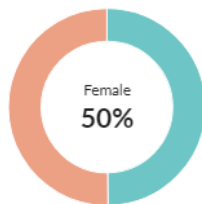
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Population by age category



[Show data / Embed](#)

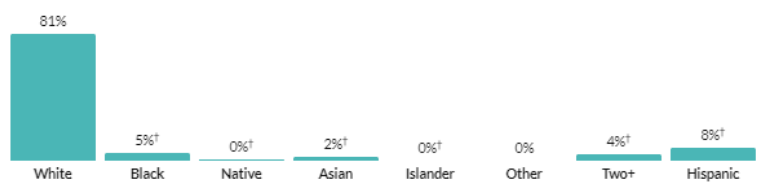
Sex



Male
Female

[Show data / Embed](#)

Race & Ethnicity



* Hispanic includes respondents of any race. Other categories are non-Hispanic.

[Show data / Embed](#)

Figure #1- U.S. Census Bureau Demographics

Income

\$26,420 ±\$1,241

Per capita income

about 80 percent of the amount in the Kansas City, MO-KS Metro Area: \$31,528 ±\$210

about 90 percent of the amount in Kansas: \$28,478 ±\$173

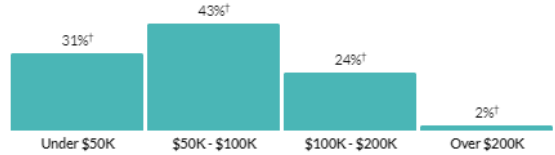
\$70,309

Median household income

about 20 percent higher than the amount in the Kansas City, MO-KS Metro Area: \$59,344

about 1.3 times the amount in Kansas: \$53,571

Household income



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Poverty

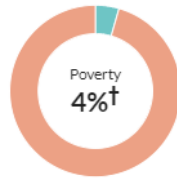
4.4%

Persons below poverty line

about one-third of the rate in the Kansas City, MO-KS Metro Area: 12.2%

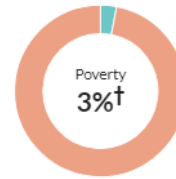
about one-third of the rate in Kansas: 13.3%

Children (Under 18)



Show data / Embed

Seniors (65 and over)



Show data / Embed

Figure #2- U.S. Census Bureau Demographics

Units & Occupancy

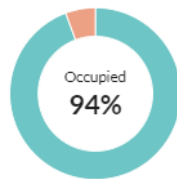
7,411 ±238

Number of housing units

the Kansas City, MO-KS Metro Area: 885,626 ±546

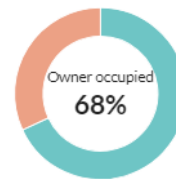
Kansas: 1,248,955 ±514

Occupied vs. Vacant



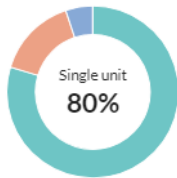
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Ownership of occupied units



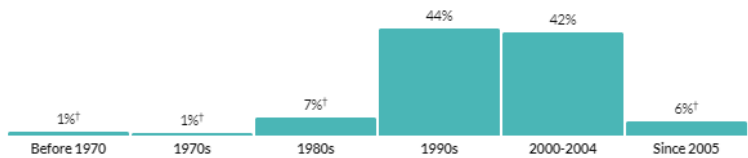
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Types of structure



Show data / Embed

Year moved in, by percentage of population



Show data / Embed

Figure #3- U.S. Census Bureau Demographics

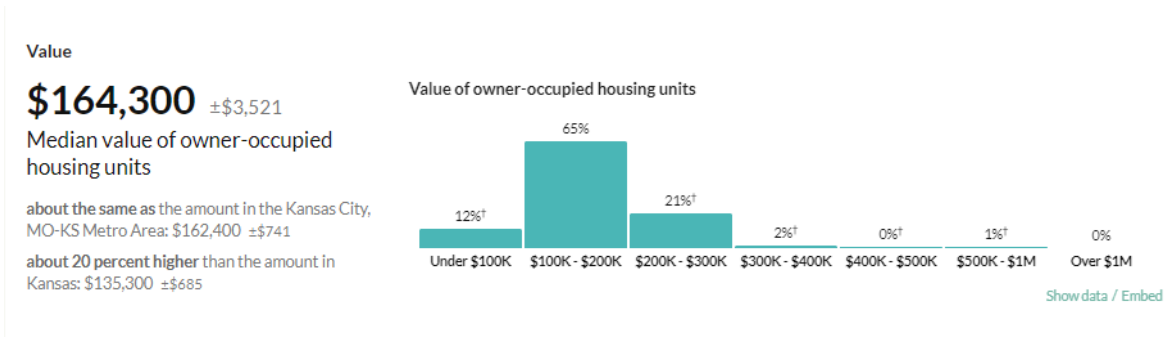
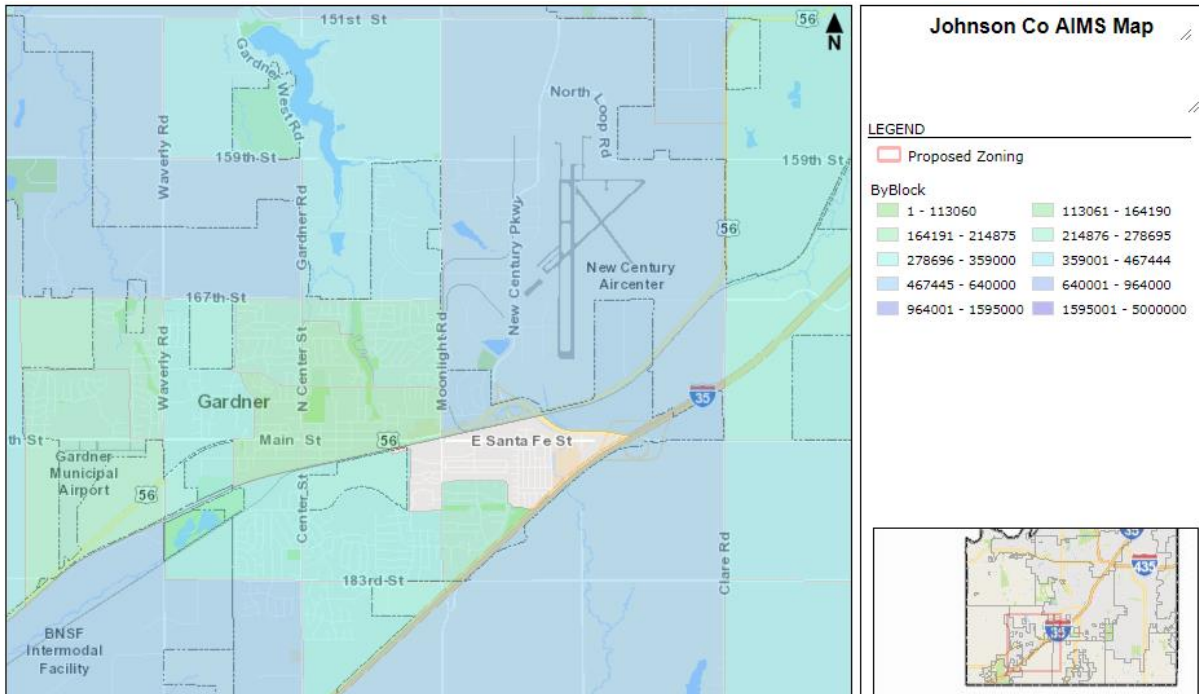
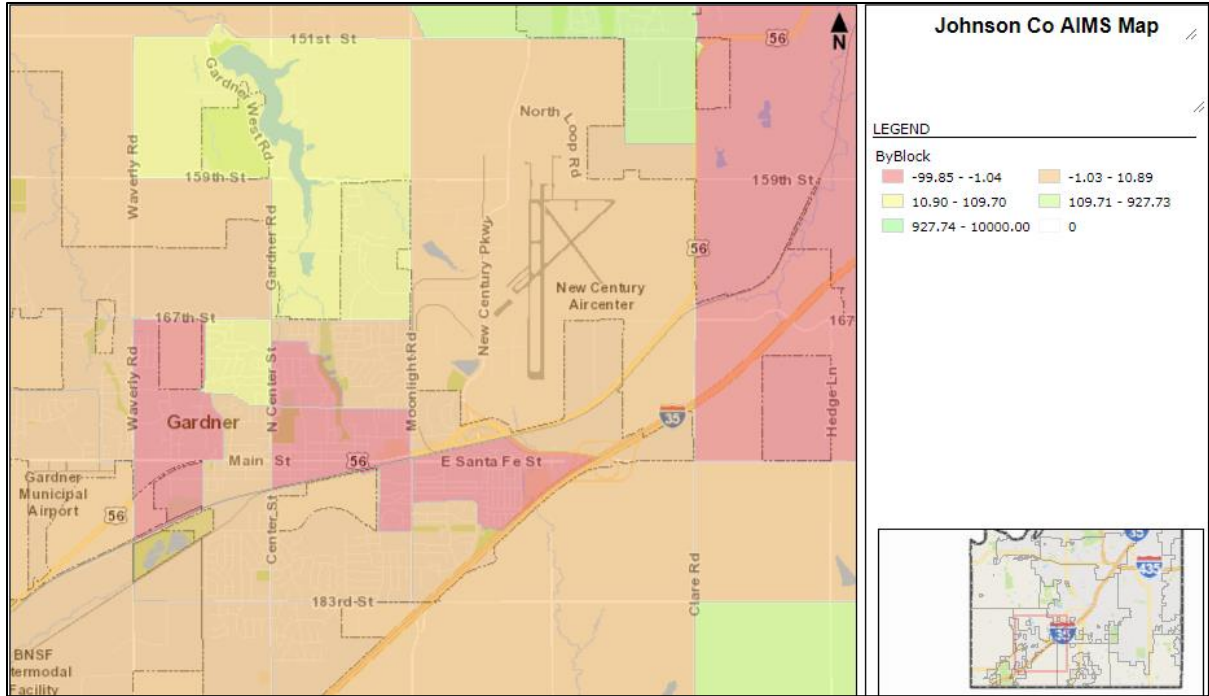


Figure #4- U.S. Census Bureau Demographics

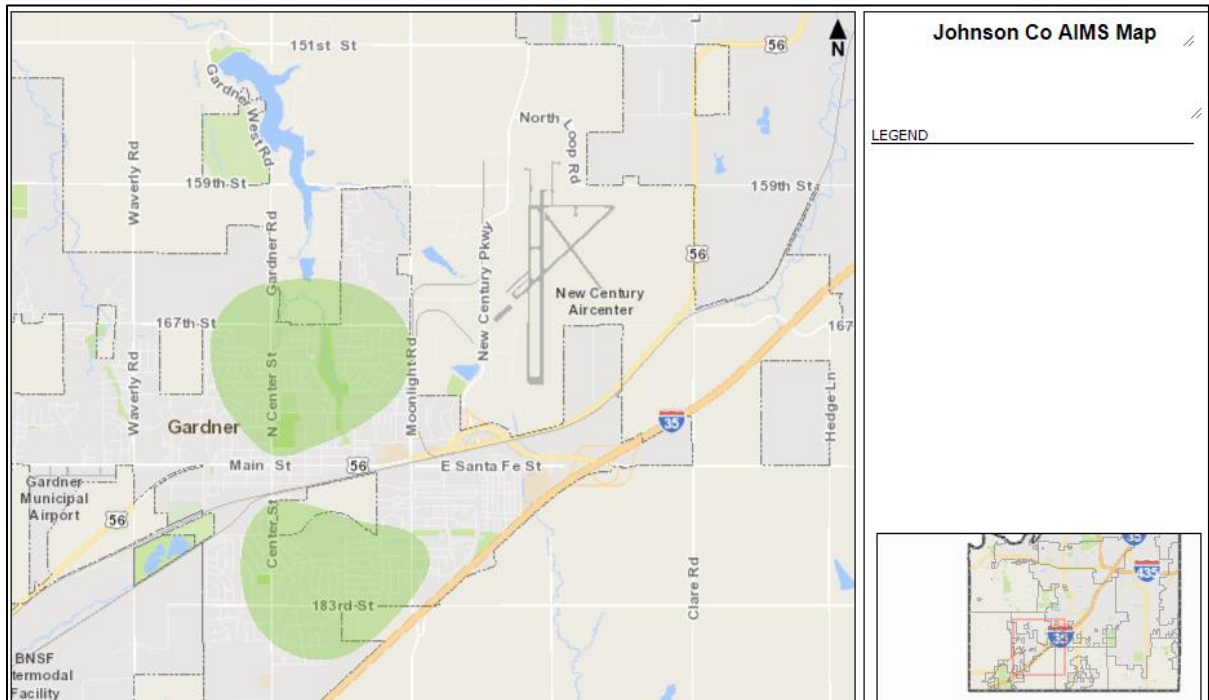
While information on market data was not available specifically for the Redevelopment District, there was relevant information from the larger residential market. Residential data from Johnson County AIMS mapping showed that the median home value for Gardner was \$113,061 to 164,190.



Map #4- Johnson County AIMS- Avg Single Family Res Sale Price- by block groups.



Map #6- Johnson County AIMS- Population Change Forecast



Map #7- Johnson County AIMS- Foreclosure Density

Section III

Redevelopment District Information

Redevelopment District Overview

The Redevelopment District, generally bound by north of East Main Street, east of North Cedar Street, and west of North Moonlight Road and to the south of Lincoln Lane.

There is an existing Price Chopper grocery store, 54,000 sq. feet in size located on Lot 5 of the proposed site plan. There is a 24,000 sq. foot retail building located on lot 4 of the proposed site plan to the west of the grocery store. To the northwest of the grocery store is a 11,500 sq. foot daycare facility located on Lot 3. Lots 1, 2, and 6 are currently undeveloped.

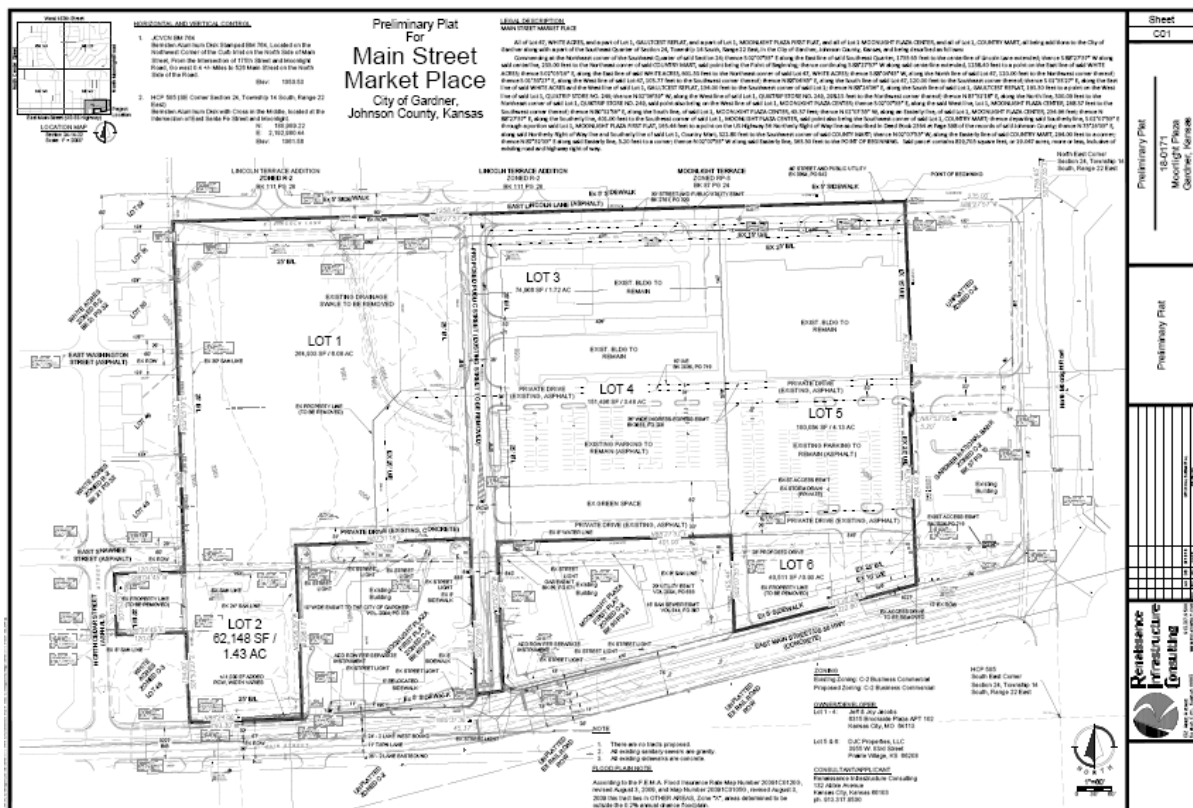
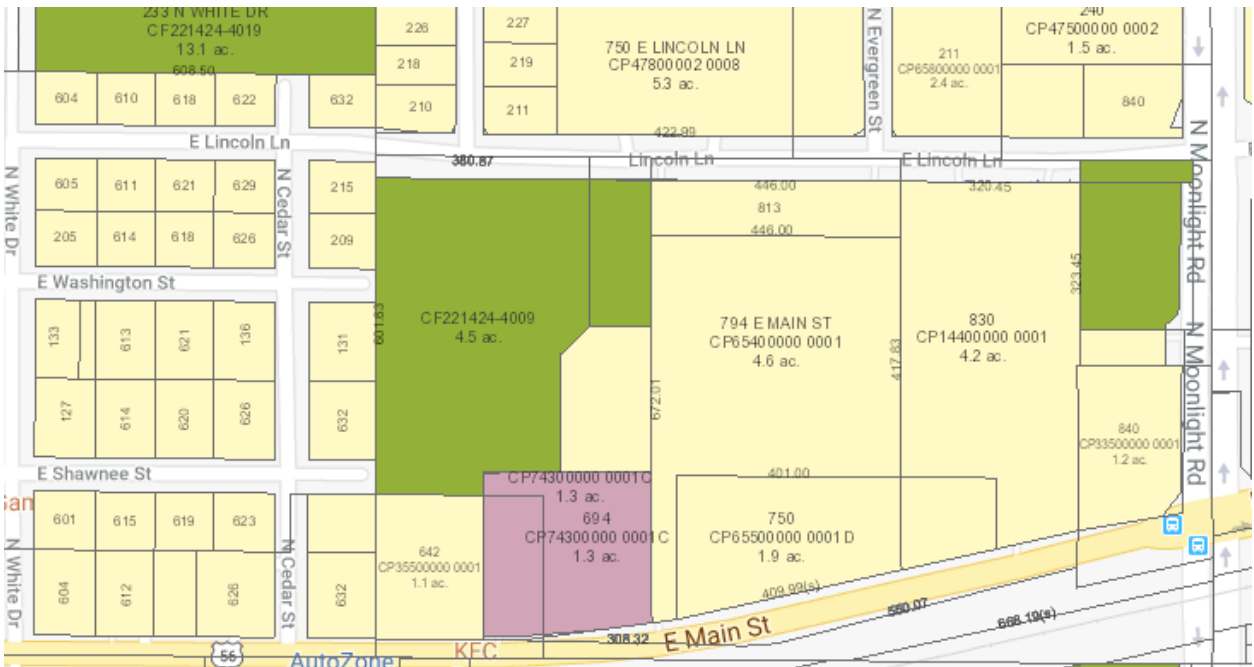


Figure #5- Preliminary Plat of Redevelopment Area

As previously mentioned, the subject property, or “Redevelopment District” is located in Gardner, Johnson County, Kansas and consists of nine (9) parcels on six lots and 19.047 acres.



Map #5- Parcel View, courtesy Johnson County AIMS mapping.



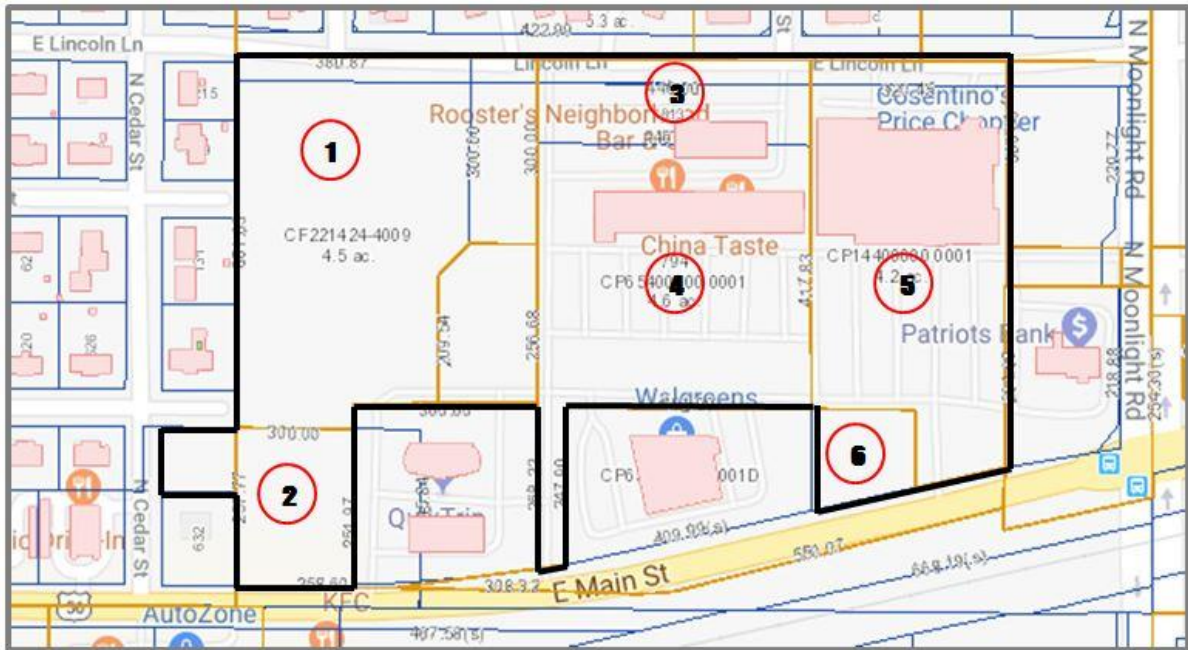
Map #6- Redevelopment Aerial Map, courtesy Johnson County AIMS mapping.

Existing Improvement Description

As previously mentioned, there is an existing Price Chopper grocery store, 54,000 sq. feet in size located on Lot 5 of the proposed site plan. There is a 24,000 sq. foot retail building located on lot 4 of the proposed site plan to the west of the grocery store. To the northwest of the grocery store is a 11,500 sq. foot daycare facility located on Lot 3. Lots 1, 2, and 6 are currently undeveloped. There is the foundation of a former lumber yard on Lot 2.

Ownership Information

Johnson County Assessor Office shows three separate owners of the six (6) property parcels.



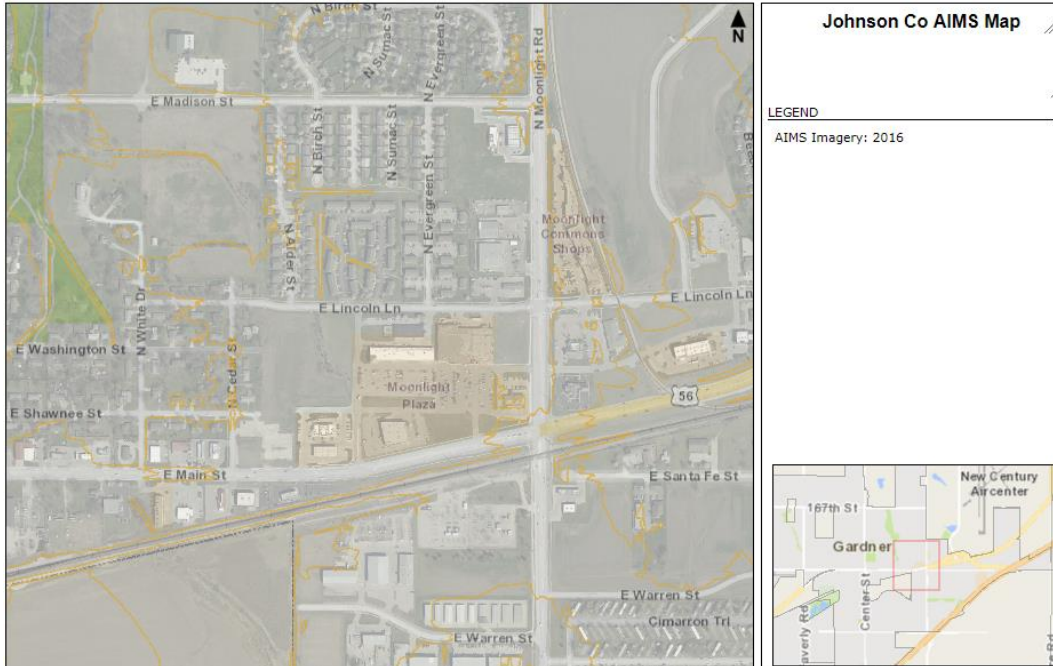
Map #7- Proposed Plat Map.
Redevelopment Area outlined in black.

Lot Number	Owner	SF	Acres
1	Jeff & Joy Jacobs	264,903	6.08
2	Jeff & Joy Jacobs	62,148	1.43
3	Moonlight Plaza, L.L.C.	74,906	1.72
4	Moonlight Plaza, L.L.C.	151,496	3.48
5	DJC Properties, LLC	180,064	4.13
6	DJC Properties, LLC	40,511	0.93
TOTAL		829,687	19.047

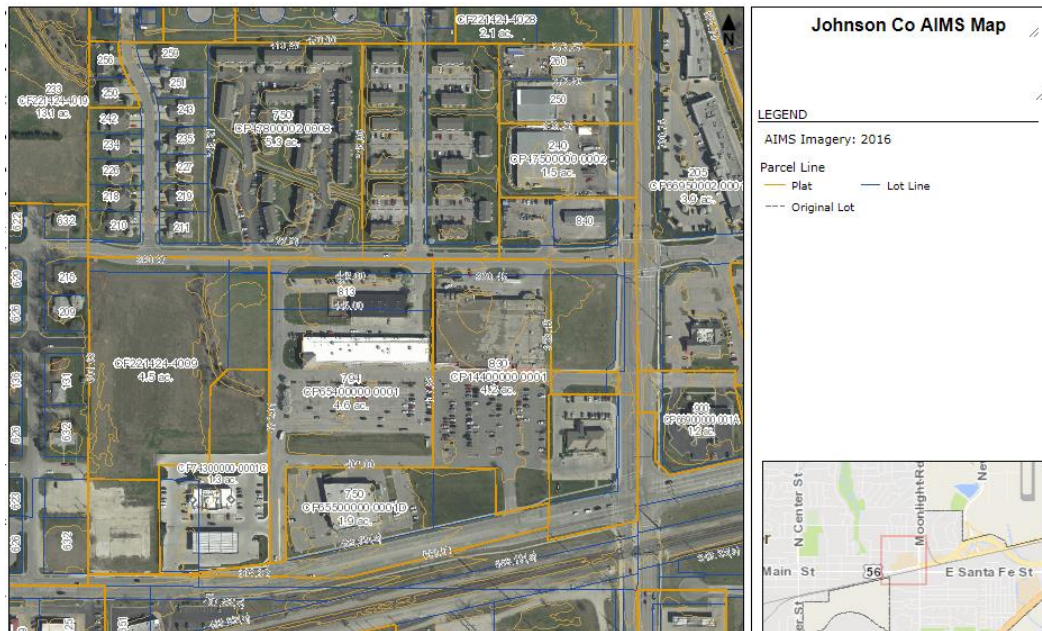
Table 1- Ownership and Lot size within Redevelopment Area.

Topography

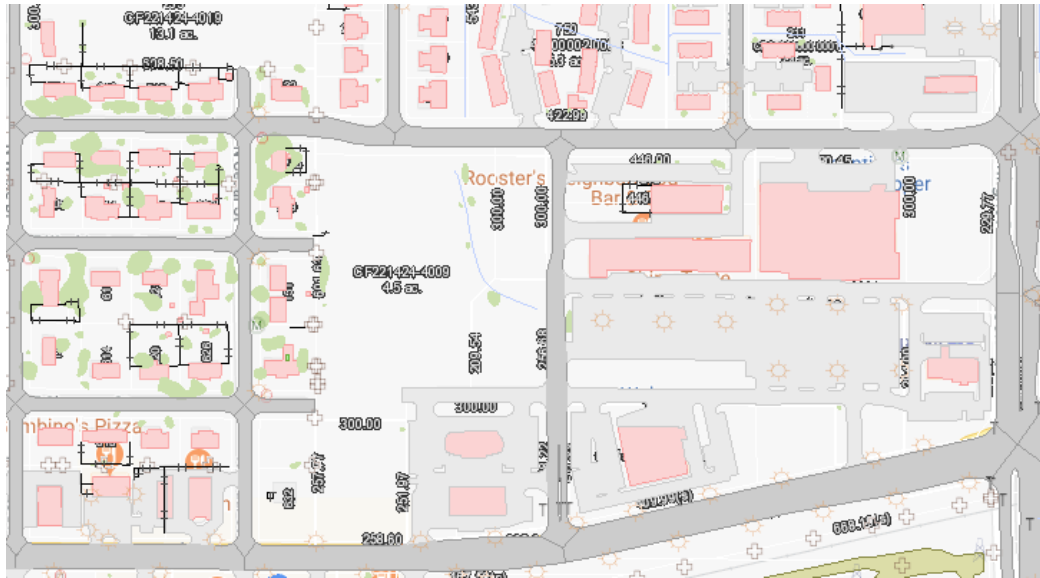
The majority of the entire Redevelopment District is fairly flat, this condition is problematic for water runoff within the parking lots. The maps below show the topography of ten foot lines and two foot counters.



Map #8- Contour Map (ten foot), courtesy Johnson County AIMS mapping.



Map# 9- Contour Map (two foot), courtesy Johnson County AIMS mapping.



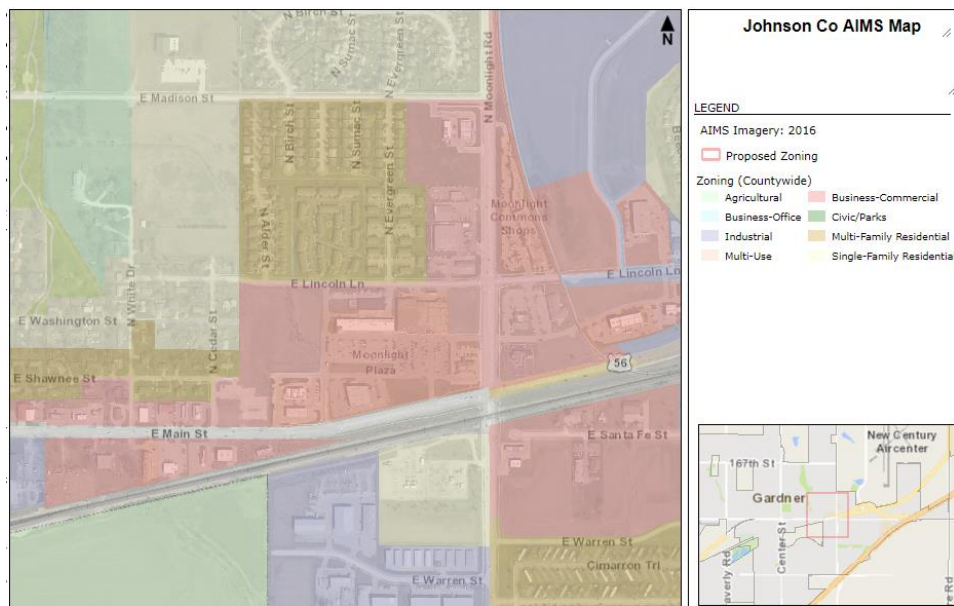
Map #10- Planimetrics, courtesy Johnson County AIMS mapping.

Easements

The consultant was provided with a title report, attached in Exhibit B, for the site. The report showed seventeen (17) easements that affect the site.

Zoning

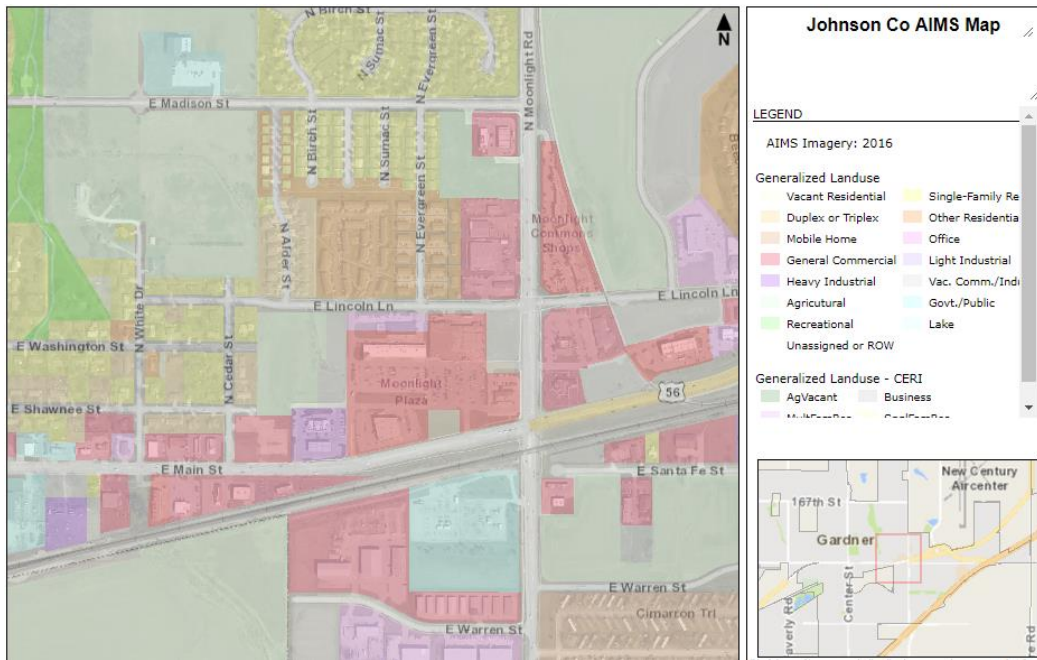
The existing zoning classification for the Business Commercial, it is not anticipated that the zoning will change.



Map # 11 Zoning Map- Redevelopment District shown as Business Commercial.

Land Use

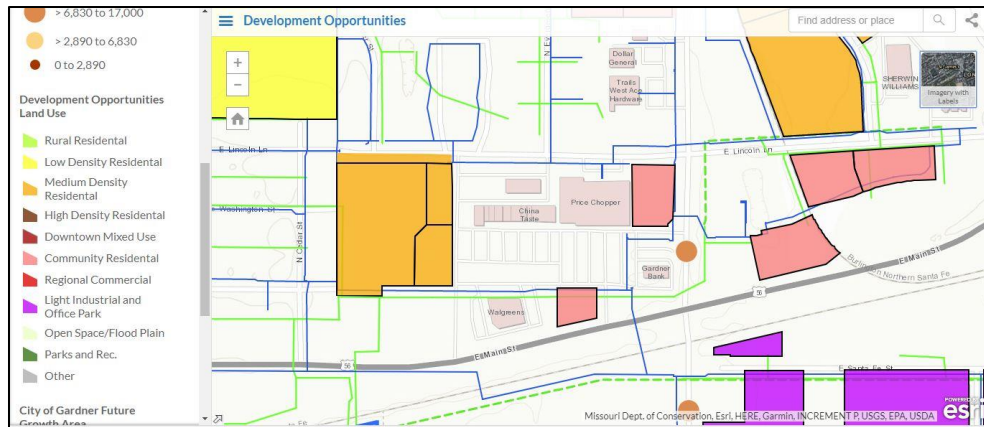
The existing land use classification for the Redevelopment District is listed as Agricultural, General Commercial Office, and Vacant Commercial.



Map #12 Existing Land Use Map. Courtesy Johnson County AIMS mapping.

Strategic Map

The City of Gardner Strategic Map shows medium density residential on the western portion of the Redevelopment District and additional Commercial on the east and southern boundaries.



Map #13- City of Gardner Strategic Map.

Economic Development Strategy

The City of Gardner completed an Economic Development Strategy guide in 2014. One of the opportunities was generating retail and commercial development.

Opportunities

The BNSF Intermodal and Logistics Park and the New Century Business Park are huge economic drivers for the City of Gardner. Even though they are not in the City limits, there is significant opportunity to leverage their growth and development for the benefit of Gardner by:

- recreating downtown as a destination
- generating retail and commercial development
- facilitating and supporting industrial development (existing and new)
- adding “rooftops” and diverse forms of housing development

Figure 6- Gardner Kansas Economic Development Strategy Guide.

The Strategic Initiative 2: Quality Community.

5. Work on developing amenities (restaurants, shopping) that will support people working and living in the community. This is as important as housing and schools to build the quality community that will retain residents moving up the economic ladder (Strategic Initiative 5).

City of Gardner, Kansas | Economic Development Strategy | June 2014 14

Figure 7- Gardner Kansas Economic Development Strategy Guide.

The Strategic Initiative 2: Quality Community.

Utilities

All utilities are available to the area surrounding the Redevelopment District including water, sewers, storm water, natural gas, cable, and electricity. All utilities are provided by the following utility providers:

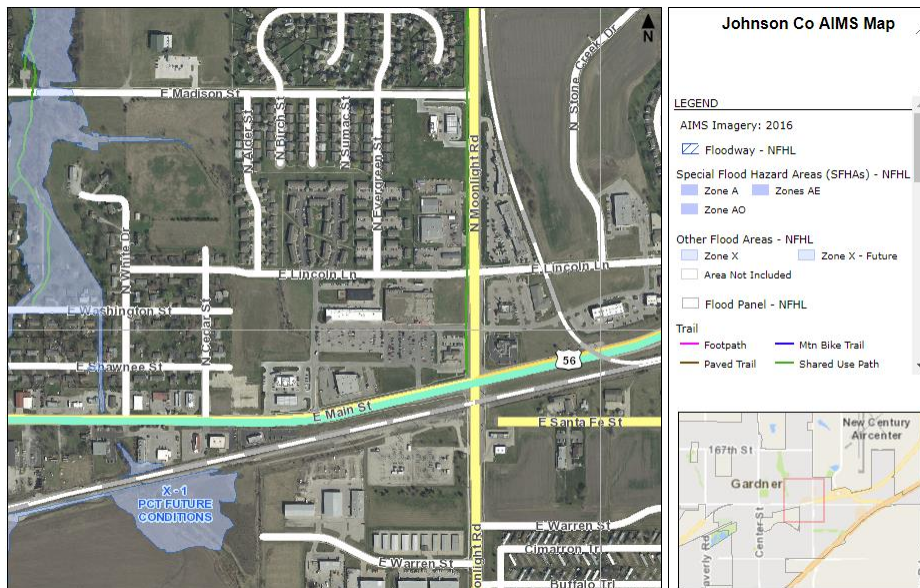
UTILITIES	PROVIDER
Electric	City of Gardner

Natural Gas	Kansas Gas Service
Sewer	City of Gardner
Water	City of Gardner
Stormwater	City of Gardner
Cable	Spectrum

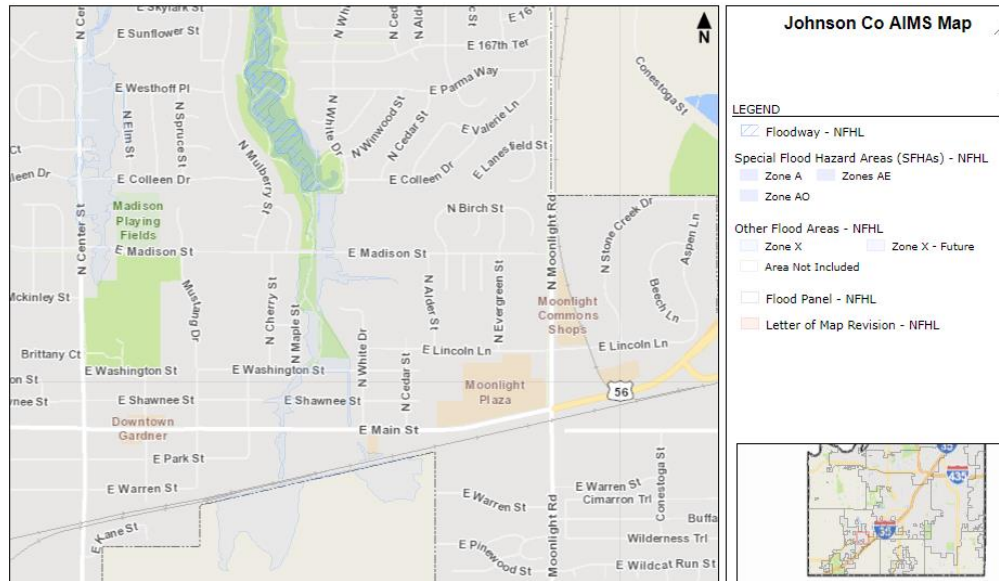
Table 2: Redevelopment Area Utility Providers.

Flood Zone

The Redevelopment District is not located within flood zones as defined by the Federal Emergency Management Agency (FEMA), below listed as Flood Zone X or areas with less than .2% annual chance of flooding. The Redevelopment District is covered by the following:



Map #14 –Flood Map, courtesy Johnson County AIMS mapping.



Map #15 –Flood Map, courtesy Johnson County AIMS mapping.

Environmental

Development Initiatives was provided with environmental reports for a portion of the Redevelopment District. Environmental Works completed a Phase 1 study, report dated August 17, 2018.

The conclusion of the report below found no detrimental conditions within the study area.

Conclusion and Opinions

This assessment has revealed no evidence of recognized environmental condition (RECs), vapor encroachment conditions (VECs) or controlled recognized environmental condition (CRECs) in connection with the subject property.

The summary presented above is general in nature and should not be considered apart from the entire text of the report, with all the qualifications and considerations mentioned therein. Details of our evaluation are discussed in the following sections and in the appendices of this report.



Map #16 –Environmental Phase 1 Study Area.

Traffic

A traffic study was completed on June 26, 2018 by Priority Engineers for the Redevelopment District. Below are the existing conditions of the site. Future needs that were recommended will be referenced later in this report.

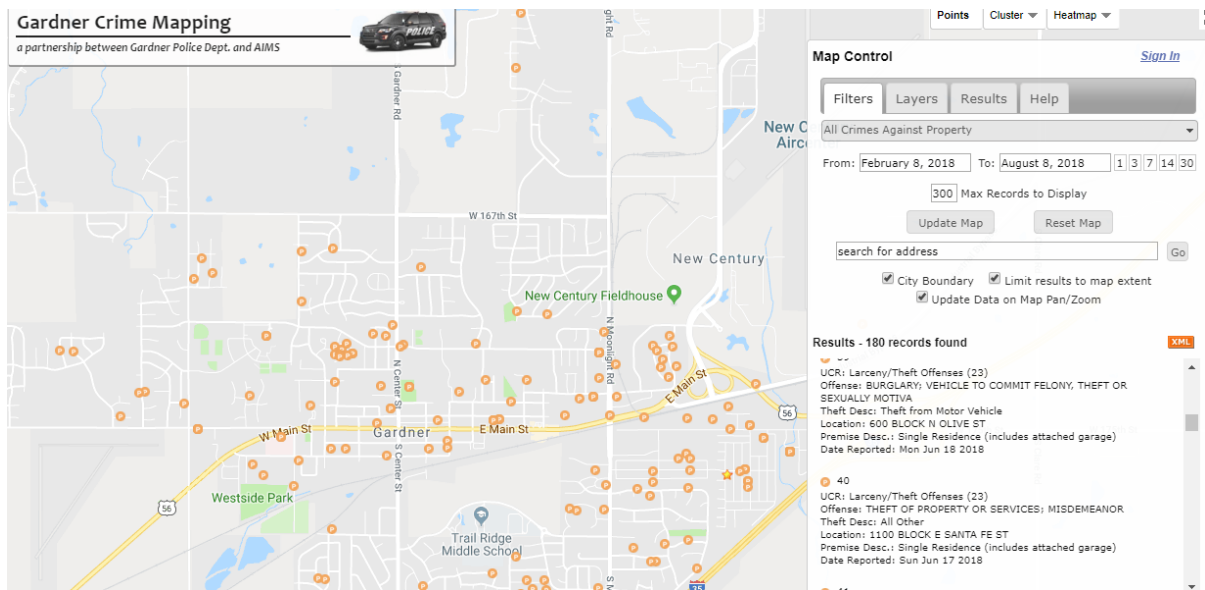
“E. Main Street is also known as US-56 and is a four-lane facility with a posted speed limit of 35 MPH in the vicinity of the study. To the west of the private drive, E. Main Street has a four-lane undivided cross section and to the east of the private drive E. Main Street has a four-lane cross section with a two-way left turn lane (TWTL). The Mid-America Regional Council (MARC) has classified this section of E. Main Street as a Principal Arterial. The Kansas Department of Transportation (KDOT) has given US-56 a Route Classification D.

The City of Gardner’s Transportation Plan Map also identifies E. Main Street as a Principal Arterial. In the vicinity of the proposed development, Moonlight road is a four-lane facility with turn lanes and access management. Moonlight Road has a posted speed limit of 35 MPH. MARC has given Moonlight Road a functional classification of Minor Arterial. The City of Gardner’s Transportation Plan Map identifies Moonlight Road as a Minor Arterial.

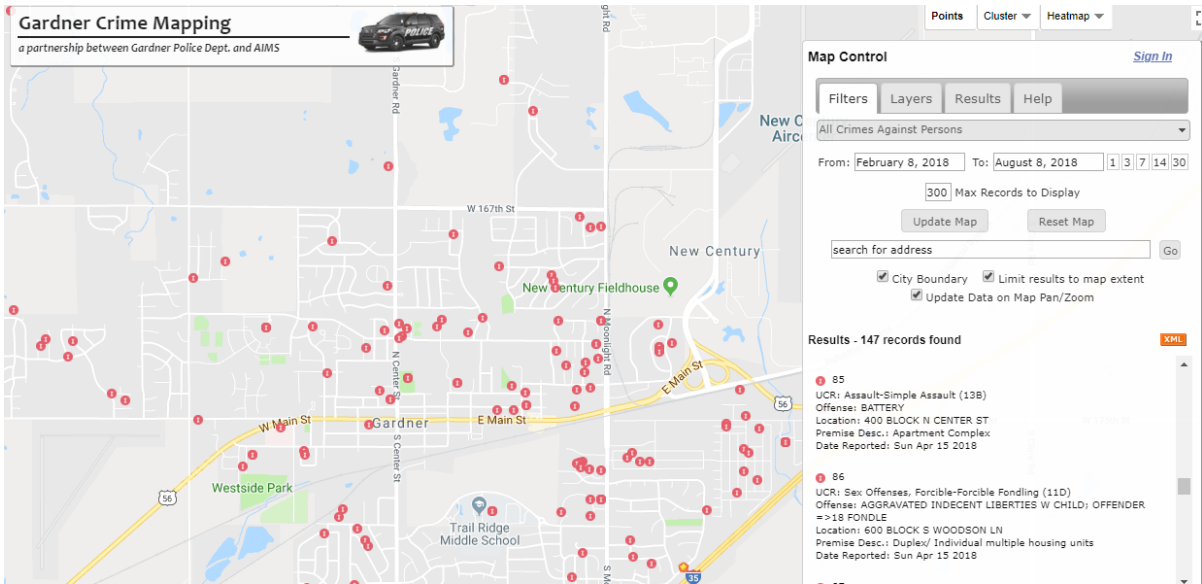
E. Lincoln Lane is a two-lane facility with a two-way left turn lane (TWTL) within the limits of the study. E. Lincoln Lane has a posted speed limit of 30 MPH and has been classified by both MARC and the City of Gardner as a Local Road. N. Cedar Street is two-lane facility with a posted speed limit of 25 MPH and has been classified by both MARC and the City of Gardner as a Local Road. To the south of the intersection of East Main Street and Moonlight Road is an at grade crossing of Moonlight Road with an active rail line of the Burlington Northern and Santa Fe Railroad (BNSF) that sees approximately 65 trains per day.”

Criminal Activity

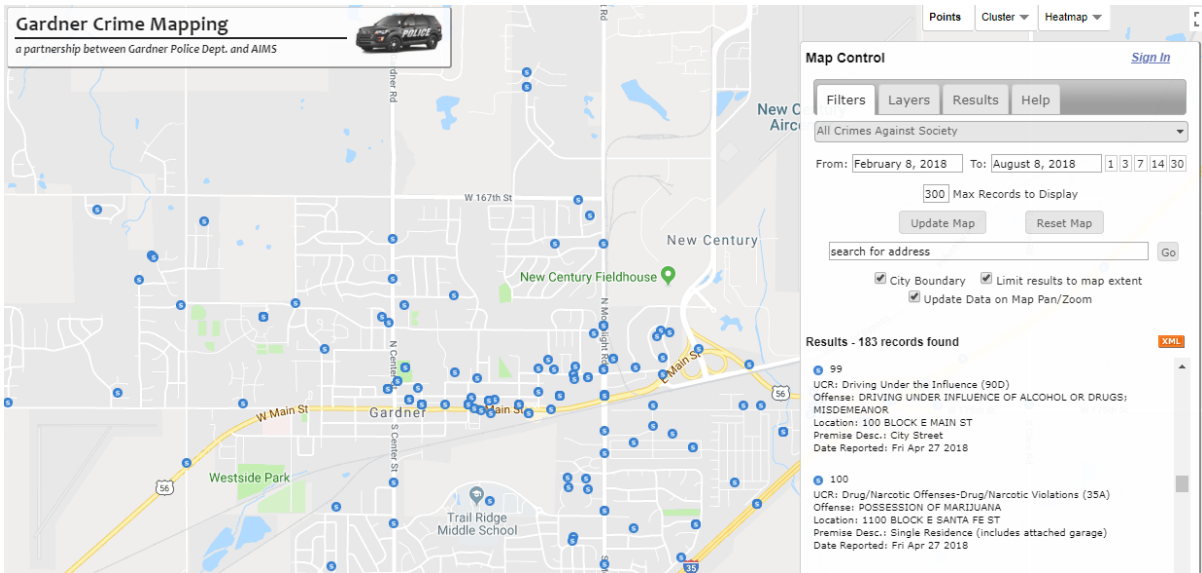
The Johnson County AIMS maps criminal activity that surrounds the Redevelopment District. The below map shows activity over the last six month, while there are events within the Redevelopment District, it does not appear that criminal activity is abnormal higher than other commercial areas.



Map #17 -Gardner Crime Mapping Crimes against property previous 6 months.



Map #18 -Gardner Crime Mapping- Crimes against persons previous 6 months.



Map #19 -Gardner Crime Mapping Crimes against society previous 6 months.

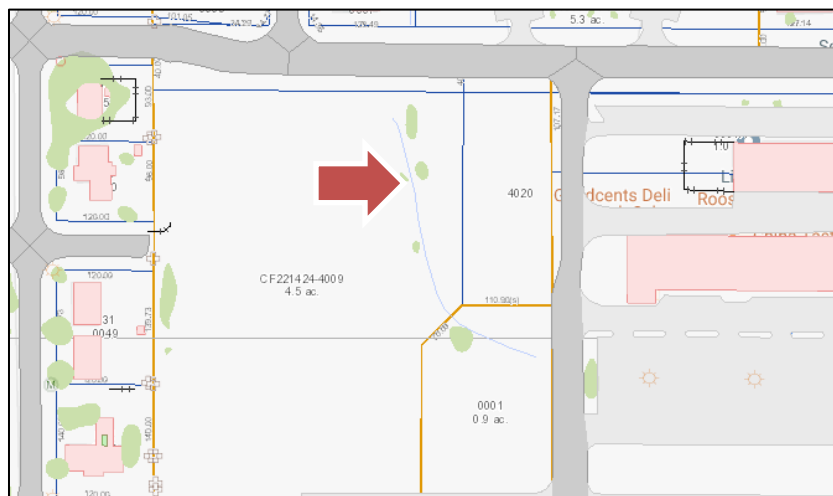
Section III

Proposed Improvements

The proposed development will relocate the existing grocery store onto Lot 1 of the proposed site plan (Figure 33) and increase the size of the store to 67,000 square feet.

There is an open channel, as shown in the below map, through the middle of, and spanning the length of Lot 1 that conveys stormwater for a large area. Even if no portion of the Study Area was in the flood plain, at a bare minimum, setback would impose a no-build area running through the middle of the Lot 1 in the Redevelopment District along the open channel. In other words, development of the Study Area to its highest and best use would not be feasible without enclosing the open channel.

Wetlands relocation/mitigation, detention, and storm water quality best management practices (i.e., BMPs) will also be necessary to develop / redevelop the Study Area. Accordingly, completion of stormwater-related improvements will require a substantial investment.



Map # 20- Open Channel Drainage, shown in blue line, Johnson County AIMS mapping.

The existing grocery store building that was built in 1992 (26 years ago) on Lot 5 will be redeveloped for another commercial purpose. The use of the Moonlight Plaza buildings, built in 1995, and land uses for Lots 3 and 4 will remain unchanged. Additional commercial buildings are expected to be constructed on the pad sites located on Lots 2 and 6 in the future.

The exact land uses for Lots 2, 5, and 6 have not been determined at this time. For the purposes of this study the following conservative land uses were assumed 54,000 sq. foot of retail in the existing grocery store building, a 3,500 sq. foot restaurant will be built on Lot 6 and both a 8,000 square foot retail store and 4,000 square foot restaurant will be built on Lot 2.

While new signalization will be needed, there will not be new access points onto any of the surrounding roadway network with this site plan.

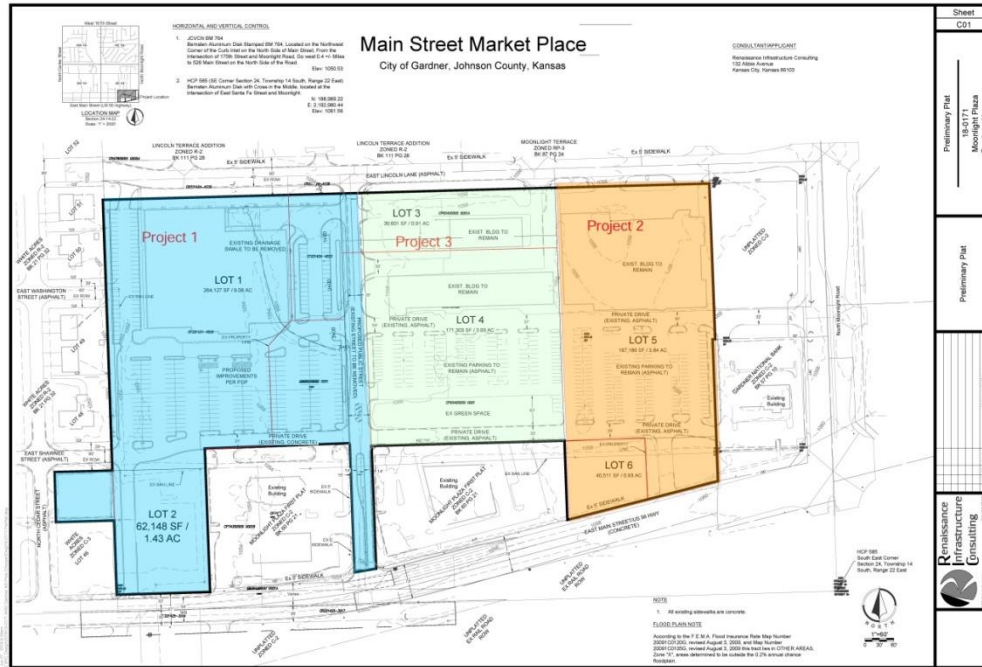


Figure 6- Proposed Improvements- Three Projects- Site Plan.

Investment

The proposed plan will be completed in three phases:

	Project Budget
Phase 1- New Grocery Store and Public Improvements	\$20,025,440
Phase 2- Renovation of former store into multi-tenant commercial	\$5,300,000.00
Phase 3- Parking lot and building façade Improvements	\$1,611,500.00
TOTAL	\$26,936,940.00

Table 3- Proposed Investments- Project Budget.

GARDNER, KANSAS
Preliminary Redevelopment Budget

Category	Total Cost	TIF Eligible	CID Eligible
PROJECT 1			
Land Acquisition	\$2,500,000.00	\$2,500,000.00	\$2,500,000.00
Site Improvements			
General Site Costs	\$450,000.00	\$450,000.00	\$450,000.00
Parking Lot	\$1,045,440.00	\$1,045,440.00	\$1,045,440.00
Lights	\$80,000.00	\$80,000.00	\$80,000.00
Detention	\$500,000.00	\$500,000.00	\$500,000.00
Sign	\$30,000.00	\$30,000.00	\$30,000.00
	\$2,105,440.00	\$2,105,440.00	\$2,105,440.00
Building Improvements			
New Grocery Store	\$6,370,000.00		\$6,370,000.00
Equipment (Grocery Store)	\$4,875,000.00		\$4,875,000.00
Pad Site (Lot 2)	\$1,400,000.00		\$1,400,000.00
	\$12,645,000.00		\$12,645,000.00
Public Improvements			
Re-location of Power Lines	\$350,000.00	\$350,000.00	\$350,000.00
Public Street	\$595,000.00	\$595,000.00	\$595,000.00
Traffic Signal / Turn Lanes	\$500,000.00	\$500,000.00	\$500,000.00
Engineering & Design	\$300,000.00	\$300,000.00	\$300,000.00
	\$1,745,000.00	\$1,745,000.00	\$1,745,000.00
Soft Costs			
Engineer	\$135,000.00	\$135,000.00	\$135,000.00
Architect	\$250,000.00		\$250,000.00
Survey	\$10,000.00	\$10,000.00	\$10,000.00
Soils	\$15,000.00	\$15,000.00	\$15,000.00
Environmental	\$5,000.00	\$5,000.00	\$5,000.00
Development Fee	\$65,000.00		\$65,000.00
Interest	\$300,000.00		\$300,000.00
Misc.	\$200,000.00		\$200,000.00
Legal & Consultants	\$50,000.00	\$50,000.00	\$50,000.00
	\$1,030,000.00	\$215,000.00	\$1,030,000.00
Project 1 Total:	\$20,025,440.00	\$6,565,440.00	\$20,025,440.00
PROJECT 2			
Building Improvements & Soft Costs			
Re-Model Existing Grocery Store	\$3,900,000.00		\$3,900,000.00
Pad Site (Lot 6)	\$1,400,000.00		\$1,400,000.00
	\$5,300,000.00		\$5,300,000.00
PROJECT 3			
Parking Lot and Lights	\$315,000.00		\$315,000.00
Building Façade	\$850,000.00		\$850,000.00
Soft Costs	\$300,000.00		\$300,000.00
Contingency	\$146,500.00		\$146,500.00
	\$1,611,500.00		\$1,611,500.00
TOTAL PROJECTS 1, 2 AND 3:	\$26,936,940.00	\$6,565,440.00	\$26,936,940.00

NOTES:

* Total reimbursement for Projects 1 and 2 combined (i) through TIF shall not exceed **\$4,500,000** plus financing costs and (ii) through CID shall not exceed **\$4,000,000** plus financing costs.

** Total reimbursement for Project 3 shall not exceed **\$600,000** through CID plus financing costs.

Table 4- Proposed Improvements- Development Costs.

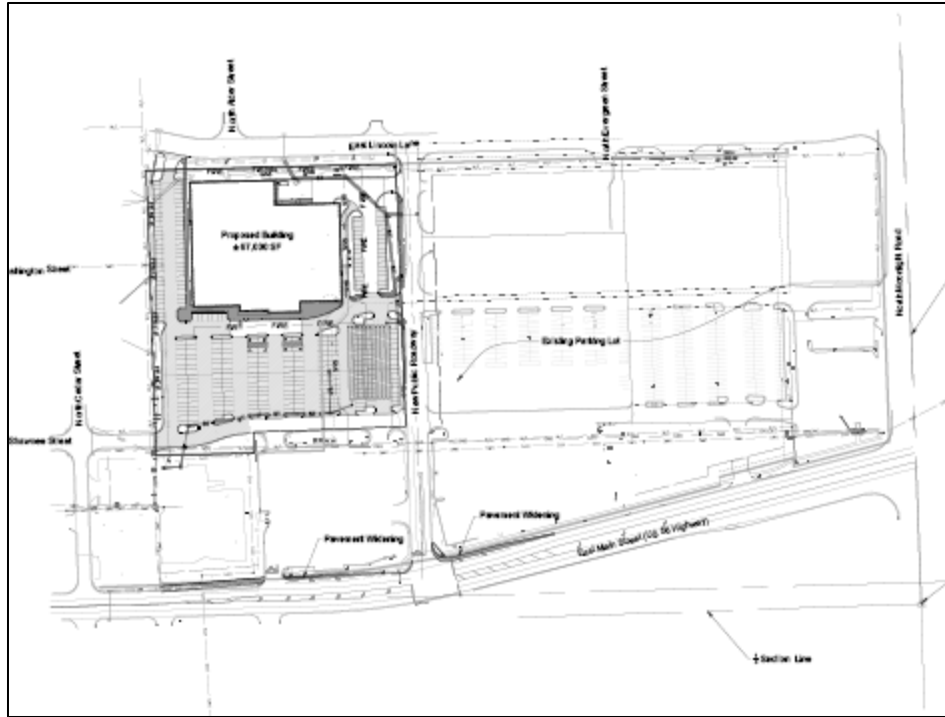


Figure 6- Proposed Improvements- Phase 1 Improvements of new store on west side of Redevelopment District.

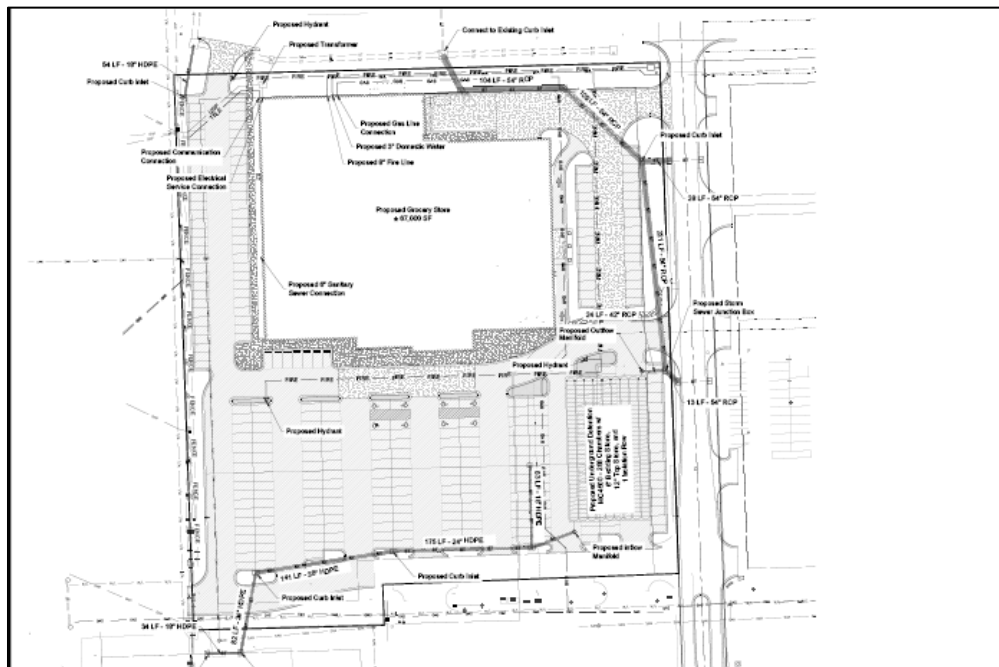


Figure 7- Proposed Improvements- Phase 1 Improvements Site work and infrastructure.

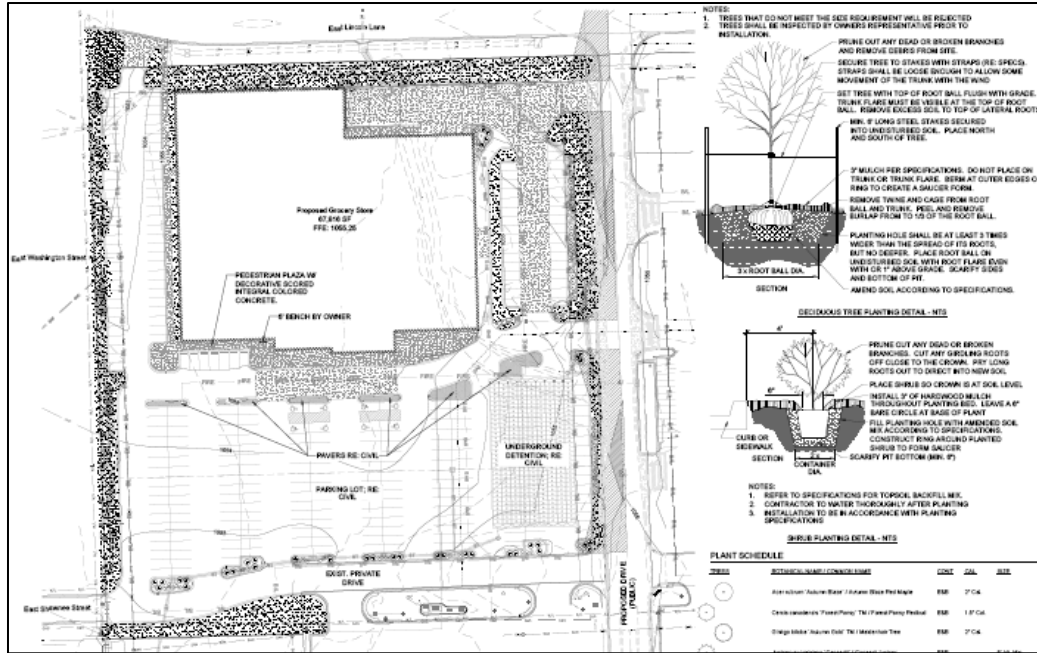


Figure 8- Proposed Improvements- Phase 1 Improvements Landscaping Plan.

Economic Development

Below are the consultants projections of additional annual sales that will be generated by the proposed improvements and the future improvements contemplated by the Traffic Study. These projections are estimates from similar projects, and regional averages provided by the Urban Land Institute publication of the Dollar and Cents of Shopping Centers.

Use	Square Footage	New SF Increment	Projected New Annual Sales
Grocery Store	67,000	13,000	\$4,732,000
New Multi-Tenant Commerical ¹	54,000	54,000	\$11,070,000
Future Restaurant ² - Lot 6	3,500	3,500	\$1,190,000
Future Retail ¹ - Lot 2	8,000	8,000	\$1,640,000
Future Restaurant ² - Lot 2	4,000	4,000	\$1,360,000
TOTAL			\$19,992,000

Table #5- Proposed Improvements- Additional Economic Activity Taxes.

1-Retail Annual Sales projections of \$205/ SF

2- Restaurant Annual Sales projections of \$340/SF

The projections when applied to the combined sales tax rate rate of 9.475 would breakdown additional revenue to the taxing jurisdictions which a portion of which could be redirected to assist in funding the improvements needed. In total these projects could bring an additional \$1,894,242 in combined annual sales taxes with full occupancy.

Use	Projected New Annual Sales	State of Kansas 6.5% Sales Tax	Johnson County 1.475% Sales Tax	City of Gardner 1.5% Sales Tax
Grocery Store	\$4,732,000	\$307,580	\$69,797	\$70,980
New Multi-Tenant Commerical ¹	\$11,070,000	\$719,550	\$163,282.50	\$166,050
Future Restaurant ² - Lot 6	\$1,190,000	\$77,350	\$17,552.50	\$17,850
Future Retail ¹ - Lot 2	\$1,640,000	\$106,600	\$24,190	\$24,600
Future Restaurant ² - Lot 2	\$1,360,000	\$88,400	\$20,060	\$20,400
TOTAL	\$19,992,000	\$1,299,480	\$294,882	\$299,880

Table #6 Proposed Improvements- Additional Economic Activity Taxes.

Section IV

Determination of the Redevelopment District Conditions

Significant findings of the Blight Analysis are presented in the following discussion. These findings are based on a review of documents and reports, interviews, field surveys, and analyses conducted in from July through August 2018.

Under the State of Kansas Statutes, pursuant to K.S.A. 12-1770a, et seq., a “Blighted Area” is an area that passes one or more of the following four tests.

Test #1- Predominance of Factors- Each of the factors set forth under the Kansas TIF Statute has been considered in this analysis and seven of the nine factors are found to be present.

Factors	Present	<i>substantially impairs or arrests the development and growth of the municipality</i>	<i>constitutes an economic or social liability</i>	<i>is a menace to the public health, safety, morals or welfare in its present condition and use</i>
(A) A substantial number of deteriorated or deteriorating structures	YES		X	
(B) Predominance of defective or inadequate street layout;	YES	X	X	
(C) Unsanitary or unsafe conditions;	YES	X	X	
(D) Deterioration of site improvements;	YES	X	X	
(E) Tax or special assessment delinquency exceeding the fair market value of the real property;	NO			
(F) Defective or unusual conditions of title including but not limited to cloudy or defective titles, multiple or unknown ownership interests to	NO			

the property;				
(G) Improper subdivision or obsolete platting or land uses;	NO			
(H) The existence of conditions which endanger life or property by fire or other causes; or	YES			X
(I) Conditions which create economic obsolescence; or	YES	X	X	

Table #7- Predominance of Blight Factors

Test #2- Has been identified by any state or federal environmental agency as being environmentally contaminated to an extent that requires a remedial investigation; feasibility study and remediation or other similar state or federal action; or

Test #3- A majority of the property is a 100-year floodplain area; or

Test #4- Previously was found by resolution of the governing body to be a slum or a blighted area under K.S.A. 17-4742 et seq., and amendments thereto.

Test #1 Predominance of Factors

Factor A: A substantial number of deteriorated or deteriorating structures

There are three existing buildings within the Redevelopment District. Two of these buildings on lots 3 and 4 are well maintained and appear to have a new roof. The existing grocery store is almost 26 years old and is in deteriorating condition. There is also a foundation of a fourth building, (former lumberyard) on lot 2 that is still in place, floor tiles are still visible and are clearly deteriorated.

Due to the age and current condition of buildings located within the Planning Area, it is anticipated that many improvements within the area are nearing the end of their useful life expectancy and in need of renovation. It should also be noted that it appears that limited operations and maintenance activities have occurred on many facilities within the Planning Area. This is evident due to basic deterioration of varying façade elements throughout the area. Underutilization of the improvements, and more importantly facility obsolescence, have contributed to a series of deteriorating conditions in the Price Chopper Building. These conditions which contribute to functional obsolescence within the area include:

- Existing size and footprint of the building, not possible to expand the depth of the building.
- Expensive infrastructure like refrigeration and HVAC are at the end of their life expectancy and not as efficient as modern equipment
- Changing needs of grocery shoppers, needing more amenities and services

Presently, the physical condition of site improvements within the Planning Area is estimated to range from average to very poor. This is largely based on site inspection activities.

	Physical Condition				
	Excellent	Good	Average	Poor	Very Poor
General Appearance	Extremely attractive and highly desirable	Quite attractive and desirable	Still somewhat attractive and desirable	Rather unattractive	Undesirable
Building Services	Modern, proper & adequate	Proper & adequate	Functional	Barely usable	Antiquated; possibly unusable
Extent of Deterioration	None, perfect, like-new	Some minor deterioration is visible	Showing signs of normal wear and tear	Deterioration is very noticeable	Structural defects apparent, approaching unsound, safety and/or health hazards may exist
Degree of Usefulness	As originally intended	As originally intended	As originally intended, or has been converted to income property (i. e. – no longer owner-occupied)	Income property, leased, year-to-year, seldom vacant between lessees	Income property, rental unit, month-to-month, often unoccupied between renters.
Occupancy	Occupied by original owner	Has been occupied by 2 or 3 owners at most	Has had numerous owners	Occupied by lessor, owner off-site	Occupied by renter; owner off-site
Maintenance & Repairs	Owner has developed a preventive maintenance plan and schedule, and steadfastly holds to it	Owner addresses most maintenance and repair situations before they become major issues	Owner waits until an item stops functioning, then either repairs or replaces it.	Mostly untended	None
Replacements/Renovations	Items are regularly replaced or renovated well before reaching the end of their useful lives	Replacements and renovations are scheduled to be made near the end of an item's useful life	Items are replaced or renovated on an as-needed basis only	Replacements and renovations are made as a last resort only	None
Housekeeping	Conspicuously clean and tidy	Property is routinely cleaned; things are kept neat and orderly.	Occasion cleaning primarily for appearance-sake	Infrequent, light cleaning	None

Table 8 - Physical Condition Table Source: Marshall & Swift .

Based on the preceding analysis, it is our opinion that the Planning Area exhibits conditions which can reasonably conclude that deterioration of improvement exists and contributes to the finding of blight and is prevalent within the Planning Area.

- Electrical systems. The building suffers from copper pipe electrolysis, which will be discussed later in the report.
- HVAC and refrigeration equipment within the Price Chopper is original equipment and while maintained is not efficient and are in need of replacement.
- Deteriorated building envelope systems (roof systems, flashing systems, windows and doors) which have become and are becoming compromised the roof of Price Chopper is nearing its end of life cycle. The retail building on Lot 4 while being a newer building has already replaced its original roof.
- Inadequate, deteriorated and unsafe sidewalk and curb/gutter, surface parking areas and drive isles.
- Deterioration of surface parking paving systems. It appears that much of the parking and drive lanes for commercial properties within the Planning Area is deteriorated. Numerous areas of significant pot-hole locations were observable upon inspection. Parking striping is also nonexistent in the majority of locations. It appears that minimal maintenance has occurred throughout the Planning Area.

These functional deficiencies demonstrate the deterioration of site improvements contributing to outmoded design, obsolescence and statutory blight. Additionally, presence of these conditions is an economic and social liability. Deterioration of site improvements becomes an economic liability when a property is not producing the maximum economic benefit to the community, such as the ability to pay real property taxes, but requires greater public expenses, such as fire, police and nuisance code violation inspections.



Photograph 1- 830 E Main St, Gardner is located on Lot 5 of the Redevelopment District.



Photograph 2- Roof of 830 E Main Street, single-ply EPDM, rubber-based membranes with gravel top coat. While the age of the roof is unknown, there were many patches.



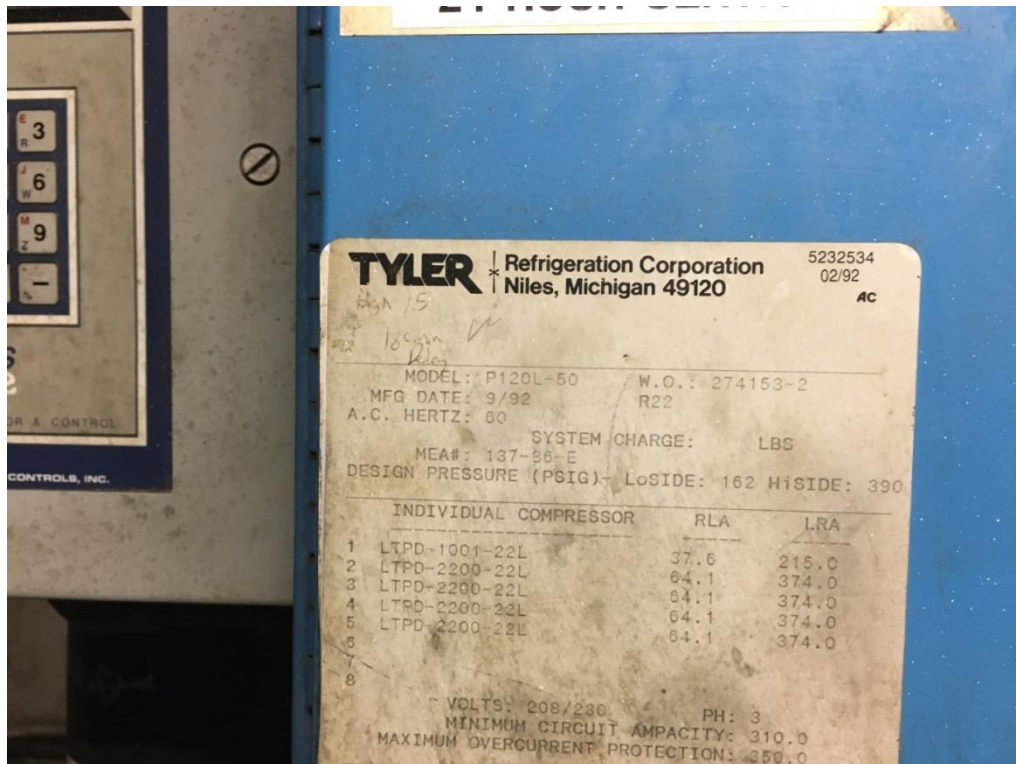
Photograph 3- Roof of 830 E Main Street, roof top units (RTU's) was manufactured in 1999 and is over 19 years old. The fins also show hail damage that can restrict airflow.



Photograph 4- 830 E Main Street, roof top units (RTU's) label shows they were manufactured in 1999 and are over 19 years old. The fins also show hail damage that can restrict airflow.



Photograph 5- Expensive infrastructure like refrigeration and HVAC are in place, and are at the end of their life expectancy, and not as efficient as modern equipment.



Photograph 6- The label shows the compressors are original to the construction of the building in 1992, or almost 26 years old.



Photograph 7- Expensive infrastructure like refrigeration and HVAC are in place, and require more maintenance than modern equipment.

During the walk through, the property manager indicated that the building has suffered from a condition called copper pipe electrolysis. This condition has caused expensive repairs and the issue is still present. Below is an excerpt from a plumbing expert that explains the condition, “Copper Pipe Electrolysis” July 11, 2016 in Opinion & Expertise by David Balkan:

“Pipe electrolysis often happens when stray direct current (DC) electricity causes the pipe to decompose. However, copper pipe electrolysis can also potentially be caused by many modern appliances. Modern appliances tend to rely on solid state electronic systems. As an example, even a small hairdryer can create a tremendous amount of DC current. This direct current can then be sent through the grounding wire on a water service line, and distributed randomly underground. Because copper is an excellent conductor of electricity, it will attract any of this stray direct electrical current in the vicinity.

Dissimilar metals that touch can also create this problem. That is why it is important to keep other unlike metals, such as galvanized pipe, from coming in contact with your copper pipes. Something as simple as a discarded nail in the soil, or in your home’s duct work, can trigger electrolysis if they happen to touch your copper

pipes! Copper pipe electrolysis also occurs with galvanized pipe, this is also known as galvanic action.

So, how will you know if your copper pipes are suffering from copper pipe electrolysis? Your copper pipe will turn green and start to show pitting. It does not take long for damage from copper pipe electrolysis to appear either. Within just a year, your newly installed pipes may start leaking.”



Photograph 8- Example of damage to copper (Image not taken within Redevelopment Area, example only).



Photograph 9- Repairs to plumbing system from copper pipe electrolysis condition.



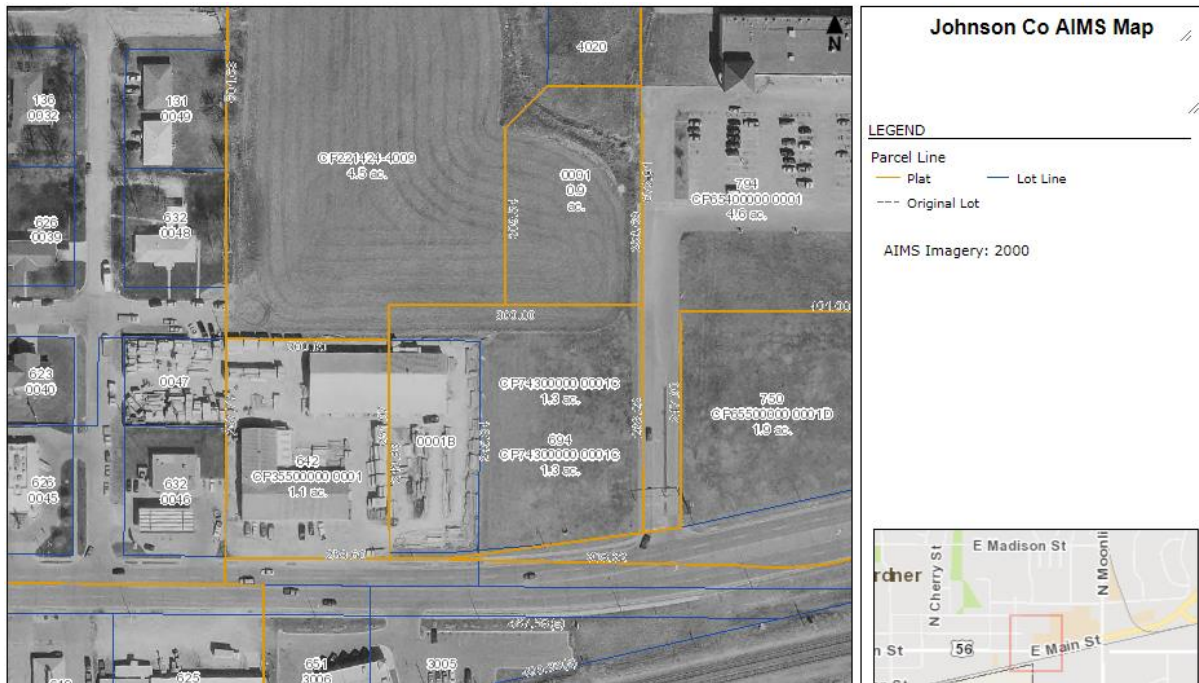
Photograph 10- Repairs to plumbing system from copper pipe electrolysis condition.



Photograph 11- Repairs to plumbing system from copper pipe electrolysis condition, the main water line was deteriorated.



Photograph 12- Lot 5- building façade deterioration in rear dock loading area.



Map #21- Redevelopment Aerial Map, Image from 2000, showing two buildings on Lot 2.

The above aerial image from 2000 shows two building on the southwestern portion of the Redevelopment District, Lot 2.

The two buildings foundations shown on the aerial image from 2000 are seen in the below photographs and is clearly deterioration of site improvements within the Redevelopment District.

The lack of development since this photograph was taken demonstrates that the Redevelopment District substantially impairs the development and growth of the municipality.



Photograph 13- Existing foundation of two buildings on Lot 2 of the Redevelopment District.



Photograph 14- Existing foundation of two buildings on Lot 2 of the Redevelopment District.



Photograph 15- Existing foundation of two buildings on Lot 2 of the Redevelopment District.

Factor B: Predominance of defective or inadequate street layout

The 19.047 acre Redevelopment District and the existing road infrastructure system have a predominance of inadequate traffic and street access. The area also suffers from inadequate pedestrian & bicycle access. These conditions limit access and constitute an economic and social liability. Additionally, the presence of trash and debris and possible illegal dumping is conducive to ill health and crime.

The Private Drive shown on the map on the next page, shown in Orange Arrow is not a public road and does not have adequate sidewalks or markings or striping.



Map #21- Transportation Map of Redevelopment District, Johnson County AIMS mapping

Given that the interior of the Redevelopment District are private commercial drives and the western portion of the site has insufficient access which substantially impairs development and growth, the Redevelopment District exhibits a predominance of defective and inadequate street layout.

A traffic impact study was completed by Priority Engineers, Inc. on June 26, 2018. The Study shows that many of the intersections have an overall service level of D or below, which is substandard. Below are excerpts from the report.

“The signalized intersection of E. Main Street and Moonlight Road was analyzed and was found to have an overall level of service D during the AM Peak Hour and an overall level of Service E for the PM Peak Hour. During the AM Peak Hour the individual movements experiencing the most significant delays were the northbound left turning movement and the westbound left turning movement, both with a level of service F. During the PM Peak Hour, the individual movements with the most significant delays were the westbound right and left turning movements, both with a level of service F. The maximum design queue lengths for movements at this intersection do not exceed 12.8 vehicles in length in the AM Peak hour (eastbound through movement) and 15.1 vehicles in length PM Peak hour (westbound through movement).

The signalized intersection of E. Lincoln Lane and Moonlight Road was analyzed and was found to have an overall level of service C during both the AM Peak Hour and the PM Peak Hour. During the AM Peak Hour, the individual movements experiencing the most significant delays were the eastbound and westbound left turning movements. Both experience a level of service D. During the PM Peak Hour, the individual movements experiencing the most significant delays were the northbound through movement and the southbound right turning and through movement, all with a level of service C. The maximum design queue lengths for movements at this intersection do not exceed 9.9 vehicles in length in the AM Peak hour (southbound through movement) and 8.5 vehicles in length PM Peak hour (northbound through movement).

At the existing stop controlled private drive entrance into the Moonlight Plaza Development discussed earlier in the report it was found that during the AM Peak hour all individual movements perform at a level of service A except the southbound left turning movement which is a level of service C. During the PM Peak Hour, the left turning eastbound movement and the southbound right turning movements are a level of service B and the southbound left turning movement is a level of service D. Design queues for all movements do not exceed one vehicle in either Peak Hour.

The stop-controlled intersection of E. Main Street and N. Cedar Street performs at a level of service C or better for individual movements during the AM Peak hour and C

or better for the PM Peak hour with the exception of the southbound movement which is a level of service D. Design queue lengths are less than 2 vehicles for all movements during both Peak Hours.”

Since many of the intersections had inadequate service levels with the existing development, the addition of the proposed improvements will require traffic signalization on Main Street to handle the additional traffic. Below are the recommendations:

“RECOMMENDATIONS & CONCLUSIONS

This study documents the impact of the proposed Moonlight Plaza development. The existing level of service at the intersection of E. Main Street with Moonlight indicates that the intersection is currently experiencing some delays. With the additional traffic generated by the proposed development the overall level of service during the AM peak hour would be the same as the existing and proposed PM Peak hours, a level of service E. By the horizon year it is predicted that if traffic increase in accordance with the 2009 TMP model this intersection will fail without factoring in the traffic from the development. In the 2030 horizon year the, the level of service for the scenario with the proposed development traffic is not significantly different from the no build scenario.

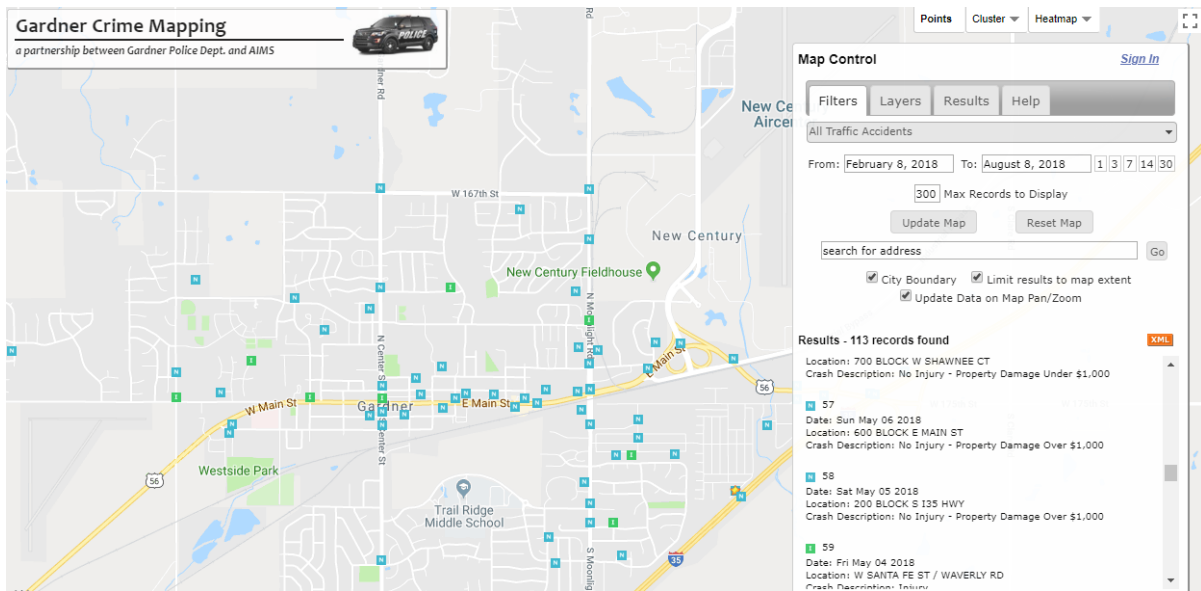
We recommend the installation of a signal at the intersection of E. Main Street with the Private Drive entrance. There is an existing eastbound left turn lane at this location that is approximately 2 vehicles in length. The City’s Access Management guidelines specify a 250- foot turn lane and KDOT requires a length of twice the design queue length. If a 250’ left turn lane is not obtainable due to right of way constraints, a 150’ left turn lane would exceed 1.5 times the future design queue length and accommodate eastbound left turning vehicles. No additional improvements are necessary as a result of this development.”

Table 4: Level of Service Definitions		
<i>Level of Service</i>	<i>Unsignalized Intersection</i>	<i>Signalized Intersection</i>
A	< 10 Seconds	< 10 Seconds
B	< 15 Seconds	< 20 Seconds
C	< 25 Seconds	< 35 Seconds
D	< 35 Seconds	< 55 Seconds
E	< 50 Seconds	< 80 Seconds
F	≥ 50 Seconds	≥ 80 Seconds

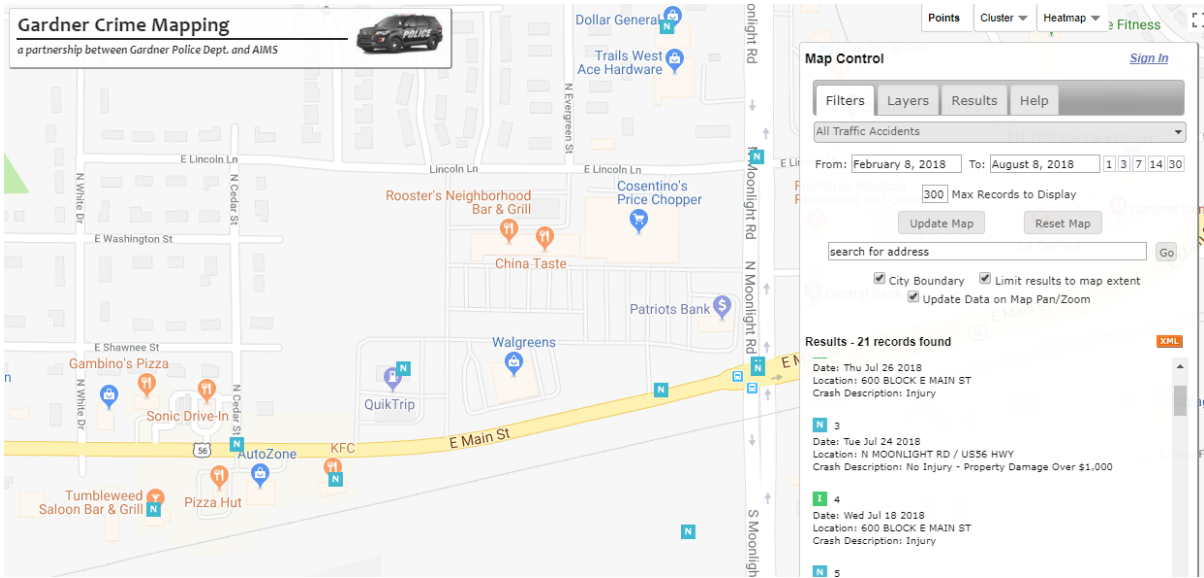
Table #8, Level of Service Definitions.

Level of Service (LOS)	
LOS A – Free Flow 	●
LOS B – Reasonably Free Flow 	●
LOS C – Stable Flow 	●
LOS D – Approaching Unstable Flow 	●
LOS E – Unstable Flow 	●
LOS F – Breakdown Flow 	●

Figure #9- Level of Service Rating A-F.



Map #22- Gardner Crime Mapping All Traffic Accidents previous 6 months.



Map #23- Gardner Crime Mapping All Traffic Accidents previous 6 months.



Photograph 16- North South Private Drive, connecting East Main Street to Lincoln Lane
Redevelopment District.



Photograph 17- North South Private Drive, connecting East Main Street to Lincoln Lane
Redevelopment District, shown inadequate or crumbling sidewalk.



Photograph 18- Cedar Street Looking North, connecting East Main Street to Lincoln Lane
Redevelopment District, shown inadequate or crumbling sidewalk.



Photograph 19- Terminus of East Shawnee Street Looking East into the Redevelopment District, shown inadequate access.



Photograph 20- Terminus of East Washington Street Looking East into the Redevelopment District, shown inadequate access.



Photograph 21- Lincoln Lane Looking West into the Redevelopment District, shown inadequate access.



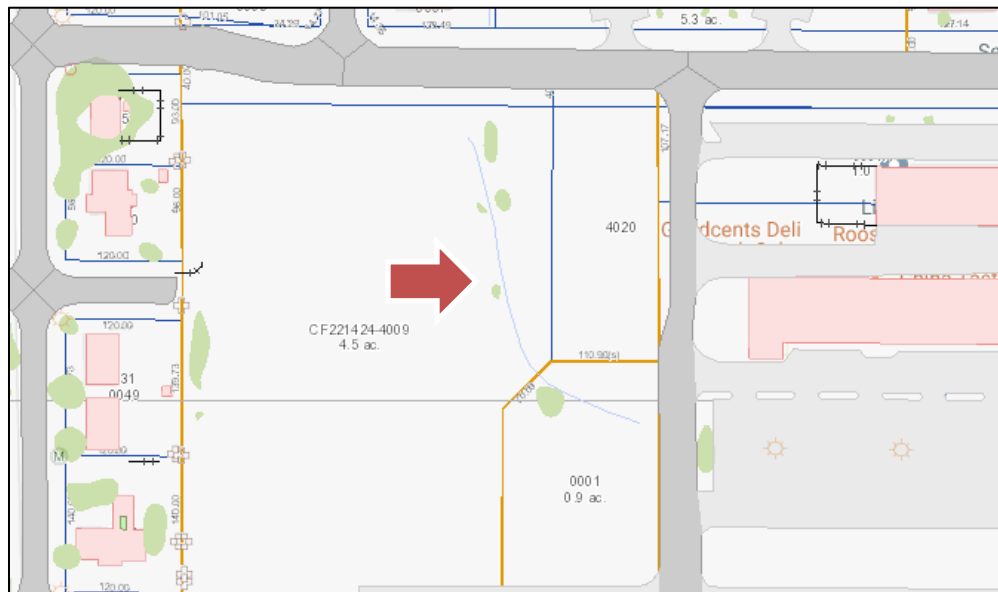
Photograph 22- Private Drive Looking East into the Redevelopment District, shown inadequate curbs and infrastructure.

Factor C: Unsanitary or unsafe conditions

Unsafe Conditions: The ravine that is fed and eroded by the open stormwater channel that runs the length of the Redevelopment District could create unsafe conditions.

The ravine that bisects the Redevelopment District is an attractive site to children and adolescents, particularly due to the close proximity of the single family residential neighborhood situated directly to the north and west of the Redevelopment District.

The waterway also often contains slow-moving or stagnant pools of water that provide ideal conditions for the spread of mosquito-borne illnesses, a particular risk to the adjacent residential neighborhood.



Map # 24- Open Channel Drainage, shown in blue line, Johnson County AIMS mapping.



Photograph 23- Open Channel Drainage within Lot 1 or Redevelopment District.



Photograph 24- Open Channel Drainage within Lot 1 or Redevelopment District.

Throughout the Redevelopment District trash and debris are evident, presumably dumped from trespassers, or blown onto the site by wind. There is a significant amount of evidence that trespassers are utilizing the area for illegally dumping trash and debris, because of the type and size of the materials being illegally deposited.

The lack of development, including lack of roads, and sidewalks, curb & gutter within the Redevelopment District can lead to physical injury (i.e. tripping hazard, injury from fallen limbs from rotten trees, etc.)

The obsolete and underutilized nature of a property and area can also be conducive to ill health, transmission or disease, crime or particularly the inability to pay reasonable taxes.

Unsanitary or unsafe conditions also contribute to the ability of an area to generate reasonable tax revenue compared to modern, maintained infrastructure. All the while, that same area requires the same level of public service, if not more, than areas which contain modern, maintained infrastructures. This lack of development can substantially impair or arrests the development and growth of the municipality.

The vacant and underutilized parcel also causes the area to become a social liability because, as previously mentioned, less populated areas often suffer from increases in property crimes such as illegal dumping, littering and trespassing.



Photograph 25- Location middle of Lot 1, showing debris (asphalt) and rubble.



Photograph 26- Location Lot 1, trash and debris.



Photograph 27- Trash and debris Lot 4 of Redevelopment District.



Photograph 28- Location Lot 5, Broken grate, potential tripping hazard.



Photograph 29- Location Lot 5- Large pot holes in pavement, potential tripping hazard.

Factor D: Deterioration of site improvements

The majority of the Redevelopment District parking lots and drives are deteriorated and inadequate. Because of the flatness of the site, it is difficult to drain water from the asphalt.

The commercial parking lots are strewn with potholes, deep cracks and scaling. In addition to the structurally unsafe condition of portions of the existing commercial buildings, the surrounding curbs and sidewalks are crumbling. The vacant land on Lot 1 and Lot 2 are overgrown with weeds. Some Items around the exterior of the buildings are unsightly and in a deteriorated state.



Photograph 30- Overview of Parking lot on Lots 4 and 5.



Photograph 31- Deterioration of site improvements.



Photograph 32- Deterioration of site improvements.



Photograph 33- Deterioration of site improvements.



Photograph 34- Deterioration of site improvements.



Photograph 35- Deterioration of site improvements.



Photograph 36- Deterioration of site improvements.



Photograph 37- Deterioration of site improvements.



Photograph 38- Deterioration of site improvements.



Photograph 39- Deterioration of site improvements.



Photograph 40- Location Lot 5- Trees growing at side of building.



Photograph 41- Location Lot 5- Trees growing at side of building.

Factor E: Tax or special assessment delinquency exceeding the fair market value of the real property

Not applicable

Factor F: Defective or unusual conditions of title including but not limited to cloudy or defective titles, multiple or unknown ownership interests to the property

Not applicable

Factor G: Improper subdivision or obsolete platting or land uses

Not applicable

Factor H: The existence of conditions which endanger life or property by fire or other causes

The Redevelopment District suffers from conditions that endanger life and property. Specifically, these conditions include:

- **Attractive Nuisance:** As described in Factor C, the open stormwater channel and ravine are dangerous and attractive nuisances for children and adolescents, especially during high water flows during and after a storm event. The presence of sitting water could serve as a breeding ground for mosquitoes which could lead to the spread of mosquito-borne illness in the adjacent residential neighborhood.
- The western portion is mostly vacant. These poorly lit areas exist throughout the Redevelopment District. Since it is a vacant parcel and overgrown, there are no streetlights, or lighting within the property.
- The presence of rubble or ruins of a former structure also can present injury to trespassers, including nails imbedded in wood.



Photograph 42- Standing Water on Lot 3.



Photograph 43- Standing water in open channel in Lot 1.



Photograph 44- Open storage of propane containers.

Factor I: Conditions which create economic obsolescence

Due to the economic obsolescence caused by the blight components described in the factors above, development of the Study Area is not likely to occur without TIF assistance.

The changing nature of retail and spending habits and needs of consumers create economic obsolescence of older retail centers and grocery stores. Because of the age of the mechanical components and the layout of the existing building, it is more cost effective to build a new building rather than renovate the existing grocery store. The building will be renovated into a more desirable use for new commercial retail services.

As previously mentioned, Development of the Study Area would also require, at significant cost, enclosure of the open ditch stormwater channel that runs through the Study Area and drains a large upstream water shed. There are also substantial costs associated with sanitary sewer relocation and construction, road improvements and access adjustment. Additional costs will also be required to provide adequate traffic signalization needed for additional improvements.

As previously noted above, eliminating the Study Area's blight condition will in turn eliminate the Study Area's economic obsolescence, which would increase annual sales taxes in the Redevelopment District by just under a \$1,900,000 a year. This is in addition of any increase in annual real property tax revenue.

Use	Projected New Annual Sales	State of Kansas 6.5% Sales Tax	Johnson County 1.475% Sales Tax	City of Gardner 1.5% Sales Tax
Grocery Store	\$4,732,000	\$307,580	\$69,797	\$70,980
New Multi-Tenant Commercial ¹	\$11,070,000	\$719,550	\$163,282.50	\$166,050
Future Restaurant ² - Lot 6	\$1,190,000	\$77,350	\$17,552.50	\$17,850
Future Retail ¹ - Lot 2	\$1,640,000	\$106,600	\$24,190	\$24,600
Future Restaurant ² - Lot 2	\$1,360,000	\$88,400	\$20,060	\$20,400
TOTAL	\$19,992,000	\$1,299,480	\$294,882	\$299,880

Table #6 - Proposed Improvements: Additional Economic Activity Taxes.

Due to the economic obsolescence caused by the blight factors described in this report, development of the Redevelopment District is not likely to occur without TIF assistance. This is substantiated by the fact that the land on Lot 1 has been undeveloped at least for the past 55 years as shown in the two historical aerial images from Johnson County AIMS map.



Map 24- Johnson County AIMS map, Lot 1 has never been developed. Aerial date 2000.



Map 25- Johnson County AIMS map, Lot 1 has never been developed. Aerial date 1941.

This analysis clearly shows that the Redevelopment District is an economic liability to the City and local taxing jurisdictions due to its inability pay taxes at a higher rate, based on the highest and best use of the property. If development occurs through the use of public incentives (tax abatement and special assessments), a substantial gain in revenue to the local taxing jurisdictions is expected to occur. The current lack of revenue from such a large parcel substantially impairs development and growth of the municipality.

Test #2- Environmental

No portions of the Redevelopment District have been identified by any state or federal environmental agency as being environmentally contaminated to an extent that requires a remedial investigation; feasibility study and remediation or other similar state or federal action.

Test #3- Floodplain

The property is not located within a 100-year floodplain area.

Test #4- Previous Finding of Slum or Blight

No portions of the Redevelopment District have previously been found by resolution of the governing body to be a slum or a blighted area under K.S.A. 17-4742 et seq., and amendments thereto.

SECTION V:

Conclusion

The findings of this report show that the Redevelopment District suffers from a predominance of blighting factors. These six factors include;

- A substantial number of deteriorated or deteriorating structures
- Defective or inadequate street layout;
- Unsanitary or unsafe conditions;
- Deterioration of site improvements;
- The existence of conditions which endanger life or property by fire or other causes;
or
- Conditions which create economic obsolescence; or

These conditions have caused the Redevelopment District to contribute to the following three outcomes.

- Substantially impairs or arrests the development and growth of the municipality
- Constitutes an economic or social liability
- Is a menace to the public health, safety, morals or welfare in its present condition and use.

Benefits from Tax Increment Financing can promote new investment within the Redevelopment District and can increase economic utilization and generate significantly increased tax revenue and jobs, and remediate many of the blighting conditions which may burden the area.

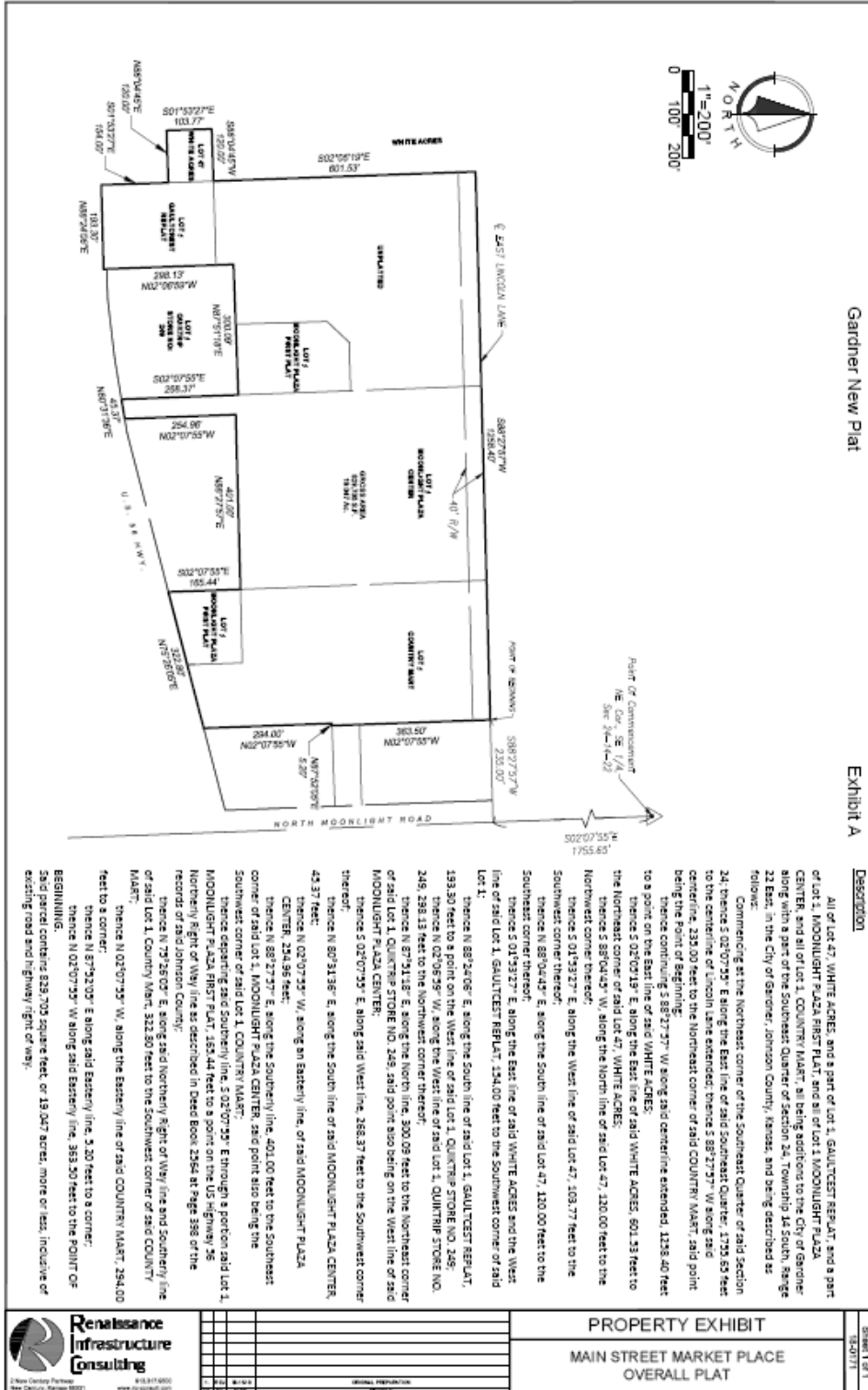
Factors	Present	<i>substantially impairs or arrests the development and growth of the municipality</i>	<i>constitutes an economic or social liability</i>	<i>is a menace to the public health, safety, morals or welfare in its present condition and use</i>
(A) A substantial number of deteriorated or deteriorating structures	YES		X	
(B) Predominance of defective or inadequate street layout;	YES	X	X	
(C) Unsanitary or unsafe conditions;	YES	X	X	
(D) Deterioration of site improvements;	YES	X	X	
(E) Tax or special assessment delinquency exceeding the fair market value of the real property;	NO			
(F) Defective or unusual conditions of title including but not limited to cloudy or defective titles, multiple or unknown ownership interests to the property;	NO			
(G) Improper subdivision or obsolete platting or land uses;	NO			
(H) The existence of conditions which endanger life or property by fire or other causes; or	YES			X
(I) Conditions which create economic obsolescence; or	YES	X	X	

Table #7- Predominance of Blight Factors.

Pursuant to Kansas TIF Statute the Redevelopment District exhibits the majority of statutory blight factors set forth therein, clearly passing Test #1 and making the Redevelopment District a “blighted area.” Therefore, in our professional opinion, we have determined that in accordance to Kansas TIF Statute, the Redevelopment District meets or exceeds the definition of a “blighted area” and a finding of blight is justified.

Exhibit A

Property Information



Gardner New Plat

Exhibit A

Description

All of Lot 47, WHITE ACRES, and a part of Lot 1, GAULTTEST REPLAT, and a part of Lot 1, MOONLIGHT PLAZA REBOT PLAT, and all of Lot 1, MOONLIGHT PLAZA CENTER, and all of Lot 1, COUNTRY MART, all being adjacent to the City of Gardner, along with a part of the Southeast Quarter of Section 24, Township 44 South, Range 22 East, in the City of Gardner, Johnson County, Kansas, and being described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 24; thence S 02°07'35" E along the East line of said Southeast Quarter, 1755.65 feet to the centerline of Lincoln Lane extended; thence S 88°27'37" W along said centerline, 235.00 feet to the Northeast corner of said COUNTRY MART, said point being the Point of Beginning;

thence continuing S 88°27'37" W along said centerline extended, 1258.40 feet to a point on the East line of said WHITE ACRES;

thence S 02°07'19" E, along the East line of said WHITE ACRES, 601.23 feet to the Northeast corner of said Lot 47, WHITE ACRES;

thence S 88°04'43" W, along the North line of said Lot 47, 120.00 feet to the Northwest corner thereof;

thence S 01°43'27" E, along the West line of said Lot 47, 103.77 feet to the Southwest corner thereof;

thence N 88°04'43" E, along the South line of said Lot 47, 120.00 feet to the Southeast corner thereof;

thence S 01°43'27" E, along the East line of said WHITE ACRES and the West line of said Lot 1, GAULTTEST REPLAT, 154.00 feet to the Southwest corner of said Lot 1;

thence N 88°24'08" E, along the South line of said Lot 1, GAULTTEST REPLAT, 153.30 feet to a point on the West line of said Lot 1, QUINTRIP STORE NO. 248;

thence N 02°06'29" W, along the West line of said Lot 1, QUINTRIP STORE NO. 248, 288.13 feet to the Northwest corner thereof;

thence N 87°11'18" E, along the North line, 300.05 feet to the Northeast corner of said Lot 1, QUINTRIP STORE NO. 248, said point also being on the West line of said MOONLIGHT PLAZA CENTER;

thence S 02°07'35" E, along said West line, 268.37 feet to the Southwest corner thereof;

thence N 80°13'18" E, along the South line of said MOONLIGHT PLAZA CENTER, 43.37 feet;

thence N 02°07'35" W, along an Eastern line of said MOONLIGHT PLAZA CENTER, 254.95 feet;

thence N 88°27'37" E, along the Southern line, 401.00 feet to the Southwest corner of said Lot 1, MOONLIGHT PLAZA CENTER, said point also being the Southwest corner of said Lot 1, COUNTRY MART;

thence separating said Southern line, S 02°07'35" E through a portion said Lot 1, MOONLIGHT PLAZA REBOT PLAT, 163.44 feet to a point on the US Highway 36 Northern Right of Way line as described in Deed Book 2584 at page 358 of the records of said Johnson County;

thence N 73°28'03" E, along said Northern Right of Way line and Southern line of said Lot 1, Country Mart, 322.80 feet to the Southwest corner of said COUNTRY MART;

thence N 02°07'35" W, along the Eastern line of said COUNTRY MART, 254.00 feet to a corner;

thence N 87°32'03" E along said Eastern line, 3.20 feet to a corner;

thence N 02°07'35" W along said Eastern line, 353.30 feet to the POINT OF BEGINNING;

Said parcel contains 825,703 square feet, or 19,047 acres, more or less, inclusive of existing road and in/and right of way.

		<p>PROPERTY EXHIBIT</p> <p>MAIN STREET MARKET PLACE OVERALL PLAT</p>		<p>Sheet 1 of 1</p> <p>15-0171</p>
<p>2100 Century Parkway New Century, Kansas 66207</p> <p>616.317.6000 www.ri-ks.com</p>		<p>DATE PREPARED:</p> <p>12/20/15</p>		

Legal Description

MAIN STREET MARKET PLACE

All of Lot 47, WHITE ACRES, and a part of Lot 1, GAULTCEST REPLAT, and a part of Lot 1, MOONLIGHT PLAZA FIRST PLAT, and all of Lot 1 MOONLIGHT PLAZA CENTER, and all of Lot 1, COUNTRY MART, all being additions to the City of Gardner along with a part of the Southeast Quarter of Section 24, Township 14 South, Range 22 East, in the City of Gardner, Johnson County, Kansas, and being described as follows:

Commencing at the Northeast corner of the Southeast Quarter of said Section 24; thence S 02°07'55" E along the East line of said Southeast Quarter, 1755.65 feet to the centerline of Lincoln Lane extended; thence S 88°27'57" W along said centerline, 235.00 feet to the Northeast corner of said COUNTRY MART, said point being the Point of Beginning;

thence continuing S 88°27'57" W along said centerline extended, 1258.40 feet to a point on the East line of said WHITE ACRES;

thence S 02°05'19" E, along the East line of said WHITE ACRES, 601.53 feet to the Northeast corner of said Lot 47, WHITE ACRES;

thence S 88°04'45" W, along the North line of said Lot 47, 120.00 feet to the Northwest corner thereof;

thence S 01°53'27" E, along the West line of said Lot 47, 103.77 feet to the Southwest corner thereof;

thence N 88°04'45" E, along the South line of said Lot 47, 120.00 feet to the Southeast corner thereof;

thence S 01°53'27" E, along the East line of said WHITE ACRES and the West line of said Lot 1, GAULTCEST REPLAT, 154.00 feet to the Southwest corner of said Lot 1;

thence N 88°24'06" E, along the South line of said Lot 1, GAULTCEST REPLAT, 193.30 feet to a point on the West line of said Lot 1, QUIKTRIP STORE NO. 249;

thence N 02°06'59" W, along the West line of said Lot 1, QUIKTRIP STORE NO. 249, 298.13 feet to the Northwest corner thereof;

thence N 87°51'18" E, along the North line, 300.09 feet to the Northeast corner of said Lot 1, QUIKTRIP STORE NO. 249, said point also being on the West line of said MOONLIGHT PLAZA CENTER;

thence S 02°07'55" E, along said West line, 268.37 feet to the Southwest corner thereof;

thence N 80°31'36" E, along the South line of said MOONLIGHT PLAZA CENTER, 45.37 feet;

thence N 02°07'55" W, along an Easterly line, of said MOONLIGHT PLAZA CENTER, 254.96 feet;

thence N 88°27'57" E, along the Southerly line, 401.00 feet to the Southeast corner of said Lot 1, MOONLIGHT PLAZA CENTER, said point also being the Southwest corner of said Lot 1, COUNTRY MART;

thence departing said Southerly line, S 02°07'55" E through a portion said Lot 1, MOONLIGHT PLAZA FIRST PLAT, 165.44 feet to a point on the US Highway 56 Northerly Right of Way line as described in Deed Book 2564 at Page 398 of the records of said Johnson County;

thence N 75°26'05" E, along said Northerly Right of Way line and Southerly line of said Lot 1, Country Mart, 322.80 feet to the Southwest corner of said COUNTY MART;

thence N 02°07'55" W, along the Easterly line of said COUNTRY MART, 294.00 feet to a corner;

thence N 87°52'05" E along said Easterly line, 5.20 feet to a corner;

thence N 02°07'55" W along said Easterly line, 363.50 feet to the POINT OF BEGINNING.

Said parcel contains 829,705 square feet, or 19.047 acres, more or less, inclusive of existing road and highway right of way.

Exhibit B: Title Report-Easements



First American

Schedule BII

Title Insurance Commitment

ISSUED BY

First American Title Insurance Company

File No.: NCS-900454-KCTY

EXCEPTIONS

Any policy we issue will have the following exceptions unless they are taken care of to our satisfaction.

1. Right or claims of parties in possession not shown by the Public Records.
2. Easements, or claims of easements, not shown by the Public Records.
3. Any encroachment, encumbrance, violation, variation or adverse circumstances affecting Title that would be disclosed by an accurate and complete survey of the Land or that could be ascertained by an inspection of the Land.
4. Any lien, or right to lien, for services, labor, or material heretofore or hereafter furnished, imposed by law and not shown by the Public Records.
5. Taxes, or special assessments, if any, not shown as existing liens by the Public Records.
6. Loss or damage by reason of there being recorded in the Public Records, any deeds, mortgages, lis pendens, liens or other title encumbrances subsequent to the commitment date and prior to the effective date of the final Policy.
7. Taxes and assessments for the year 2017 and subsequent years.

Taxes for the year 2017 in the amount of \$11.95 are FIRST HALF PAID; SECOND HALF DUE AND PAYABLE. This amount includes the following installments for special assessments: NONE
TAX PARCEL NO. CF221424-4009

Taxes for the year 2017 in the amount of \$6,837.60 are FIRST HALF PAID; SECOND HALF DUE AND PAYABLE. This amount includes the following installments for special assessments: NONE
TAX PARCEL NO. CF221424-4020

Taxes for the year 2017 in the amount of \$5,981.17 are FIRST HALF PAID; SECOND HALF DUE AND PAYABLE. This amount includes the following installments for special assessments: NONE
TAX PARCEL NO. CP65500000 0001

Taxes for the year 2017 in the amount of \$4,489.93 are FIRST HALF PAID; SECOND HALF DUE AND PAYABLE. This amount includes the following installments for special assessments: NONE
TAX PARCEL NO. CP35500000 0001

Taxes for the year 2017 in the amount of \$21,891.17 are FIRST HALF PAID; SECOND HALF DUE AND PAYABLE. This amount includes the following installments for special assessments: NONE
TAX PARCEL NO. CP99000000 0047

8. Easements, restrictions and setback lines as per plat, recorded in Plat [Book 60, Page 21](#) and Plat [Book 36, Page 30](#) amended by Ordinance No. 2335 recorded January 6, 2010 in [Book 201001, Page 001142](#) vacating a public utility easement and Plat Book 21, Page 32.
9. Easement granted to The Gas Service Company recorded July 23, 1953 as Document No. 457025 in Misc. Book 59, Page 571, and assigned by assignment to One Gas, Inc. recorded November 21, 2017 in [Book 201711, Page 006206](#) of Official Records.
10. Sewer Line Easement granted to the City of Gardner recorded December 5, 1973 as Document No. [971693](#) in Book 944, Page 387 of Official Records.
11. Utility Easement granted to the City of Gardner recorded September 17, 1984 as Document No. [1492811](#) in Book 2064, Page 378 of Official Records.
12. Permanent Easement granted to the Secretary of Transportation of the State of Kansas recorded June 25, 1987 as Document No. [1718639](#) in Book 2614, Page 890, as affected by Amendment to Permanent Easement dated September 13, 2012 and recorded September 17, 2012 in [Book 201209, Page 006345](#) of Official Records.
13. Terms and Provisions as set forth in the Reciprocal Easement Agreement with Covenants, Conditions and Restrictions, recorded December 22, 2005 in [Book 200512, Page 007875](#).
14. Permanent Utility Easement granted to the City of Gardner recorded March 9, 2010 in [Book 201003, Page 002250](#) of Official Records.
15. Permanent Utility Easement granted to the City of Gardner recorded March 9, 2010 in [Book 201003, Page 002251](#) of Official Records.
16. Permanent Utility Easement granted to the City of Gardner recorded March 9, 2010 in [Book 201003, Page 002253](#) of Official Records.
17. Permanent Utility Easement granted to the City of Gardner, Kansas recorded September 12, 2012 in [Book 201209, Page 004286](#) of Official Records.
18. Terms and Provisions as set forth in the Easement Agreement, recorded September 17, 2012 in [Book 201209, Page 006037](#).
19. Terms and Provisions as set forth in Notice of Lis Pendens Action No, T-3227 regarding flight easement, by the United States of America, recorded December 19, 1962 in Misc. [Book 131, Page 374](#).
20. A right-of-way Easement granted to the City of Gardner in the document recorded October 24, 1972 in [Book 868, Page 644](#) of Official Records.
21. Sewer Line Easement granted to the City of Gardner, Kansas recorded December 5, 1973 in [Book 944, Page 394](#) of Official Records.
22. Terms and provisions of Ordinance for and/creating East Main Street Lateral Sanitary Sewer Benefit District #3 recorded in August 15, 1974 and refiled August 16, 1974 in [Book 990, Page 538](#).

23. Terms and Provisions as set forth in Warranty Deed, by and between Walter A. Gates and Agnes A. Gates, husband and wife and The Secretary of Transportation, State of Kansas, recorded April 23, 1987 in [Book 2564, Page 398](#) which includes right of access to said highway. Agreement to Modify Existing Right of Access recorded September 18, 1992 in [Book 3706, Page 903](#).
24. Terms and Provisions as set forth in Warranty Deed, by and between Construction Materials, Inc. and The Secretary of Transportation, State of Kansas, recorded June 25, 1987 in [Book 2614, Page 853](#).
25. Terms and Provisions as set forth in Agreement, by and between Construction Materials, Inc. and the Secretary of Transportation of the State of Kansas, recorded June 25, 1987 in [Book 2614, Page 886](#).
26. Terms and Provisions as set forth in Agreement, by and between Walter A. Gates and Agnes A. Gates, husband and wife and the Secretary of Transportation of the State of Kansas, recorded June 25, 1987 in [Book 2614, Page 894](#).
27. Street and Public Utility Grant to the City of Gardner, Kansas recorded March 24, 1988 in [Book 2761, Page 312](#) of Official Records.
28. Drainage Easement grant to the City of Gardner, Kansas recorded March 24, 1988 in [Book 2761, Page 317](#) of Official Records.
29. Street and Public Utility Grant to the City of Gardner, Kansas recorded March 24, 1988 in [Book 2761, Page 320](#). Ordinance No. 2316 terminating and releasing a portion of a dedicated street and public utility easement recorded July 10, 2009 in [Book 200907, Page 003771](#) of Official Records.
30. Drainage Easement granted to the City of Gardner, Kansas recorded March 29, 1988 in [Book 2763, Page 840](#) of Official Records.
31. Ordinance regarding zoning regulations recorded October 25, 1988 in [Book 2886, Page 791](#).
32. Terms and Provisions as set forth in Easement, by and between Leon Jacobs, Jeffrey Paul Jacobs, Joy Leanne Jacobs and Leon Jacobs as Trustee under that certain Trust dated December 31, 1984 and amended January 19, 1988 and further amended December 18, 1989 for the benefit of Leon Jacobs and Margaret Jacobs and Bob's Super Saver, Inc., a Kansas corporation, recorded April 12, 1991 in [Book 3331, Page 858](#). Amendment to Easement and Indenture recorded July 21, 1992 in [Book 3656, Page 202](#).
33. Terms and Provisions as set forth in Easement, by and between Bob's Super Saver, Inc., a Kansas corporation and Leon Jacobs, Jeffrey Paul Jacobs, Joy Leanne Jacobs and Leon Jacobs as Trustee under that certain Trust dated December 31, 1984 and amended January 19, 1988 and further amended December 18, 1989 for the benefit of Leon Jacobs and Margaret Jacobs, recorded April 12, 1991 in [Book 3331, Page 869](#). Amendment to Easement and Indenture recorded July 21, 1992 in [Book 3656, Page 208](#).

34. Terms and Provisions as set forth in Agreement, by and between Leon Jacobs, Jeffrey Paul Jacobs, Joy Leanne Jacobs and Leon Jacobs as Trustee under that certain Trust dated December 31, 1984 and amended January 19, 1988 and further amended December 18, 1989 for the benefit of Leon Jacobs and Margaret Jacobs and Bob's Super Saver, Inc., a Kansas corporation, recorded April 12, 1991 in [Book 3331, Page 876](#).
35. Street and Public Utility Easement granted to the City of Gardner, Kansas recorded June 11, 1993 in [Book 3964, Page 942](#) of Official Records.
36. Terms and Provisions as set forth in Ingress and Egress Easement, by and between Jeffrey Paul Jacobs and Joy Leanne Jacobs and the City of Gardner, Kansas, recorded February 28, 1995 in Book 4533, Page 121.
37. Utility Easement granted to the City of Gardner, Johnson County, Kansas recorded February 28, 1995 in [Book 4533, Page 123](#) of Official Records.
38. Street and Public Utility Right-of-Way to the City of Gardner, Kansas in the document recorded February 28, 1995 in [Book 4533, Page 124](#) of Official Records.
39. Utility Easement granted to the City of Gardner, Johnson County, Kansas recorded February 28, 1995 in [Book 4533, Page 125](#) of Official Records.
40. Terms and Provisions as set forth in Easement, by and between DJC Properties, L.L.C., a Kansas limited liability company and for the benefit of Moonlight Plaza, L.L.C., a Kansas limited liability company, recorded June 23, 1997 in [Book 5224, Page 480](#).
41. Terms and Provisions as set forth in Certificate of Appropriation for Beneficial Use of Water, recorded February 7, 2000 in [Book 6462, Page 791](#).
42. Terms and Provisions as set forth in Dedication of Right of Way for Public Use, recorded March 31, 2000 in [Book 6513, Page 614](#).
43. Terms and Provisions as set forth in Declaration of Reciprocal Access Easement, recorded September 22, 2000 in [Book 6707, Page 1](#).
44. Terms and Provisions as set forth in Ingress/Egress Easement, by and between Moonlight Plaza, LLC, a Kansas limited liability company and Walgreen Co., an Illinois corporation, recorded December 22, 2005 in [Book 200512, Page 07876](#).
45. Terms and Provisions as set forth in Ingress/Egress Easement, by and between Moonlight Plaza, LLC, a Kansas limited liability company and Walgreen Co., an Illinois corporation, recorded December 22, 2005 in [Book 200512, Page 07877](#).
46. A right-of-way to City of Gardner, Kansas in the document recorded April 18, 2008 in [Book 200804, Page 007876](#) and as set out in Condemnation No. 08CV3217 of Official Records.
47. Terms and Provisions as set forth in Dedication for Ingress/Egress, by and between Moonlight Plaza, L.L.C., a Kansas limited liability company and the City of Gardner, Kansas, recorded July 17, 2008 in [Book 200807, Page 004802](#).

48. Dedication for a Public Street to the City of Gardner, Kansas, filed July 17, 2008, in [Book 200807, Page 004803](#) and refiled July 29, 2008 in Book 200807, Page 008122.
49. Permanent Utility Easement granted to the City of Gardner, Johnson County, Kansas recorded March 9, 2010 in [Book 201003, Page 002249](#) of Official Records.
50. Permanent Utility Easement granted to the City of Gardner, Johnson County, Kansas recorded March 9, 2010 in [Book 201003, Page 002252](#) of Official Records.
51. Permanent Drainage Easement granted to the City of Gardner recorded August 12, 2013 in [Book 201308, Page 004122](#) of Official Records.
52. Dedication for a Public Street to the City of Gardner, Kansas, filed September 29, 2014, in [Book 201409, Page 008698](#).
53. Tenancy rights, either as month to month, or by virtue of written leases of persons in possession of any part of the subject property.

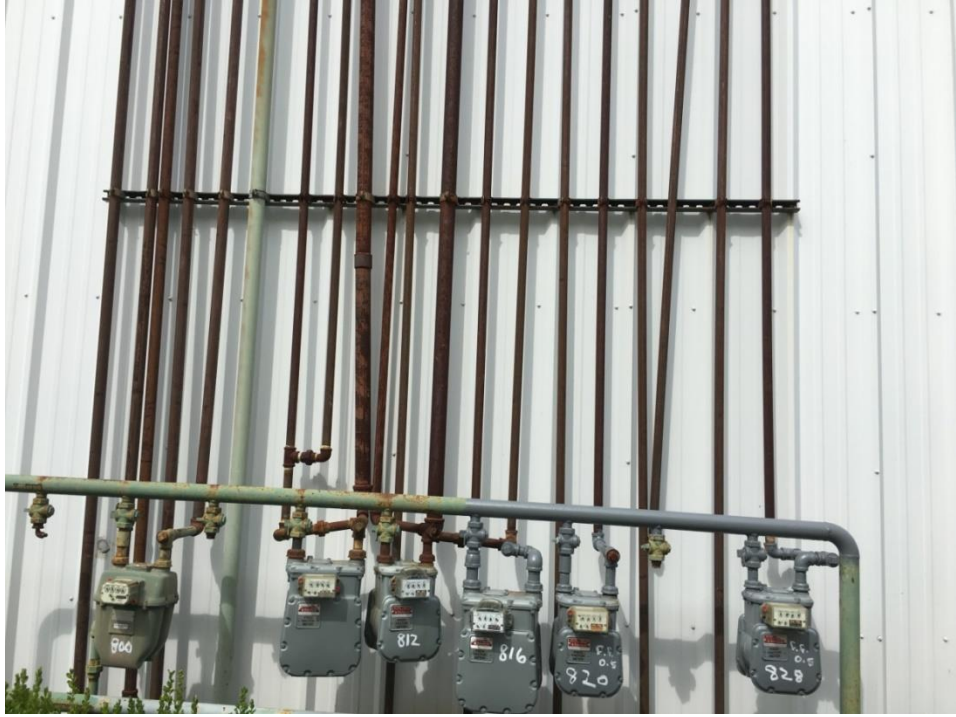
NOTE: If any requirements shown on Schedule B-Section I of this Commitment are not complied with, then the requirement or the matters constituting the requirement will be shown as an exception or exceptions on the Policy or Policies provided the Company elects to issue such Policy or Policies.

Exhibit C: Supplemental Photo Log

The following supplemental photograph log (not included in report) presents a review of the property tracts within the proposed Redevelopment District. Photos include images of property condition, infrastructure condition, and surrounding adjacent property. All photos were taken on in late July, 2018 by Chris Sally, Development Initiatives.



Photograph #45



Photograph #46



Photograph #47



Photograph #48



Photograph #49



Photograph #50



Photograph #51



Photograph #52



Photograph #53



Photograph #54



Photograph #55

Exhibit D: Certification

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

1. The Statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. Chris Sally, CCIM has made a personal inspection of the property that is the subject of this report in late July 2018.
7. This study is not based on a requested result or a specific conclusion.
8. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.



Chris Sally, CCIM

Development Initiatives

Exhibit E – Consultant Qualifications

DEVELOPMENT INITIATIVES, BLIGHT/CONSERVATION-PROJECT SUMMARY

- BLIGHT ANALYSIS (353), MAIN CENTER REDEVELOPMENT CORPORATION, CITY OF BLUE SPRINGS, MO
- BLIGHT ANALYSIS (TIF), CITY OF MOUNT VERNON, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), 19TH & MCGEE, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), ALLIS-CHALMERS, INDEPENDENCE, MO
- BLIGHT ANALYSIS (CID), GRANDVIEW STATION, GRANDVIEW, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), EAST BANNISTER AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN (PIEA), NORTH MONTGALL PIEA, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), 85 WORNALL, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), 2708 TROOST, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), KANSAS & KEARNEY, SPRINGFIELD, MO
- BLIGHT ANALYSIS (TIF), OSAGE STATION, OSAGE BEACH, MO
- BLIGHT ANALYSIS & REDEVELOPMENT PLAN(PIEA), EAST BANNISTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (353), CITY OF NORTH KANSAS CITY, MO
- BLIGHT ANALYSIS (353), HILLYARD TIF, ST. JOSEPH, MO
- BLIGHT ANALYSIS (TIF), VILLAGE AT VIEW HIGH, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), INTERCONTINENTAL, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 50/M-291 HIGHWAY URA EXPANSION, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), FLINT HILLS MALL, EMPORIA, KS
- BLIGHT ANALYSIS (CID), LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), DOWNTOWN RICHMOND, MO
- BLIGHT ANALYSIS (TIF), GATEWAY VILLAGE, GRANDVIEW, MO
- BLIGHT ANALYSIS (353), ALANA HOTEL APARTMENTS, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), MISSION FALLS TIF, MISSION, KS
- BLIGHT ANALYSIS (LCRA), EAST CROSSROADS URA, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), JOPLIN, MO
- BLIGHT ANALYSIS (TIF), ARROWHEAD POINTE, OSAGE BEACH, MO
- BLIGHT ANALYSIS (353), JKV, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353/CID), ROLLA, MO
- BLIGHT ANALYSIS (353), LIBERTY, MO
- BLIGHT ANALYSIS (EEZ), HOLT COUNTY, MO
- BLIGHT ANALYSIS (CID), LAKEWOOD CID, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (CID), SOUTH GLENSTONE CID, SPRINGFIELD, MO
- BLIGHT ANALYSIS (353), RICHMOND, MO
- BLIGHT ANALYSIS (LCRA), 50/M-291, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LAKEWOOD BUSINESS PARK, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 18TH & MCGEE AMENDMENT, KANSAS CITY, MO
- BLIGHT ANALYSIS (LCRA), 36TH & GILLHAM, KANSAS CITY, MO
- BLIGHT ANALYSIS (CID), NOLAND FASHION SQUARE, INDEPENDENCE, MO

- BLIGHT ANALYSIS (353), HEER'S BUILDING, SPRINGFIELD, MO
- BLIGHT ANALYSIS (TIF), VIEW HIGH GREEN, LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), BELVOIR 353 PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), BELVOIR TIF PLAN, LIBERTY, MO
- BLIGHT ANALYSIS (CID), SOUTH 63 CORRIDOR CID, CITY OF KIRKSVILLE, MO
- CONSERVATION ANALYSIS (TIF), WINCHESTER, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), CARONDELET, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), SUNRISE BEACH, MISSOURI
- BLIGHT ANALYSIS (353), CITY OF LEE'S SUMMIT, MISSOURI
- BLIGHT ANALYSIS (LCRA), DOWNTOWN CORE, CITY OF LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (LCRA), LICATA PLAN, CITY OF LEE'S SUMMIT, MO
- BLIGHT ANALYSIS (353), CITY OF LIBERTY, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW (353), GRANDVIEW, MO
- BLIGHT ANALYSIS (CID), CROSSROADS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS (TIF), HIGHWAY Y & 58, BELTON, MO
- BLIGHT ANALYSIS(CID), LIBERTY CORNERS SHOPPING CENTER, LIBERTY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VIVION CORRIDOR, KCMO
- BLIGHT ANALYSIS (TIF), SOUTH HIGHWAY 63 CORRIDOR, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), ATCHISON, MISSOURI
- BLIGHT ANALYSIS (TIF), HIGHPOINTE SHOPPING CENTER, OSAGE BEACH, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), 39TH & STATE LINE, KCMO
- CONSERVATION ANALYSIS (MODESA), LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (TIF), MARINA VIEW, KIRKSVILLE, MISSOURI
- CONSERVATION ANALYSIS (TIF), CLAYTON, MISSOURI
- BLIGHT ANALYSIS, (TIF), DOGWOOD CENTRE, KIRKSVILLE, MISSOURI
- BLIGHT ANALYSIS, (TIF), BRISCOE TIF, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), US 54 & BUSINESS 54, LAKE OZARK, MISSOURI
- BLIGHT ANALYSIS, (TIF), QUADRA TIF, BELTON, MISSOURI
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), DODSON PIEA, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS ARTS, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), CROSSROADS AMENDMENT, KCMO
- BLIGHT ANALYSIS, (TIF), ROGERS SPORTING GOODS, LIBERTY, MISSOURI
- BLIGHT ANALYSIS, (TIF), BELTON MARKETPLACE, BELTON, MISSOURI
- BLIGHT ANALYSIS-PEER REVIEW, (353), WESTFIELD CORPORATION, ST. CHARLES, MISSOURI
- BLIGHT ANALYSIS, (TIF), KANSAS CITY, MO SWOPE COMMUNITY BUILDERS
- CONSERVATION ANALYSIS, (TIF), LAKE LOTAWANA, MO
- BLIGHT ANALYSIS, (TIF), OSAGE BEACH, MO, OAK RIDGE LANDING DEVELOPMENT
- BLIGHT ANALYSIS, (TIF), LAKE OZARK, MO, STANTON DEVELOPMENT COMPANY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23 AMENDMENT, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), FILM ROW, KCMO
- CONSERVATION ANALYSIS, (TIF) , KANSAS CITY, MO, TIME EQUITIES, INC., NEW YORK, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), VALENTINE/BROADWAY, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), WASHINGTON 23, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), BOULEVARD BREWING COMPANY, KCMO

- BLIGHT ANALYSIS (TIF), OZARK DIVERSIFIED DEVELOPERS, BRANSON, MO
- BLIGHT ANALYSIS (TIF), MCCOWN GORDON CONSTRUCTION, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), LEVITT ENTERPRISES, KCMO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), TIME EQUITIES, NY, NY
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), URBAN COEUR DEVELOPMENT, KCMO
- BLIGHT ANALYSIS (TIF), HOSPITALITY MANAGEMENT ASSOC., LINCOLN, NE
- BLIGHT ANALYSIS (TIF), HUSCH & EPPENBERGER, LLC, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), KANSAS CITY NEIGHBORHOOD ALLIANCE, KANSAS CITY, MO
- BLIGHT ANALYSIS (TIF), KING HERSHEY, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), LATHROP & GAGE, ATTORNEYS AT LAW, KCMO
- BLIGHT ANALYSIS (TIF), POLSINELLI SHALTON WELTE, ATTORNEYS AT LAW, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA), COMPASS ENVIRONMENTAL, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS (TIF), DST REALTY, KANSAS CITY, MO
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) MCZ CENTRUM, CHICAGO, ILLINOIS
- BLIGHT ANALYSIS AND REDEVELOPMENT PLAN (PIEA) UNION HILL DEVELOPMENT, KCMO
- BLIGHT STUDY AND ANALYSIS (TIF), GRAIN VALLEY, MISSOURI, WARD DEVELOPMENT COMPANY
- BLIGHT STUDY AND ANALYSIS, PERSHING STATION PARTNERS, KANSAS CITY, MISSOURI