

**EXISTING CONDITIONS BLIGHT STUDY
AN AREA LOCATED ON HIGHWAY 24
BETWEEN NORTH DAKOTA DRIVE AND
N SUSQUEHANNA RIDGE, INDEPENDENCE, MO**



Prepared by
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I. INTRODUCTION

A. Identification of the Subject Property

The property that is the subject of this blight study is located on Highway 24 between North Dakota Drive and N Susquehanna Ridge, Independence, Missouri (the “Property”). The Property contains approximately 2.28 acres, more or less. The legal description of the Property is attached as Exhibit E of the Redevelopment Plan.

B. Purpose of This Study

This study is made for the purpose of providing and documenting evidence of the blighted conditions affecting the Property in order to determine if the property is considered a blighted area under Missouri’s Urban Redevelopment Corporations Law. The Property will be included in a request to the City of Independence, Missouri for Community Improvement District.

C. Effective Date

The effective date of this blight study and analysis is March 20, 2020. Rouse Frets White Goss Gentile Rhodes, P.C., personnel inspected the Property on March 20, 2020.

D. Definitions

Area means that portion of the City which the City Council has found or shall find to be blighted so that the clearance, replanning, rehabilitation, or reconstruction thereof is necessary to effectuate the purposes of Chapter 353, R.S.Mo. Any such area may include buildings or improvements not in themselves blighted, and any real property, whether improved or unimproved, the inclusion of which is deemed necessary for the effective clearance, replanning, reconstruction or rehabilitation of the area of which such buildings, improvements or real property form a part.

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

City means the City of Independence, Missouri.

Development plan means a plan, together with any amendments thereto, for the development of all or any part of a blighted area, which is authorized by the City Council.

Legislative authority or *City Council* means the City of Independence City Council.

Real property includes lands, buildings, improvements, land under water, waterfront property, and any and all easements, franchises and hereditaments, corporeal or incorporeal, and every estate, interest, privilege, easement, franchise and right therein, or appurtenant thereto, legal or equitable,

including restrictions of record, created by plat, covenant or otherwise, rights-of-way and terms for years.

Redevelopment means the clearance, replanning, reconstruction or rehabilitation of any blighted area, and the provision for such industrial, commercial, residential or public structures and spaces as may be appropriate, including recreational and other facilities incidental or appurtenant thereto.

Redevelopment project means a specific work or improvement to effectuate all or any part of a development plan.

II. REQUIRED DETERMINATION

Pursuant to R.S.Mo. § 353.060, to be authorized to operate a redevelopment project upon real property acquired by an urban redevelopment corporation, the real property area must be determined to be blighted. This study is intended to show evidence that the Property is a blighted area.

Definition of Blighted Area

R.S.Mo. § 67.1401.2 (3) defines a “blighted area” an area which (a) by reason of the predominance of defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting, or the existence of conditions which endanger life or property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, morals or welfare in its present condition and use; or (b) has been declared blighted or found to be a blighted area pursuant to Missouri law including, but not limited to, chapter 353, sections 99.800 to 99.865, or sections 99.300 to 99.715.

III. EXISTING CONDITION OF SUBJECT PROPERTY

A. Summary of Salient Facts

Type of Property:	Vacant, Commercial Land and Buildings
Location:	17515 E US 24 Hwy, Independence, MO 64056
Owners of Record:	AS REAL ESTATE LLC.
Land Area:	Approximately 2.28 acres
Utilities:	All utilities are present on the subject site, including sewers, water, electricity and gas.
Zoning:	The property is zoned C-1, Neighborhood Commercial.

Topography, Landscaping:

Landscaping is minimal. The site is relatively flat.

Site Improvements:

See Section III.C. below.

Real Estate Taxes:

The following contains a history of tax dollars paid by the parcel within the proposed Redevelopment Area.

Year	Parcel
	16-440-05-07-01-3-00-000
2015	\$ 10,289.06
2016	\$ 10,302.63
2017	\$ 11,598.59
2018	\$ 11,876.04
2019	\$ 21,853.22

B. Map of the Subject Neighborhood



= Subject Property – 17515 E US 24 Hwy, Independence, MO 64056

The subject area is located on Highway 24 between North Dakota Drive and N Susquehanna Ridge, Independence, Missouri.

C. Existing Site Improvements and Surrounding Property

The Property is currently improved with an aging neighborhood shopping center partly occupied and located within Susquehanna Village. The shopping center, primarily concrete and brick structure, located on U.S. Highway 24 between North Dakota Drive and N Susquehanna Ridge. There is a parking lot on the northern side of the building fronting U.S. Highway 24. South of the Property are residential properties. East and west of the Property are other retail and commercial buildings. The Property is located approximately one mile east of Missouri Route 291.

The shopping center, within the Redevelopment Area will be renovated with new contemporary facades to allow for wall signs to eliminate the legal nonconforming roof signs. The

metal roofing and awnings will be removed and replaced with wood façade sign boards and columns. Gas pumps with canopies will also be added in the parking lot. Currently two of the six units in the shopping center are vacant.

D. Photographs of the Subject Property

See attached **Exhibit 1**.

E. Blighting Factors

The following is a description of the existing blighting factors in and around the Property. The photographs identified above likewise demonstrate the blighting factors.

1. Defective or Inadequate Street Layout. Conditions within the area include lack of sidewalks along N Susquehanna Ridge as well as poor internal pedestrian circulation.
2. Insanitary or Unsafe Conditions. Conditions within the area include trash/debris which collects at the southern portion of the parcel.
3. Deterioration of Site Improvements. Structural deterioration within the area include the deterioration of wall veneers and the failure of finishes. Other examples included deterioration of pavement, parking surfaces, signage and trash enclosures.
4. Improper Subdivision or Obsolete Platting. New facades are planned to allow for wall signs which will eliminate the legal nonconforming roof signs.
5. Existence of Conditions which Endanger Life or Property by Fire and Other Causes. Parking surfaces are uneven may make it dangerous conditions for driving and pedestrians.

IV. CONCLUSION

As a result of the factors discussed above, the proposed redevelopment area suffers from defective or inadequate street layout, insanitary or unsafe conditions, deterioration of site improvements, improper subdivision or obsolete platting and existence of conditions which endanger life or property by fire and other causes, and is in our opinion blighted real property.

The Property can only feasibly be redeveloped through the establishment of a well-integrated and capital-intensive redevelopment plan. Without such assistance and redevelopment, the Property will continue to exist in its blighted state and continue to decline.

The redevelopment proposal reflects strong economic revitalization, resulting in increased employment, personal property tax revenue and property values. Additionally, its efforts to improve the Property's prominent face along Highway 24 and increase the property values of surrounding properties, in turn, promoting additional investment.

Exhibit 1

Photographs of the Subject Property



Deterioration of parking surface



Legal nonconforming roof signs





Deterioration of parking surfaces



Deterioration of parking surfaces; Trash/debris

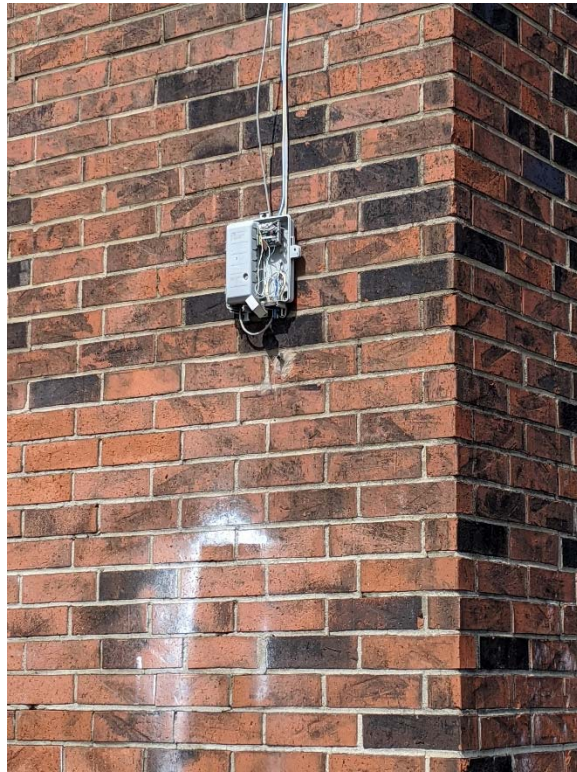


Deterioration of drive; unscreened trash areas





Deterioration of wall finishes





Deterioration of wall finishes





Deterioration of pavement and door





Deterioration of parking surface





Deterioration of improvements





Trash/debris





Deterioration of sign



Deterioration of sign and parking lot





Deterioration of parking surface

