# CITY OF INDEPENDENCE, MISSOURI

# CHAPTER 353 REDEVELOPMENT PLAN FOR THE CARGO LARGO PROJECT

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- A. <u>Background</u>. The D & J Redevelopment Corporation (the "Corporation"), a Missouri Urban Redevelopment Corporation under the provisions of Chapter 353 of the Revised Statutes of Missouri, as amended, known as "The Urban Redevelopment Corporations Law" (the "Act"), was formed for the purpose of assisting in redevelopment projects, including the funding of the clearance, replanning, reconstruction or rehabilitation of "blighted areas" within the City of Independence, Missouri (the "City"). D & J Realty Holdings, LLC (the "Developer") proposes to redevelop property located at the northwest corner of 35th & Noland Road in the City, which includes the location of an existing Cargo Largo store, and requests the granting of tax abatement by the City in connection therewith. This redevelopment plan has been prepared in accordance with the Act (the "Redevelopment Plan") and proposes the revitalization of the area legally described in Exhibit A (the "Area"). This Redevelopment Plan provides for tax abatement incentives to the Developer for redevelopment, new construction and rehabilitation of property within the Area.
- **B.** <u>Legal Description of Area</u>. The property constituting the Area which is proposed to be redeveloped consists of approximately 44 acres and is legally described on **Exhibit A** attached hereto. The perimeter boundary of the Area is shown on **Exhibit B** attached hereto.
- C. <u>Economic Impact Analysis</u>. A tax impact analysis of the requested tax abatement, for ad valorem taxation purposes, on the political subdivisions whose boundaries includes any of the parcels of property within the Area (the "Taxing Districts") is set forth in Exhibit C attached hereto. A copy of the tax impact analysis will be mailed to each applicable Taxing District with notice of the required public hearing.
- **D.** Requested Blight Determination. It is requested that the City Council of the City, in the ordinance approving this Redevelopment Plan, find and determine that the Area is blighted pursuant to Section 353.020(2), RSMo., as amended. A Blight Study of the Area is being submitted with this plan to provide factual evidence that the Area is blighted and the Blight Study is attached hereto as **Exhibit D**.

#### E. Redevelopment Project.

- 1. The redevelopment of the Area includes a redevelopment project as defined in the Act (the "**Redevelopment Project**"), which is described herein.
- 2. The Redevelopment Project shall be located within the Area as shown on **Exhibit B** and also includes certain public infrastructure improvements to streets and roads adjacent to the Area. The Redevelopment Project is described in **Exhibit E** attached hereto.
- 3. This Redevelopment Plan proposes the redevelopment of the Area in four phases. Phase 1 includes the construction of an approximately 524,672 square foot mixed use facility and surface parking lots containing approximately 960 parking spaces to be used for receiving, processing, warehousing, and distribution, merchandise sales, and offices including the corporate headquarters for Recovery Management Corporation ("RMC"), which operates Cargo Largo. Phase 2 includes the rehabilitation / redevelopment of the approximately 76,439 square foot existing Cargo Largo store for use as warehouse and distribution facility. Phase 3 includes the construction of an approximately 80,000 square foot building intended for mixed uses. Phase 4 includes the construction of an approximately 10,000 square foot building intended for mixed uses.

Additionally, certain public infrastructure improvements will be made to streets, roads, sewers and related utilities within and surrounding the Area in order to, among other things, improve access and traffic flow. The private real property improvements and public infrastructure improvements included in the Redevelopment Project are estimated to cost \$61,729,238 in total.

- 4. Without the requested tax abatement, the Redevelopment Project will not occur. Approval of the requested tax abatement will assist in the redevelopment, construction and rehabilitation of the Area, promote the health, safety and welfare of the City and restore the Area from its current blighted and economically underutilized state.
- **F.** Schedule for Redevelopment Project. The Redevelopment Project will be completed in four phases. The schedule for each phase of the Redevelopment Project is set out in **Exhibit F**.
- **G. Zoning**. The Redevelopment Project is consistent with the uses proposed under the current City zoning as well as the City's Comprehensive Plan.
- **H.** Tax Abatement and PILOTS. The abatement of taxes on real property shall be in accordance with Section 353.110 of the Act, and shall be for a period of twenty (20) years for each phase, with certain payments in lieu of taxes being made for each phase, all as set forth below (the "Tax Abatement"):
  - 1. First 10-Year Period. The improvements to real property in each phase of the Area shall not be subject to assessment or payment of general ad valorem real estate taxes imposed by the City, the State or any political subdivision or taxing district thereof, for a period of 10 years after the year in which the Corporation first becomes the record owner of the property within such phase of the Area (the "First 10-Year Period" for such phase) and the real estate taxes during such First 10-Year Period shall be determined based solely on the assessed value of land in such phase, exclusive of improvements, as such assessed value was determined in the year preceding the calendar year in which the Corporation became record owner of the property within such phase of the Area. The amounts of such tax assessments shall not be increased during the First 10-Year Period so long as the real property is owned by the Corporation and used in accordance with this Redevelopment Plan, or the successor in interest to any such property shall continue to use, operate and maintain such real property in accordance with this Redevelopment Plan.
  - 2. Second 10-Year Period. For the next ensuing period of 10 years (the "Second 10-Year Period" for each phase), ad valorem taxes upon such phase of the Area for which tax abatement has been initiated pursuant to this Redevelopment Plan shall be measured by the assessed valuation thereof as determined by the County Assessor upon the basis of fifty percent (50%) of the true value of such real property, including any improvements thereon, so long as such tract is owned by the Corporation or any authorized successor and assign and used, operated and maintained in accordance with the Redevelopment Plan.
  - 3. PILOTs Applicable to All Phases. For each phase of the Redevelopment Project, a payment in lieu of tax (a "PILOT") shall be due with respect to such phase on December 31 in each of the years in the First 10-Year Period as follows: (A) during years 1 through 5, in the amount equal to 15% of the taxes that would have been due to all real property taxing jurisdictions based on the value of the improvements to real property within such phase were it not for the abatement provided by this Redevelopment Plan (the "Taxes Otherwise Due"); and (B) during years 6 through 10, in the amount equal to 16% of the Taxes Otherwise Due. Notwithstanding anything to contrary set forth above, the PILOT due for Phase 2 in connection with this subparagraph H(3)

shall be calculated based solely upon the additional taxes, if any, due as a result of an increase in the assessed value of the improvements in Phase 2 during the 20-year tax abatement period over and above the assessed values set forth on **Exhibit H** during such 20-year period. The schedule of assessed values shown on **Exhibit H** reflects the assessed values upon which the PILOT for Phase 2 set forth in subparagraph H(4) below is calculated and no PILOT will be due for Phase 2 pursuant to this subparagraph H(3) unless and until the assessed value of Phase 2 exceeds the assessed values shown on **Exhibit H**. For illustration purposes only, if the assessed value of Phase 2 in Year 1 equals \$1,000,000, then the PILOT due for Phase 2 pursuant to this subparagraph H(3) in Year 1 would be based upon the additional taxes associated with the \$16,350 increase in assessed value in Year 1 (\$1,000,000-\$983,650).

4. *PILOTs Applicable to Phase 2*. For Phase 2 of the Redevelopment Project, there shall be due, in addition to the PILOTs described in subparagraph H(3), above, during the First 10-Year Period and the Second 10-Year Period, the following PILOTS on December 31 of each year:

<u>Year</u>	<u>PILOT</u>	<u>Year</u>	<u>PILOT</u>
1	\$87,335	11	\$96,425
2	87,335	12	96,425
3	89,082	13	98,354
4	89,082	14	98,354
5	90,864	15	100,321
6	90,864	16	100,321
7	92,681	17	102,327
8	92,681	18	102,327
9	94,535	19	104,374
10	94,535	20	104,374

- I. <u>Notice of Transfer</u>. Not less than 30 days prior to the transfer of any real property in the Area, the property owner shall provide notice of the intended transfer to the City and the Corporation. No transfer of property shall occur within the Area unless the requirements set forth in this Redevelopment Plan have been satisfied, and all transfers that occur in violation of the requirements of this Plan shall be null and void. Additional details about the procedures to implement this paragraph may be set forth in a contract among the Corporation, the City and the Developer.
- **J.** Eminent Domain. Eminent domain is not being requested to acquire property within the Area.
- **K.** <u>Right of Assignment.</u> The Corporation shall have the right to assign its rights under this Redevelopment Plan and any contract with the City or another party to Developer or any entity related to or affiliated with Developer or the Corporation, and to other assignees, so long as such other assignees give assurances reasonably satisfactory to the City and the Corporation that the intention and purposes of this Redevelopment Plan will be carried out. The Corporation will enter into a contract with the City and the Developer with respect to the matters set forth in this Redevelopment Plan.
- **L.** Expiration of Tax Abatement. Subject to the Corporation's right to request an amendment to the Redevelopment Plan to extend the dates for acquiring ownership of one of or more phases, the Developer's abatement pursuant to this Redevelopment Plan shall expire for each phase of the Redevelopment Project in the event of the failure of the Corporation to acquire ownership of such phase by the dates set out below:

Phase 1	December 31, 2027	Phase 3	December 31, 2029
Phase 2	December 31, 2028	Phase 4	December 31, 2030

Each phase of the Redevelopment Project shall be treated individually, and the Corporation's failure to acquire ownership of a phase by the applicable date set forth above shall not affect the tax abatement with respect to any other phase.

#### Exhibit A

#### **Legal Description of the Area**

The legal description of the Area is comprised of the following three tracts:

#### **LEGAL DESCRIPTION TRACT A:**

A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 14, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 87 DEGREES, 16 MINUTES 47 SECONDS WEST, 177.04 FEET; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 25.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 1600.53 FEET; THENCE SOUTH 09 DEGREES, 07 MINUTES, 21 SECONDS WEST, 160.16 FEET; THENCE NORTH 86 DEGREES, 29 MINUTES, 52 SECONDS WEST, 313.29 FEET; THENCE SOUTH 03 DEGREES, 30 MINUTES, 08 SECONDS WEST, 10.00 FEET; THENCE NORTH 86 DEGREES, 29 MINUTES, 52 SECONDS WEST, 321.55 FEET; THENCE WESTERLY, ON A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 39.64 FEET TO A POINT OF REVERSE CURVATURE; THENCE WESTERLY AND NORTHWESTERLY, ON A CURVE TO THE RIGHT HAVING A RADIUS OF 20.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 30.53 FEET TO A POINT OF TANGENT; THENCE NORTH 04 DEGREES, 19 MINUTES, 38 SECONDS WEST, 39.73 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 52.88 FEET TO A POINT TANGENT; THENCE NORTH 11 DEGREES, 22 MINUTES, 25 SECONDS WEST, 275.37 FEET; THENCE NORTHERLY, ALONG A CURVE TO RIGHT HAVING A RADIUS OF 270.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 63.07 FEET TO A POINT OF TANGENT; THENCE NORTH 02 DEGREES, 00 MINUTES, 34 SECONDS EAST, 60.90 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 430.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 237.08 FEET TO A POINT TANGENT; THENCE NORTH 39 DEGREES 09 MINUTES 10 SECONDS WEST, 309.42 FEET; THENCE NORTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 198.26 FEET TO A POINT TANGENT; THENCE NORTH 02 DEGREES, 55 MINUTES, 09 SECONDS EAST, 196.66 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 47 SECONDS EAST, 244.56 FEET; THENCE NORTH 02 DEGREES, 52 MINUTES, 07 SECONDS EAST, 13.52 FEET; THENCE SOUTH 87 DEGREES, 05 MINUTES, 11 SECONDS EAST, 50.00 FEET; THENCE NORTH 02 DEGREES, 52 MINUTES, 07 SECONDS EAST, 74.62 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 47 SECONDS EAST, 774.70 FEET; THENCE NORTH 02 DEGREES, 43 MINUTES, 13 SECONDS EAST, 350.48 FEET; THENCE SOUTH 87 DEGREES, 16 MINUTES, 47 SECONDS EAST, 73.94 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 30,212 ACRES MORE OR LESS.

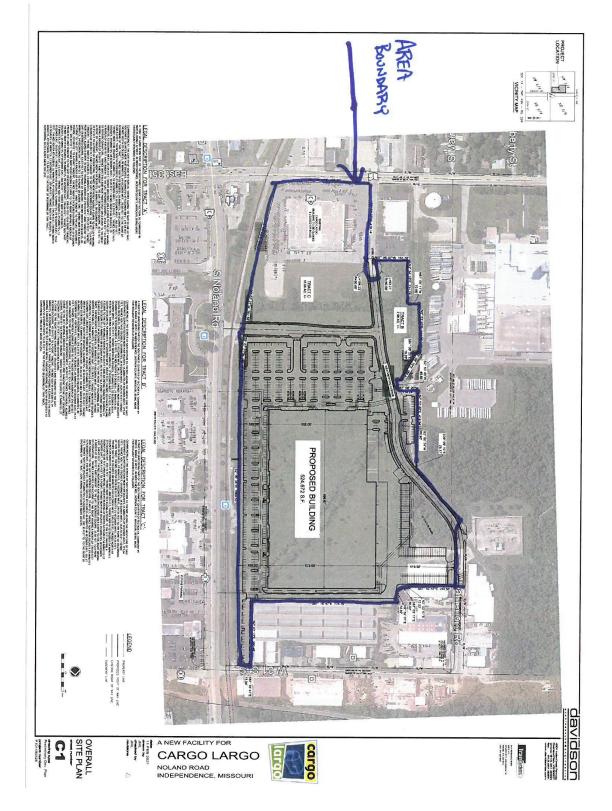
#### **LEGAL DESCRIPTION TRACT B:**

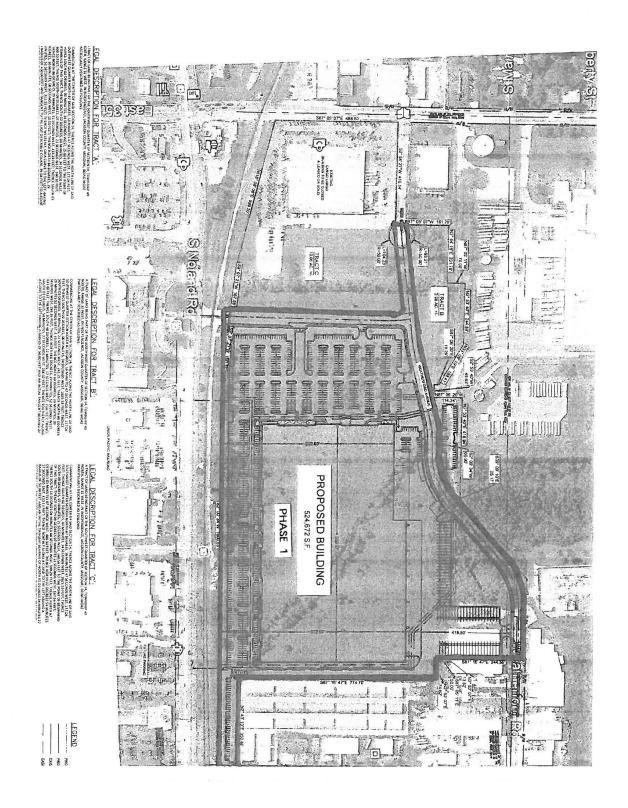
A TRACT OF LAND BEING PART OF THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 49 NORTH, RANGE 32 WEST, IN INDEPENDENCE, JACKSON COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE CENTER OF SAID SECTION 14, THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER SECTION NORTH 87 DEGREES, 16 MINUTES 47 SECONDS WEST, 177.04 FEET; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 1625.53 FEET; THENCE SOUTH 09 DEGREES, 07 MINUTES, 21 SECONDS WEST, 241.21 FEET; THENCE NORTH 86 DEGREES 29 MINUTES 52 SECONDS WEST, 4.19 FEET; THENCE NORTH 83 DEGREES, 23 MINUTES, 00 SECONDS WEST, 196.33 FEET; THENCE NORTH 86 DEGREES, 29 MINUTES, 52 SECONDS WEST, 433.60 FEET; THENCE SOUTH 48 DEGREES, 12 MINUTES, 17 SECONDS WEST, 7.03 FEET; THENCE SOUTH 02 DEGREES, 54 MINUTES, 27 SECONDS WEST, 268.02 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 50 DEGREES 13 MINUTES 08 SECONDS EAST, 98.72 FEET TO A POINT; THENCE NORTH 87 DEGREES 05 MINUTES 34 SECONDS WEST, 50.00 FEET TO THE POINT OF BEGINNING OF THIS TRACT; THENCE NORTH 87 DEGREES, 05 MINUTES, 07 SECONDS WEST, 161.68 FEET; THENCE NORTH 02 DEGREES, 54 MINUTES, 19 SECONDS EAST, 231.78 FEET; THENCE NORTH 87 DEGREES, 05 MINUTES, 11 SECONDS WEST, 70.00 FEET; THENCE NORTH 02 DEGREES, 53 MINUTES, 40 SECONDS EAST, 244.89 FEET; THENCE NORTH 33 DEGREES, 09 MINUTES, 19 SECONDS EAST, 188.41 FEET; THENCE SOUTH 87 DEGREES, 06 MINUTES, 20 SECONDS EAST, 19.29 FEET; THENCE NORTH 02 DEGREES, 53 MINUTES, 40 SECONDS EAST, 49.65 FEET; THENCE NORTH 87 DEGREES, 06 MINUTES, 20 SECONDS WEST, 114.23 FEET; THENCE NORTH 02 DEGREES, 53 MINUTES, 40 SECONDS EAST, 418.94 FEET; THENCE SOUTH 39 DEGREES, 09 MINUTES, 10 SECONDS EAST, 25.17 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 270.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 193.67 FEET TO A POINT TANGENT; THENCE SOUTH 02 DEGREES, 00 MINUTES, 34 SECONDS WEST, 60.90 FEET; THENCE SOUTHERLY, ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 330.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 77.08 FEET TO A POINT OF TANGENT; THENCE SOUTH 11 DEGREES, 22 MINUTES, 25 SECONDS EAST, 275.37 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 370.00 FEET AND TANGENT TO THE LAST DESCRIBED COURSE, 45.50 FEET TO A POINT TANGENT; THENCE SOUTH 04 DEGREES, 19 MINUTES, 38 SECONDS WEST, 387.36 FEET; THENCE SOUTHERLY ALONG A CURVE TO THE RIGHT HAVING A RADIUS OF 50.00 FEET AND AN INITIAL TANGENT BEARING OF SOUTH 49 DEGREES 42 MINUTES 56 SECONDS WEST, 93.21 FEET TO THE POINT OF BEGINNING OF THIS TRACT, CONTAINING 2.980 ACRES MORE OR LESS.

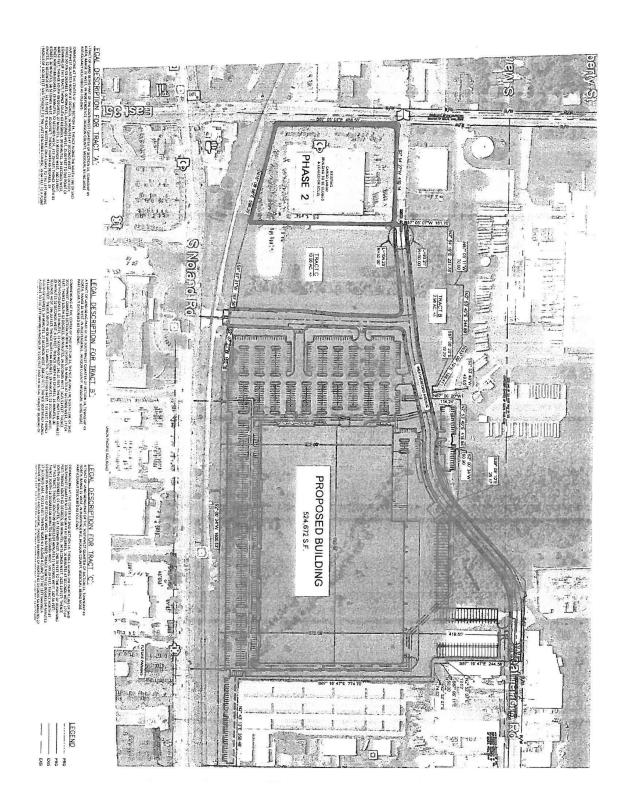
#### **LEGAL DESCRIPTION TRACT C:**

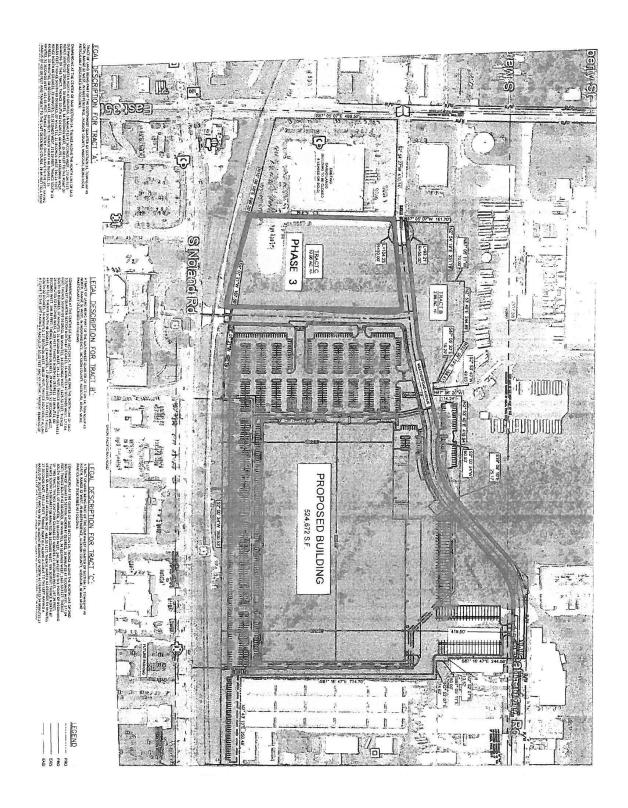
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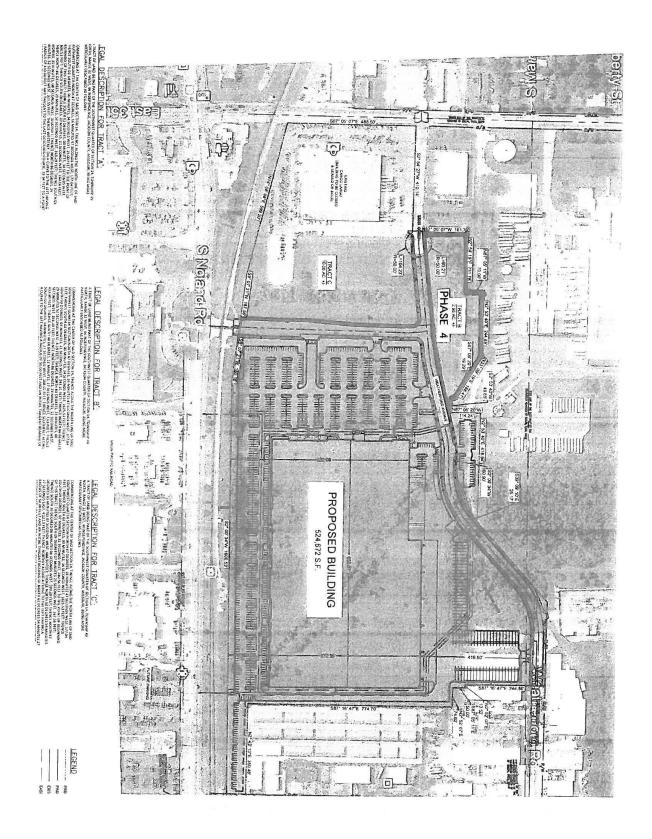
Exhibit B
Site Plan and Map Showing Boundary of the Area and Each Phase











# Exhibit C

# **Tax Impact Analysis**

[See attached]

#### TAX IMPACT ANALYSIS

Taxing Jurisdiction	Tax Rate	Estimated Tax Generated by Existing Value without Project	Estimated Tax Generated by Project without Abatement	Estimated Tax Abatement	Estimated Tax and Payments in Lieu of Tax (PILOTS) with Abatement	Estimated Net New Revenues to Taxing Jurisdictions
Independence School District	5.4371	1,171,227	16,632,392	9,871,195	6,761,197	5,589,970
City of Independence	0.6672	143,724	2,041,002	1,211,319	, ,	685,959
Junior College	0.2128	,	650,967	386,344	,	218,783
Sheltered Workshop	0.0649	13,980	198,533	117,828	,	66,725
Library	0.3696	,	1,130,627	671,018	,	379,992
Mental Health	0.1056	-,-	323,036	191,720	,	108,569
Jackson County	0.4015	86,489	1,228,211	728,934	499,277	412,789
State Tax	0.0300	6,462	91,772	54,466	37,306	30,843
Replacement Tax	1.5900	342,508	4,863,899	2,886,686	1,977,213	1,634,705
Total	8.8787	1,912,595	27,160,438	16,119,509	11,040,930	9,128,335

#### Estimated Tax Generated by Existing Value without Project

2020 Real Property AV	983,650																					
	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Taxing Jurisdictions	AV	983,650	983,650	1,003,323	1,003,323	1,023,389	1,023,389	1,043,857	1,043,857	1,064,734	1,064,734	1,086,029	1,086,029	1,107,750	1,107,750	1,129,905	1,129,905	1,152,503	1,152,503	1,175,553	1,175,553	Total
Independence School District	5.4371	53,482	53,482	54,552	54,552	55,643	55,643	56,756	56,756	57,891	57,891	59,048	59,048	60,229	60,229	61,434	61,434	62,663	62,663	63,916	63,916	1,171,227
City of Independence	0.6672	6,563	6,563	6,694	6,694	6,828	6,828	6,965	6,965	7,104	7,104	7,246	7,246	7,391	7,391	7,539	7,539	7,689	7,689	7,843	7,843	143,724
Junior College	0.2128	2,093	2,093	2,135	2,135	2,178	2,178	2,221	2,221	2,266	2,266	2,311	2,311	2,357	2,357	2,404	2,404	2,453	2,453	2,502	2,502	45,840
Sheltered Workshop	0.0649	638	638	651	651	664	664	677	677	691	691	705	705	719	719	733	733	748	748	763	763	13,980
Library	0.3696	3,636	3,636	3,708	3,708	3,782	3,782	3,858	3,858	3,935	3,935	4,014	4,014	4,094	4,094	4,176	4,176	4,260	4,260	4,345	4,345	79,617
Mental Health	0.1056	1,039	1,039	1,060	1,060	1,081	1,081	1,102	1,102	1,124	1,124	1,147	1,147	1,170	1,170	1,193	1,193	1,217	1,217	1,241	1,241	22,748
Jackson County	0.4015	3,949	3,949	4,028	4,028	4,109	4,109	4,191	4,191	4,275	4,275	4,360	4,360	4,448	4,448	4,537	4,537	4,627	4,627	4,720	4,720	86,489
State Tax	0.0300	295	295	301	301	307	307	313	313	319	319	326	326	332	332	339	339	346	346	353	353	6,462
Replacement Tax	1.5900	15,640	15,640	15,953	15,953	16,272	16,272	16,597	16,597	16,929	16,929	17,268	17,268	17,613	17,613	17,965	17,965	18,325	18,325	18,691	18,691	342,508
Total	8.8787	87,335	87,335	89,082	89,082	90,864	90,864	92,681	92,681	94,535	94,535	96,425	96,425	98,354	98,354	100,321	100,321	102,327	102,327	104,374	104,374	1,912,595

							E	stimated Tax	Generated I	y Project wi	thout Abate	ment										
Phase 1 - Estimated Tax Hard Costs Estimated Improvements AV	32,928,272 10,537,047																					
	Year	1	2	3	4		6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Taxing Jurisdictions	AV Tax %	10,537,047 100.0%	10,537,047	10,747,788	10,747,788	10,962,744	10,962,744	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	Total
Independence School District	5.4371	572,910	572,910	584,368	584,368	596,055	596,055	607,976	607,976	620,136	620,136	632,539	632,539	645,189	645,189	658,093	658,093	671,255	671,255	684,680	684,680	12,546,405
City of Independence	0.6672	70,303	70,303	71,709	71,709	73,143	73,143	74,606	74,606	76,098	76,098	77,620	77,620	79,173	79,173	80,756	80,756	82,371	82,371	84,019	84,019	1,539,600
Junior College	0.2128	22,423	22,423	22,871	22,871	23,329	23,329	23,795	23,795	24,271	24,271	24,757	24,757	25,252	25,252	25,757	25,757	26,272	26,272	26,797	26,797	491,048
Sheltered Workshop	0.0649	6,839	6,839	6,975	6,975	7,115	7,115	7,257	7,257	7,402	7,402	7,550	7,550	7,701	7,701	7,855	7,855	8,012	8,012	8,173	8,173	149,760
Library Mental Health	0.3696 0.1056	38,945 11,127	38,945 11,127	39,724 11,350	39,724 11,350	40,518 11,577	40,518 11,577	41,329 11,808	41,329 11,808	42,155 12,044	42,155 12,044	42,998 12,285	42,998 12,285	43,858 12,531	43,858 12,531	44,735 12,782	44,735 12,782	45,630 13,037	45,630 13,037	46,543 13,298	46,543 13,298	852,872 243,678
Jackson County	0.4015	42,306	42,306	43,152	43,152	44,015	44,015	44,896	44,896	45,794	45,794	46,710	46,710	47,644	47,644	48,597	48,597	49,569	49,569	50,560	50,560	926,483
State Tax	0.0300	3,161	3,161	3,224	3,224	3,289	3,289	3,355	3,355	3,422	3,422	3,490	3,490	3,560	3,560	3,631	3,631	3,704	3,704	3,778	3,778	69,227
Replacement Tax	1.5900	167,539	167,539	170,890	170,890	174,308	174,308	177,794	177,794	181,350	181,350	184,977	184,977	188,676	188,676	192,450	192,450	196,299	196,299	200,225	200,225	3,669,012
Total	8.8787	935,553	935,553	954,264	954,264	973,349	973,349	992,816	992,816	1,012,672	1,012,672	1,032,926	1,032,926	1,053,584	1,053,584	1,074,656	1,074,656	1,096,149	1,096,149	1,118,072	1,118,072	20,488,084
Phase 2 - Estimated Tax	3.500.000																					
Hard Costs Estimated Improvements AV	2,500,000 800,000																					
	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	AV	800,000	800,000	816,000	816,000	832,320	832,320	848,966	848,966	865,946	865,946	883,265	883,265	900,930	900,930	918,949	918,949	937,328	937,328	956,074	956,074	
Taxing Jurisdictions	Tax %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	Tota
Independence School District City of Independence	5.4371 0.6672	43,497 5.338	43,497 5.338	44,367 5.444	44,367 5.444	45,254 5,553	45,254 5,553	46,159 5.664	46,159 5.664	47,082 5.778	47,082 5.778	48,024 5.893	48,024 5.893	48,984 6.011	48,984 6.011	49,964 6.131	49,964 6.131	50,963 6.254	50,963 6.254	51,983 6.379	51,983 6.379	952,556 116.890
Junior College	0.2128	1,702	1,702	1,736	1,736	1,771	1,771	1,807	1,807	1,843	1,843	1,880	1,880	1,917	1,917	1,956	1,956	1,995	1,995	2,035	2,035	37,282
Sheltered Workshop	0.0649	519	519	530	530	540	540	551	551	562	562	573	573	585	585	596	596	608	608	620	620	11,370
Library	0.3696	2,957	2,957	3,016	3,016	3,076	3,076	3,138	3,138	3,201	3,201	3,265	3,265	3,330	3,330	3,396	3,396	3,464	3,464	3,534	3,534	64,752
Mental Health	0.1056	845	845	862	862	879	879	897	897	914	914	933	933	951	951	970	970	990	990	1,010	1,010	18,501
Jackson County	0.4015	3,212	3,212	3,276	3,276	3,342	3,342	3,409	3,409	3,477	3,477	3,546	3,546	3,617	3,617	3,690	3,690	3,763	3,763	3,839	3,839	70,341
State Tax Replacement Tax	0.0300 1.5900	240 12,720	240 12,720	245 12,974	245 12,974	250 13,234	250 13,234	255 13,499	255 13,499	260 13,769	260 13,769	265 14,044	265 14,044	270 14,325	270 14,325	276 14,611	276 14,611	281 14,904	281 14,904	287 15,202	287 15,202	5,256 278,561
Total	8.8787	71,030	71,030	72,450	72,450	73,899	73,899	75,377	75,377	76,885	76,885	78,422	78,422	79,991	79,991	81,591	81,591	83,222	83,222	84,887	84,887	1,555,509
Phase 3 - Estimated Tax Hard Costs Estimated Improvements AV	7,310,000 2,339,200																					
,	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	AV		2,339,200			2,433,704										2,687,006	-,	2,740,746	-,,		2,795,561	
Taxing Jurisdictions Independence School District	Tax % 5.4371	100.0% 127,185	100.0% 127,185	100.0%	100.0% 129,728	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0% 146,095	100.0%	100.0%	100.0% 149,017	100.0% 151,997	100.0% 151,997	Total 2,785,273
City of Independence	0.6672	15,607	15.607	15,919	15,919	16.238	16.238	16,562	16.562	16.894	16.894	17.232	17.232	17.576	17.576	17.928	17.928	18.286	18.286	18.652	18,652	341.788
Junior College	0.2128	4,978	4,978	5,077	5,077	5,179	5,179	5,282	5,282	5,388	5,388	5,496	5,496	5,606	5,606	5,718	5,718	5,832	5,832	5,949	5,949	109,011
Sheltered Workshop	0.0649	1,518	1,518	1,549	1,549	1,579	1,579	1,611	1,611	1,643	1,643	1,676	1,676	1,710	1,710	1,744	1,744	1,779	1,779	1,814	1,814	33,246
Library	0.3696	8,646	8,646	8,819	8,819	8,995	8,995	9,175	9,175	9,358	9,358	9,546	9,546	9,736	9,736	9,931	9,931	10,130	10,130	10,332	10,332	189,336
Mental Health	0.1056	2,470	2,470	2,520	2,520	2,570	2,570	2,621	2,621	2,674	2,674	2,727	2,727	2,782	2,782	2,837	2,837	2,894	2,894	2,952	2,952	54,096
Jackson County	0.4015	9,392	9,392	9,580	9,580	9,771	9,771	9,967	9,967	10,166	10,166	10,369	10,369	10,577	10,577	10,788	10,788	11,004	11,004	11,224	11,224	205,677
State Tax Replacement Tax	0.0300 1.5900	702 37,193	702 37,193	716 37,937	716 37,937	730 38,696	730 38,696	745 39,470	745 39,470	760 40,259	760 40,259	775 41,064	775 41,064	790 41,886	790 41,886	806 42,723	806 42,723	822 43,578	822 43,578	839 44,449	839 44,449	15,368 814,512
Total	8.8787	207,691	207,691	211,844	211,844	216,081	216,081	220,403	220,403	224,811	224,811	229,307	229,307	233,893	233,893	238,571	238,571	243,343	243,343	248,209	248,209	4,548,307
Phase 4 - Estimated Tax																						
Hard Costs	913,750																					
Estimated Improvements AV	292,400 <b>Year</b>	1	2	3	4	5	6	7	8	q	10	11	12	13	14	15	16	17	18	19	20	
	AV	292,400	292,400	298,248	298,248	304,213	304,213	310,297	310,297	316,503	316,503	322,833	322,833	329,290	329,290	335,876	335,876	342,593	342,593	349,445	349,445	
Taxing Jurisdictions Independence School District	Tax % 5.4371	100.0% 15,898	100.0%	100.0%	100.0% 16,216	16,540	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0% 17,553	17,904	17,904	100.0%	100.0%	100.0% 18,627	100.0% 18,627	100.0%	100.0%	Total 348.159
City of Independence	0.6672	1.951	1.951	1.990	1,990	2.030	2.030	2.070	2.070	2.112	2.112	2.154	2.154	2.197	2.197	2.241	2.241	2.286	2.286	2.331	2.331	42,723
Junior College	0.2128	622	622	635	635	647	647	660	660	674	674	687	687	701	701	715	715	729	729	744	744	13,626
Sheltered Workshop	0.0649	190	190	194	194	197	197	201	201	205	205	210	210	214	214	218	218	222	222	227	227	4,156
Library	0.3696	1,081	1,081	1,102	1,102	1,124	1,124	1,147	1,147	1,170	1,170	1,193	1,193	1,217	1,217	1,241	1,241	1,266	1,266	1,292	1,292	23,667
Mental Health	0.1056	309	309	315	315	321	321	328	328	334	334	341	341	348	348	355	355	362	362	369	369	6,762
Jackson County State Tax	0.4015 0.0300	1,174 88	1,174 88	1,197 89	1,197 89	1,221 91	1,221 91	1,246 93	1,246 93	1,271 95	1,271 95	1,296 97	1,296 97	1,322 99	1,322 99	1,349 101	1,349 101	1,376 103	1,376 103	1,403 105	1,403 105	25,710 1.921
Replacement Tax	1.5900	4,649	4,649	4,742	4,742	4,837	4,837	4,934	4,934	5,032	5,032	5,133	5,133	5,236	5,236	5,340	5,340	5,447	5,447	5,556	5,556	1,921
Total	8.8787	25,961	25,961	26,481	26,481	27,010	27,010	27,550	27,550	28,101	28,101	28,663	28,663	29,237	29,237	29,821	29,821	30,418	30,418	31,026	31,026	568,538
Total Estimated Tax - Phases 1-4	43.652.022																					
Estimated Improvements AV	13,968,647																					
	Year AV	1 13,968,647	2 13,968,647	3 14,248,020	4 14,248,020	5 14,532,980	6 14,532,980	7 14,823,640	8 14,823,640	9 15,120,113	10 5,120,113	11 15,422,515	12 15,422,515	13 15,730,965	14 15,730,965 1	15 6,045,585	16 16,045,585	17 16,366,496	18 16,366,496	19 16,693,826	20 16,693,826	
Taxing Jurisdictions	Tax %	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	Tota
Independence School District	5.4371	759,489	759,489	774,679	774,679	790,173	790,173	805,976	805,976	822,096	822,096	838,538	838,538	855,308	855,308	872,414	872,414	889,863	889,863	907,660		16,632,392
City of Independence	0.6672	93,199	93,199	95,063	95,063	96,964	96,964	98,903	98,903	100,881	100,881	102,899	102,899	104,957	104,957	107,056	107,056	109,197	109,197	111,381	111,381	2,041,002
	0.2128 0.0649	29,725	29,725	30,320	30,320	30,926	30,926	31,545	31,545	32,176	32,176	32,819	32,819	33,475	33,475	34,145	34,145	34,828	34,828	35,524	35,524	650,967
Junior College		9,066	9,066	9,247 52,661	9,247 52,661	9,432	9,432	9,621 54,788	9,621 54,788	9,813 55.884	9,813	10,009	10,009	10,209	10,209	10,414	10,414	10,622	10,622 60.491	10,834	10,834	198,53
Junior College Sheltered Workshop						53,714	53,714	54,788	54,788	55,884	55,884	57,002	57,002	58,142	58,142	59,304	59,304	60,491	60,491	61,700	61,700	1,130,62
Junior College Sheltered Workshop Library	0.3696	51,628	51,628			15 2/17	15 2/7	15 654	15 654	15.067	15.067	16 700	16 200	16 612	16 612	16 9//	16 0//4	17 707	17 202	17 620	17 620	222 026
Junior College Sheltered Workshop Library Mental Health	0.3696 0.1056	14,751	14,751	15,046	15,046	15,347 58.350	15,347 58.350	15,654 59.517	15,654 59.517	15,967 60.707	15,967 60.707	16,286 61.921	16,286 61.921	16,612 63.160	16,612 63.160	16,944 64,423	16,944 64,423	17,283 65,711	17,283 65.711	17,629 67.026	17,629 67.026	
Junior College Sheltered Workshop	0.3696					15,347 58,350 4,360	15,347 58,350 4,360	15,654 59,517 4,447	15,654 59,517 4,447	15,967 60,707 4,536	15,967 60,707 4,536	16,286 61,921 4,627	16,286 61,921 4,627	16,612 63,160 4,719	16,612 63,160 4,719	16,944 64,423 4,814	16,944 64,423 4,814	17,283 65,711 4,910	17,283 65,711 4,910	17,629 67,026 5,008	17,629 67,026 5,008	1,228,211
Junior College Sheltered Workshop Library Mental Health Jackson County	0.3696 0.1056 0.4015	14,751 56,084	14,751 56,084	15,046 57,206	15,046 57,206	58,350	58,350	59,517	59,517	60,707	60,707	61,921	61,921	63,160	63,160	64,423	64,423	65,711	65,711	67,026	67,026	323,036 1,228,211 91,772 4,863,899

#### Estimated Tax Abatement

Phase 1 - Estimated Tax Abatement Hard Costs	32,928,272																					
stimated Improvements AV	10,537,047																					
	Year AV	1 10,537,047	.,		., ,			, . ,	, . ,	9 1,405,639 1		, ,		13 1,866,426 1					18 12,345,830 1			
Taxing Jurisdictions Independence School District	Abatement 5.4371	85.0% 486,973	85.0% 486,973	85.0% 496,713	85.0% 496,713	85.0% 506,647	84.0% 500,686	84.0% 510,700	84.0% 510,700	84.0% 520,914	84.0% 520,914	50.0% 316,269	50.0% 316,269	50.0% 322,595	50.0% 322,595	50.0% 329,047	50.0% 329,047	50.0% 335,628	50.0% 335,628	50.0% 342,340	50.0% 342,340	Total 8,329,691
City of Independence	0.6672	59,758	59,758	60,953	60,953	62,172	61,440	62,669	62,669	63,923	63,923	38,810	38,810	39,586	39,586	40,378	40,378	41,186	41,186	42,009	42,009	1,022,157
unior College iheltered Workshop	0.2128 0.0649	19,059 5,813	19,059 5,813	19,441 5,929	19,441 5,929	19,829 6,048	19,596 5,976	19,988 6,096	19,988 6,096	20,388 6,218	20,388 6,218	12,378 3,775	12,378 3,775	12,626 3,851	12,626 3,851	12,878 3,928	12,878 3,928	13,136 4,006	13,136 4,006	13,399 4,086	13,399 4,086	326,012 99,427
ibrary	0.3696	33,103	33,103	33,765	33,765	34,441	34,035	34,716	34,716	35,410	35,410	21,499	21,499	21,929	21,929	22,368	22,368	22,815	22,815	23,271	23,271	566,231
Mental Health ackson County	0.1056 0.4015	9,458 35,960	9,458 35,960	9,647 36,680	9,647 36,680	9,840 37,413	9,724 36,973	9,919 37,712	9,919 37,712	10,117 38,467	10,117 38,467	6,143 23,355	6,143 23,355	6,265 23,822	6,265 23,822	6,391 24,298	6,391 24,298	6,519 24,784	6,519 24,784	6,649 25,280	6,649 25,280	161,780 615,102
tate Tax	0.0300	2,687	2,687	2,741	2,741	2,795	2,763	2,818	2,818	2,874	2,874	1,745	1,745	1,780	1,780	1,816	1,816	1,852	1,852	1,889	1,889	45,960
Replacement Tax Total	1.5900 8.8787	142,408 795,220	142,408 795,220	145,256 811,124	145,256 811,124	148,161 827,347	146,418 817,613	149,347 833,966	149,347 833,966	152,334 850,645	152,334 850,645	92,488 516,463	92,488 516,463	94,338 526,792	94,338 526,792	96,225 537,328	96,225 537,328	98,149 548,075	98,149 548,075	100,112 559,036	100,112 559,036	2,435,896 13,602,257
Phase 2 - Estimated Tax Abatement																						
Hard Costs	2,500,000																					
Estimated Improvements AV	800,000							_														
axing Jurisdictions	Year AV Abatement	1 800,000 85.0%	800,000 85.0%	3 816,000 85.0%	4 816,000 85.0%	5 832,320 85.0%	6 832,320 84.0%	7 848,966 84.0%	8 848,966 84.0%	9 865,946 84.0%	10 865,946 84.0%	11 883,265 50.0%	12 883,265 50.0%	13 900,930 50.0%	14 900,930 50.0%	15 918,949 50.0%	16 918,949 50.0%	17 937,328 50.0%	18 937,328 50.0%	19 956,074 50.0%	20 956,074 50.0%	Total
ndependence School District	5.4371	36,972	36,972	37,712	37,712	38,466	38,013	38,774	38,774	39,549	39,549	24,012	24,012	24,492	24,492	24,982	24,982	25,482	25,482	25,991	25,991	632,412
ity of Independence	0.6672	4,537	4,537	4,628	4,628	4,720	4,665	4,758	4,758	4,853	4,853	2,947	2,947	3,006	3,006	3,066	3,066	3,127	3,127	3,189	3,189	77,605
Iunior College Sheltered Workshop	0.2128 0.0649	1,447 441	1,447 441	1,476 450	1,476 450	1,506 459	1,488 454	1,518 463	1,518 463	1,548 472	1,548 472	940 287	940 287	959 292	959 292	978 298	978 298	997 304	997 304	1,017 310	1,017 310	24,752 7,549
ibrary	0.3696	2,513	2,513	2,564	2,564	2,615	2,584	2,636	2,636	2,688	2,688	1,632	1,632	1,665	1,665	1,698	1,698	1,732	1,732	1,767	1,767	42,990
Mental Health	0.1056	718	718	732	732	747	738	753	753	768	768	466	466	476	476	485	485	495	495	505	505	12,283
lackson County State Tax	0.4015 0.0300	2,730 204	2,730 204	2,785 208	2,785 208	2,841 212	2,807 210	2,863 214	2,863 214	2,920 218	2,920 218	1,773 132	1,773 132	1,809 135	1,809 135	1,845 138	1,845 138	1,882 141	1,882 141	1,919 143	1,919 143	46,700 3,489
Replacement Tax	1.5900	10,812	10,812	11,028	11,028	11,249	11,116	11,339	11,339	11,566	11,566	7,022	7,022	7,162	7,162	7,306	7,306	7,452	7,452	7,601	7,601	184,940
otal	8.8787	60,375	60,375	61,583	61,583	62,814	62,075	63,317	63,317	64,583	64,583	39,211	39,211	39,995	39,995	40,795	40,795	41,611	41,611	42,443	42,443	1,032,719
Phase 3 - Estimated Tax Abatement Hard Costs	7,310,000																					
Estimated Improvements AV	2,339,200																					
	Year AV	1 2,339,200	2 2,339,200	3 2,385,984	4 2,385,984	5 2,433,704	6 2,433,704	7 2,482,378	8 2,482,378	9 2,532,025	10 2,532,025	11 2,582,666	12 2,582,666	13 2,634,319	14 2,634,319	15 2,687,006	16 2,687,006	17 2,740,746	18 2,740,746	19 2,795,561	20 2,795,561	
Faxing Jurisdictions	Abatement	85.0%	85.0%	85.0%	85.0%	85.0%	84.0%	84.0%	84.0%	84.0%	84.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	Total
ndependence School District City of Independence	5.4371 0.6672	108,107 13,266	108,107 13,266	110,269 13,531	110,269 13,531	112,474 13,802	111,151 13,640	113,374 13,912	113,374 13,912	115,642 14,191	115,642 14,191	70,211 8,616	70,211 8,616	71,615 8,788	71,615 8,788	73,048 8,964	73,048 8,964	74,509 9,143	74,509 9,143	75,999 9,326	75,999 9,326	1,849,172 226,916
unior College	0.2128	4,231	4,231	4,316	4,316	4,402	4,350	4,437	4,437	4,526	4,526	2,748	2,748	2,803	2,803	2,859	2,859	2,916	2,916	2,974	2,974	72,374
Sheltered Workshop Library	0.0649 0.3696	1,290 7,349	1,290 7,349	1,316 7,496	1,316 7,496	1,343	1,327 7,556	1,353 7,707	1,353 7,707	1,380	1,380 7,861	838 4,773	838 4,773	855 4,868	855 4,868	872 4,966	872 4,966	889 5,065	889	907	907	22,073 125,702
Mental Health	0.1056	2,100	2,100	2,142	2,142	7,646 2,184	2,159	2,202	2,202	7,861 2,246	2,246	1,364	1,364	1,391	1,391	1,419	1,419	1,447	5,065 1,447	5,166 1,476	5,166 1,476	35,915
ackson County	0.4015	7,983	7,983	8,143	8,143	8,306	8,208	8,372	8,372	8,540	8,540	5,185	5,185	5,288	5,288	5,394	5,394	5,502	5,502	5,612	5,612	136,551
State Tax Replacement Tax	0.0300 1.5900	596 31.614	596 31.614	608 32.247	608 32.247	621 32,892	613 32,505	626 33.155	626 33.155	638 33.818	638 33,818	387 20.532	387 20.532	395 20.943	395 20.943	403 21,362	403 21.362	411 21,789	411 21.789	419 22.225	419 22.225	10,203 540.763
Total	8.8787	176,537	176,537	180,068	180,068	183,669	181,508	185,138	185,138	188,841	188,841	114,654	114,654	116,947	116,947	119,286	119,286	121,671	121,671	124,105	124,105	3,019,669
Phase 4 - Estimated Tax Abatement																						
Hard Costs Estimated Improvements AV	913,750 292,400																					
	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Taxing Jurisdictions	AV Abatement	292,400 85.0%	292,400 85.0%	298,248 85.0%	298,248 85.0%	304,213 85.0%	304,213 84.0%	310,297 84.0%	310,297 84.0%	316,503 84.0%	316,503 84.0%	322,833 50.0%	322,833 50.0%	329,290 50.0%	329,290 50.0%	335,876 50.0%	335,876 50.0%	342,593 50.0%	342,593 50.0%	349,445 50.0%	349,445 50.0%	Total
Independence School District	5.4371 0.6672	13,513 1,658	13,513 1,658	13,784 1,691	13,784 1,691	14,059 1,725	13,894	14,172 1,739	14,172 1,739	14,455 1,774	14,455 1,774	8,776 1,077	8,776 1,077	8,952 1,099	8,952 1,099	9,131	9,131	9,314	9,314	9,500 1,166	9,500	231,147 28,365
City of Independence Iunior College	0.2128	529	529	539	539	550	1,705 544	555	555	566	566	343	343	350	350	1,120 357	1,120 357	1,143 365	1,143 365	372	1,166 372	9,047
Sheltered Workshop	0.0649	161	161	165	165	168	166	169	169	173	173	105	105	107	107	109	109	111	111	113	113	2,759
Library Mental Health	0.3696 0.1056	919 262	919 262	937 268	937 268	956 273	944 270	963 275	963 275	983 281	983 281	597 170	597 170	609 174	609 174	621 177	621 177	633 181	633 181	646 185	646 185	15,713 4,489
Jackson County	0.4015	998	998	1,018	1,018	1,038	1,026	1,047	1,047	1,067	1,067	648	648	661	661	674	674		101		100	
State Tax	0.0300	75	75	7.0		78											6/4	688	688	702	702	17,069
Replacement Tax Fotal				76	76		77	78	78	80	80	48	48	49	49	50	50	51	51	702 52	52	1,275
Iotai	1.5900 8.8787	3,952 22,067	3,952 22,067	4,031 22,508	4,031 22,508	4,111 22,959	4,063 22,689	4,144 23,142	78 4,144 23,142	4,227 23,605	4,227 23,605	2,567 14,332	2,567 14,332	2,618 14,618	2,618 14,618					702		
		3,952	3,952	4,031	4,031	4,111	4,063	4,144	4,144	4,227	4,227	2,567	2,567	2,618	2,618	50 2,670	50 2,670	51 2,724	51 2,724	702 52 2,778	52 2,778	1,275 67,595
PILOT on Existing Value 2020 Real Property AV	8.8787 983,650	3,952	3,952	4,031	4,031	4,111	4,063	4,144	4,144	4,227	4,227 23,605	2,567 14,332	2,567	2,618 14,618	2,618 14,618	50 2,670	2,670 14,911	51 2,724 15,209	51 2,724	702 52 2,778 15,513	52 2,778 15,513	1,275 67,595
PILOT on Existing Value 2020 Real Property AV	8.8787 983,650 Year AV	3,952 22,067 1 983,650	3,952 22,067 2 983,650	4,031 22,508 3 1,003,323	4,031 22,508 4 1,003,323	4,111 22,959 5 1,023,389	4,063 22,689 6 1,023,389	4,144 23,142 7 1,043,857	4,144 23,142 8 1,043,857	4,227 23,605 9 1,064,734	4,227 23,605 10 1,064,734	2,567 14,332 11 11 1,086,029	2,567 14,332 12 1,086,029	2,618 14,618 13 1,107,750	2,618 14,618 14,107,750	50 2,670 14,911 15 1,129,905	50 2,670 14,911 16 1,129,905	51 2,724 15,209 17 1,152,503	51 2,724 15,209 18 1,152,503	702 52 2,778 15,513 19 1,175,553	52 2,778 15,513 20 1,175,553	1,275 67,595 377,459
PILOT on Existing Value 2020 Real Property AV Faxing Jurisdictions	8.8787 983,650 <b>Year</b>	3,952 22,067	3,952 22,067 2 983,650 0.0%	4,031 22,508 3 1,003,323 0.0%	4,031 22,508 4 1,003,323 0.0%	4,111 22,959 5 1,023,389 0.0%	4,063 22,689 6 1,023,389 0.0%	4,144 23,142 7 1,043,857 0.0%	4,144 23,142 8 1,043,857 0.0%	4,227 23,605 9 1,064,734 0.0%	4,227 23,605 10 1,064,734 0.0%	2,567 14,332 11 1,086,029 0.0%	2,567 14,332 12 1,086,029 0.0%	2,618 14,618 13 1,107,750 0.0%	2,618 14,618 14,618 14 1,107,750 0.0%	15 1,129,905 0.0%	16 1,129,905 0.0%	51 2,724 15,209 17 1,152,503 0.0%	18 1,152,503 0.0%	702 52 2,778 15,513 19 1,175,553 0.0%	52 2,778 15,513 20 1,175,553 0.0%	1,275 67,595 377,459
PILOT on Existing Value 2020 Real Property AV  Faxing Jurisdictions Independence School District	8.8787 983,650 Year AV Abatement	3,952 22,067 1 983,650 0.0%	3,952 22,067 2 983,650	4,031 22,508 3 1,003,323	4,031 22,508 4 1,003,323	4,111 22,959 5 1,023,389	4,063 22,689 6 1,023,389	4,144 23,142 7 1,043,857	4,144 23,142 8 1,043,857	4,227 23,605 9 1,064,734	4,227 23,605 10 1,064,734	2,567 14,332 11 11 1,086,029	2,567 14,332 12 1,086,029	2,618 14,618 13 1,107,750	2,618 14,618 14,107,750	50 2,670 14,911 15 1,129,905	50 2,670 14,911 16 1,129,905	51 2,724 15,209 17 1,152,503	51 2,724 15,209 18 1,152,503	702 52 2,778 15,513 19 1,175,553	52 2,778 15,513 20 1,175,553	1,275 67,595 377,459
PILOT on Existing Value 2020 Real Property AV  Taxing Jurisdictions Independence School District City of Independence Junior College	983,650  Year  AV  Abatement 5.4371 0.6672 0.2128	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093	2 983,650 0.0% 53,482 6,563 2,093	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221	8 1,043,857 0.0% 56,756 6,965 2,221	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266	10 1,064,734 0.0% 57,891 7,104 2,266	2,567 14,332 11 1,086,029 0.0% 59,048 7,246 2,311	2,567 14,332 12 1,086,029 0.0% 59,048 7,246 2,311	2,618 14,618 13 1,107,750 0.0% 60,229 7,391 2,357	2,618 14,618 14 1,107,750 0.0% 60,229 7,391 2,357	15 14,911 15 1,129,905 0.0% 61,434 7,539 2,404	16 1,129,905 0.0% 61,434 7,539 2,404	17 1,152,503 0.0% 62,663 7,689 2,453	18 1,152,503 0.0% 62,663 7,689 2,453	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502	20 1,175,553 0.0% 63,916 7,843 2,502	1,275 67,595 377,459 Total 1,171,227 143,724 45,840
PILOT on Existing Value 2020 Real Property AV  Taxing Jurisdictions Independence School District City of Independence unior College Enlettered Workshop	983,650  Year  AV  Abatement  5.4371  0.6672  0.2128  0.0649	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093 638	2 983,650 0.0% 53,482 6,563 2,093 638	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 651	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135 651	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664	7 1,043,857 0.0% 56,756 6,965 2,221 677	8 1,043,857 0.0% 56,756 6,965 2,221 677	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691	10 1,064,734 0.0% 57,891 7,104 2,266 691	2,567 14,332 11 1,086,029 0.0% 59,048 7,246 2,311 705	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705	2,618 14,618 13 1,107,750 0.0% 60,229 7,391 2,357 719	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719	15 1,129,905 0.0% 61,434 7,539	16 1,129,905 0.0% 61,434 7,539	17 1,152,503 0.0% 62,663 7,689 2,453 748	18 1,152,503 0.0% 62,663 7,689 2,453 748	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763	52 2,778 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763	1,275 67,595 377,459 Total 1,171,227 143,724
PILOT on Existing Value 2020 Real Property AV  Faxing Jurisdictions ndependence School District Lity of Independence unior College sheltered Workshop bibary	983,650  Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093	2 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221	8 1,043,857 0.0% 56,756 6,965 2,221	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266	10 1,064,734 0.0% 57,891 7,104 2,266	2,567 14,332 11 1,086,029 0.0% 59,048 7,246 2,311	2,567 14,332 12 1,086,029 0.0% 59,048 7,246 2,311	2,618 14,618 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170	2,618 14,618 14,1107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170	14,911 15,129,905 0.0% 61,434 7,539 2,404 733	14,911 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193	15,209 15,209 17,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217	18 1,152,503 0.0% 62,663 7,689 2,453	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241	52 2,778 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 13,980 79,617 22,748
PILOT on Existing Value 2020 Real Property AV  Faxing Jurisdictions ndependence School District tity of Independence unior College Sheltered Workshop Library Wental Health hackson County	8.8787 983,650 Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949	2, 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949	3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109	7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191	8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275	10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275	2,567 14,332 11,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360	2,567 14,332 12 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360	2,618 14,618 13 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448	14,911 15,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537	16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537	17,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627	18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720	20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 13,980 79,617 22,748 86,489
PILOT on Existing Value 020 Real Property AV  faxing Jurisdictions ndependence School District Lity of Independence unior College sheltered Workshop Ibrary Mental Health ackson County tate Tax	8.8787 983,650 Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015 0.0300	3,952 22,067 1 983,650 0,0% 53,482 6,563 2,093 638 3,636 1,039 3,949 295	2 2983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949 295	4,031 22,508 3 1,003,323 0.00% 54,552 6,694 2,135 651 3,708 1,060 4,028 301	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313	8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319	10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319	2,567 14,332 11,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 326	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 326	2,618 14,618 13,1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332	15, 1,129,905 0.0% 61,434 7,539 2,404 4,176 1,193 4,537 339	14,911 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 7,733 4,176 1,193 4,537 339	17 1,152,503 0.0% 62,663 7,689 2,453 4,260 1,217 4,627 346	18 1,724 15,209 18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353	20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353	Total 1,171,227 143,724 45,840 13,980 79,617 22,748 86,489 6,462
PILOT on Existing Value 020 Real Property AV  Taxing Jurisdictions dependence School District tity of Independence unior College hetered Workshop library dental Health ackson County tate Tax Leplacement Tax	8.8787 983,650 Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949	2, 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949	3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109	7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191	8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275	10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275	2,567 14,332 11,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360	2,567 14,332 12 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360	2,618 14,618 13 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448	14,911 15,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537	16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537	17,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627	18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720	20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 13,980 79,617 22,748 86,489
PILOT on Existing Value 020 Real Property AV  axing Jurisdictions  ndependence School District Lity of Independence unior College hetered Workshop library dental Health ackson County tata Tax  teplacement Tax  total	983,650  Year AV  Abatement 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015 0.0300 1.5900 8.8787	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949 295	2 983,650 0.00 53,482 6,563 2,093 638 1,039 3,949 295 15,640	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 6,708 1,060 4,028 301 15,953	4,031 22,508 4 1,003,323 0.00 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272	4,063 22,689 1,023,389 0.0% 55,643 2,178 664 3,782 1,081 4,109 307 16,272 90,864	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 113 116,597	4,144 23,142 8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 313 16,597	4,227 23,605 9 1,064,734 0.00 57,891 7,104 2,266 691 1,124 4,275 319 16,929	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 16,929 94,535	2,567 14,332 11,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,160 326 17,268 96,425	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,160 326 17,268 96,425	2,618 14,618 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613 98,354	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613 98,354	50 2,670 14,911 15 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339 17,965 100,321	50 2,670 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,577 339 17,965 100,321	17 1,152,503 0.0% 62,663 7,689 2,453 4,260 1,217 4,627 3,46 18,325 102,327	18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 7,843 1,241 4,720 353 18,691 104,374	52 2,778 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 79,617 22,748 86,489 6,462 342,508 1,912,595
PILOT on Existing Value 020 Real Property AV  axing Jurisdictions Independence School District Itiy of Independence unior College heltered Workshop ibrary dental Health ackson County tate Tax  total Net Abatement (Phases 1-4)	8.8787  983,650  Year  AV  Abatement  5.4371  0.6672  0.2128  0.0649  0.3696  0.1056  0.4015  0.0300  1.5900	3,952 22,067 1 983,650 0.0% 53,482 6,563 2,093 63,636 1,039 3,949 295 15,640 87,335	2 983,650 0.00 53,482 6,563 2,093 638 1,039 3,949 295 15,640	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 6,708 1,060 4,028 301 15,953	4,031 22,508 4 1,003,323 0.00 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 113 116,597	4,144 23,142 8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 313 16,597	4,227 23,605 9 1,064,734 0.00 57,891 7,104 2,266 691 1,124 4,275 319 16,929	1,064,734 0.00% 57,891 7,104 2,266 6,935 1,124 4,275 319 16,929	2,567 14,332 11 1,086,029 0.0% 59,048 7,246 2,311 7,014 1,147 4,360 326 17,268	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 326 17,268	2,618 14,618 13 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613	15,129,905 0.0% 14,911 15,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339 17,965	14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,57 339 17,965	17 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 3,646 1,217 4,627 3,626 1,217	18, 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 318,691	20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 13,980 79,617 22,748 86,489 6,462 42,508
PILOT on Existing Value 020 Real Property AV  axing Jurisdictions Independence School District Ity of independence unior College heltered Workshop ibrary dental Health ackson County tate Tax tate Tax total  Total Net Abatement (Phases 1-4) Independence School District Ity of Independence	983,650  Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.1056 0.4015 0.3000 8.8787	3,952 22,067 1 1 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949 295 15,640 87,335	3,952 22,067 2 983,650 0.0% 53,482 6,563 2,093 638 3,636 61,039 3,949 295 15,640 87,335	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,031 22,508 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272 90,864 5 616,004 75,591	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272 90,864	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 16,597 92,681 7 620,264 76,114	8 1,043,857 0.0% 56,756 6,965 2,221 1,102 4,191 313 16,597 92,681	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 16,929 94,535	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 2,266 1,124 4,275 3,19 16,929 94,535	2,567 14,332 11 1,086,029 0.0% 59,048 7,246 2,311 4,360 326 17,268 96,425	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,316 4,014 1,147 4,360 326 17,268 96,425	2,618 14,618 13 1,107,750 0.00 60,229 7,391 2,357 119 4,094 1,170 4,448 332 17,613 98,354	2,618 14,618 14,107,750 0.00 60,229 7,391 2,357 1,170 4,448 332 17,613 98,354	50 2,670 14,911 15 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339 17,965 100,321	50 2,670 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339,17,965 100,321	51 2,724 15,209 1,152,503 0,0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346,203 102,327	51 2,724 15,209 18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,267 4,627 4,627 346,237 102,327	702 52 2,778 15,513 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374	52 2,778 15,513 20 1,175,553 0,0% 63,916 7,843 2,502 763 4,345 1,241 4,720 38,1861 104,374	1,275 67,995 377,459 Total 1,171,227 143,724 45,840 13,980 79,617 22,748 86,489 6,462 342,508 1,912,595
PILOT on Existing Value 020 Real Property AV  axing Jurisdictions Independence School District Itly of Independence Itly of Independence Independence Independence Independence Independence Interval Health Ackson County tate Tax  teplacement Tax  Total  Independence School District Itly of Independence	983,650  Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015 0.3000 1.5900 8.8787	3,952 22,067 1 1 983,650 0,0% 53,482 6,563 2,093 3,636 1,039 3,949 295 5 15,640 87,335	3,952 22,067 2,067 2,983,650 0,0% 6,563 2,093 638 3,636 1,039 3,949 295 15,640 87,335	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,031 22,508 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272 90,864 5 5 6 6 6 6 7 5,591 24,109	4,063 22,689 1,023,389 0.0% 55,643 6,828 664 3,782 1,081 4,109 307 16,272 90,864	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,102 92,681 7 6,202,681	4,144 23,142 8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,102 4,102 92,681 8 620,264 76,114 24,276	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 94,535 94,535	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 94,535 16,929 94,535	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,147 4,148 96,425	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,147 4,147 4,147 4,147 4,268 96,425	2,618 14,618 1,107,750 0.0% 60,229 7,391 1,170 4,094 1,170 4,094 1,170 98,354 1,170 98,354	2,618 14,618 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,094 1,170 98,354 1,470 98,354	50 2,670 14,911 15 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 17,965 100,321 15 374,773 45,989 14,689	50 2,670 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,176 1,193 4,176 1,193 4,176 1,193 4,176 1,193 4,176 1,193 1,196 1,1	51 2,724 15,209 17 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327	18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327	702 52 2,778 15,513 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374	52 2,778 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763 1,241 4,783 18,691 104,374	1,275 67,595 377,459 Total 1,171,227 45,840 13,980 79,617 22,748 86,489 6,462 342,508 1,912,595 Total 9,871,195 1,211,319 386,344
PILOT on Existing Value 020 Real Property AV  axing Jurisdictions  independence School District itly of independence unior College heltered Workshop  ibrary dental Health ackson County tate Tax teplacement Tax total  cotal Net Abatement (Phases 1-4) independence School District itly of independence unior College heltered Workshop	983,650  Year AV Abatement 5.4371 0.6672 0.2128 0.0649 0.1056 0.4015 0.3000 8.8787	3,952 22,067 1 1 983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949 295 15,640 87,335	3,952 22,067 2 983,650 0.0% 53,482 6,563 2,093 638 3,636 61,039 3,949 295 15,640 87,335	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,031 22,508 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272 90,864 5 616,004 75,591	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 307 16,272 90,864	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 16,597 92,681 7 620,264 76,114	8 1,043,857 0.0% 56,756 6,965 2,221 1,102 4,191 313 16,597 92,681	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 16,929 94,535	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 2,266 1,124 4,275 3,19 16,929 94,535	2,567 14,332 11 1,086,029 0.0% 59,048 7,246 2,311 4,360 326 17,268 96,425	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,316 4,014 1,147 4,360 326 17,268 96,425	2,618 14,618 13 1,107,750 0.00 60,229 7,391 2,357 119 4,094 1,170 4,448 332 17,613 98,354	2,618 14,618 14,107,750 0.00 60,229 7,391 2,357 1,170 4,448 332 17,613 98,354	50 2,670 14,911 15 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339 17,965 100,321	50 2,670 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339,17,965 100,321	51 2,724 15,209 1,152,503 0,0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346,203 102,327	51 2,724 15,209 18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,267 4,627 4,627 346,237 102,327	702 52 2,778 15,513 15,513 19 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374	52 2,778 15,513 15,513 20 1,175,553 0.0% 63,916 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 13,980 6,462 342,508 1,912,595 Total 9,871,195 1,211,319 386,344 117,828
PILOT on Existing Value 2020 Real Property AV  Taxing Jurisdictions Independence School District City of Independence Unior College Sheltered Workshop Library Wental Health Jackson County State Tax Replacement Tax Total  Total Net Abatement (Phases 1-4) Independence School District Lity of Independence Lity of Independence Unior College Sheltered Workshop Library	983,650  Year AV Abatement 5,4371 0,6672 0,2128 0,0649 0,1056 0,4015 0,300 1,5900 8,8787  Year 5,4371 0,6672 0,2128 0,649	3,952 22,067 1 983,650 0,0% 53,482 6,563 2,093 638 3,636 1,039 2,95 15,640 87,335	3,952 22,067 2983,650 0.0% 53,482 6,563 2,093 3,949 295 15,640 87,335 2 2 2 592,084 72,656 23,173 7,067	4,031 22,508 3 1,003,323 0,0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082 4 603,926 674,109 23,637 7,209	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 664 4,109 307 16,272 90,864 5 5 616,004 75,591 24,109 7,353	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 4,109 307 16,272 90,864 668,102 74,622 23,800 7,259	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 16,597 92,681 7 7 620,264 76,114 24,276 7,404	4,144 23,142 8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 313 116,597 92,681 8 8 620,264 76,114 24,276 7,404	4,227 23,605 9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 94,535 94,535	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 16,929 94,535	2,567 14,332 11,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 326 17,268 96,425	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 326 17,268 96,425	2,618 14,618 13,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613 98,354	2,618 14,618 14,618 1,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,488 332 17,613 98,354	50 2,670 14,911 15 1,129,905 0.0% 61,434 7,539 2,404 7,539 4,179 4,537 339 17,965 100,321 15 374,773 45,989 14,668 4,473	50 2,670 14,911 16 1,129,905 0.0% 61,434 733 4,176 339 17,965 100,321 16 374,773 45,989 14,668 4,473	51 2,724 15,209 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327 17 382,269 46,909 14,961 4,563	18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327	702 52 2,778 15,513 19 1,175,53 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374	52 2,778 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763 1,241 4,783 18,691 104,374	1,275 67,595 377,459 Total 1,171,227 45,840 13,980 79,617 22,748 86,489 6,462 342,508 1,912,595 Total 9,871,195 1,211,319 386,344
PILOT on Existing Value 2020 Real Property AV  Taxing Jurisdictions Independence School District City of Independence Unior College Sheltered Workshop Library Wental Health ackson County Istate Tax Replacement Tax Total  Total Net Abatement (Phases 3-4) Independence School District City of Independence Unior College Unior	983,650  Year AV Abatement 5.4371 0.6672 0.2128 0.3696 0.1056 0.4015 0.3000 1.5900 8.8787  Year 5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015	3,952 22,067 1 1 983,650 0,0% 53,482 6,563 2,093 3,949 295 15,640 87,335 1,039 2,95 1,5640 87,335	3,952 22,067 22,067 2,093 6,563 2,093 6,388 3,636 1,039 2,95 15,640 87,335 2,592,084 72,656 23,173 7,067 40,248 11,500 43,722	4,031 22,508 3 1,003,323 0,0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082 3 3 6 74,109 23,637 7,209 41,053 11,730 44,597	4,031 22,508 4 1,003,323 0,0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082 4 663,926 74,109 23,637 7,209 41,053 11,730 44,597 41,053	4,111 22,959 5 1,023,389 0.0% 55,643 6,828 2,178 4,109 307 16,272 90,864 75,591 24,109 7,353 41,874 41,199 43,474 41,196 44,489	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 4,109 307 16,272 90,864 6 6 6 6 6,8102 74,622 23,800 7,259 41,337 11,811 44,905	4,144 23,142 7 1,043,857 0,0% 56,756 5,955 2,221 677 3,858 1,102 4,191 316,597 92,681 7 620,264 76,114 24,276 7,404 42,164 12,047 45,803	4,144 23,142 8 1,043,857 0.0% 56,756 56,756 2,221 677 3,858 1,102 4,191 316,597 92,681 8 620,264 76,114 24,276 7,404 42,164 12,047 45,803	4,227 23,605 1,064,734 0.0% 57,891 3,935 1,124 4,275 319 16,929 94,535 9 632,670 77,636 24,762 7,552 7	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 691 1,275 319 94,535 1,124 4,275 319 94,535 10 632,670 77,636 24,762 7,532 43,007 12,288 46,719	2,567 14,332 11,086,029 0,0% 59,048 7,246 2,311 705 4,014 1,147 4,360 326 17,268 96,425 11 360,220 44,204 44,204 14,098 4,300 96,425	2,567 14,332 1,086,029 0,0% 59,048 7,246 2,311 1,147 4,360 326 17,268 96,425 12 360,220 44,204 14,098 4,309 2,360	2,618 14,618 1,107,750 0,0% 60,229 60,229 1,170 4,448 332 17,613 98,354 1,363 4,386 4,386 4,386 24,977 7,136 24,977 7,136	2,618 14,618 1,107,750 0,0% 60,229 60,229 7,19 4,094 1,170 4,448 332 17,613 98,354 14,380 4,386 24,977 7,136 24,977 7,136	50 2,670 14,911 15 1,129,905 0.00 61,434 7,539 2,404 733 4,176 1,193 4,537 339 17,965 100,321 15 374,773 45,989 14,668 4,473 25,476 7,279 27,675	50 2,670 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 733 4,176 1,193 4,537 339 17,655 100,321 16 374,773 45,989 14,668 4,473 25,476 7,279 27,675	51 2,724 15,209 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327 17 382,269 46,909 14,961 4,563 7,424 28,228	51 2,724 15,209 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327 18 382,269 46,909 14,961 4,598 7,424 28,228	702 52 2,778 15,513 19 1,175,553 0.0% 63,916 63,916 7,843 2,502 353 18,691 104,374 104,374 104,374 105,561 4,784 17,261 4,784 17,261 4,654 2,650 2,654 2,654 2,655 2,654 2,655 2,654 2,655 2,655 2,654 2,655	52 2,778 15,513 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763 4,345 1,241 4,720 353 18,691 104,374 47,847 15,261 4,654 26,505 7,573 28,793	1,275 67,595 377,459  Total 1,171,274 45,840 13,980 79,617 22,748 86,489 6,462 342,508 1,912,595  Total 9,871,195 1,211,313 386,344 117,828 671,018 191,720 728,934
PILOT on Existing Value 2020 Real Property AV  Taxing Jurisdictions Independence School District City of Independence	983,650  Year AV Abatement 5,4371 0,6672 0,2128 0,0696 0,1056 0,4015 0,3000 1,5900 8,8787  Year 5,4371 0,6672 0,2128 0,06692 0,1056 0,0696	3,952 22,067 1 983,650 0,0% 53,482 6,563 2,093 638 3,636 1,039 3,949 295 15,640 87,335	3,952 22,067 2,983,650 0.0% 53,482 6,563 2,093 638 3,636 1,039 3,949 2,945 15,640 87,335 2,945 2,945 2,945 2,945 2,945 4	4,031 22,508 3 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082 301 14,109 23,637 7,209 41,053 11,730	4,031 22,508 4 1,003,323 0.0% 54,552 6,694 2,135 651 3,708 1,060 4,028 301 15,953 89,082 4 63,926 74,109 23,637 7,209 41,053	4,111 22,959 5 1,023,389 0.0% 55,643 6,628 2,178 664 3,782 1,081 4,109 307 16,272 90,864 5 5 616,004 75,591 24,109 7,353 41,874	4,063 22,689 6 1,023,389 0.0% 55,643 6,828 2,178 664 3,782 1,081 4,109 30,77 16,272 90,864 668,102 74,622 23,800 7,259 41,337 11,811	4,144 23,142 7 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 333 16,597 92,681 7 620,264 76,114 24,276 7,404 42,164	4,144 23,142 8 1,043,857 0.0% 56,756 6,965 2,221 677 3,858 1,102 4,191 333 16,597 92,681 8 620,264 76,114 24,276 7,404 42,164	4,227 23,605  9 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 16,929 94,535  9 632,670 77,636 24,762 7,552 43,007 12,288	4,227 23,605 10 1,064,734 0.0% 57,891 7,104 2,266 691 3,935 1,124 4,275 319 94,535 10 632,670 77,636 24,762 43,007 12,288	2,567 14,332 11,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 96,425 17,268 96,425 11 360,220 44,004 14,098 4,300 24,487 6,996	2,567 14,332 1,086,029 0.0% 59,048 7,246 2,311 705 4,014 1,147 4,360 360,220 44,204 14,098 4,300 24,487 6,996	2,618 14,618 13,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613 98,354 14,380 4,386 44,987 7,136	2,618 14,618 14,107,750 0.0% 60,229 7,391 2,357 719 4,094 1,170 4,448 332 17,613 98,354 14,380 4,386 24,977 7,136	50 2,670 14,911 15 1,129,905 0,0% 61,434 7,539 2,404 1,193 4,537 339 17,965 100,321 15 374,773 45,989 14,668 4,473 25,476 7,279	50 2,670 14,911 16 1,129,905 0.0% 61,434 7,539 2,404 1,193 4,153 17,965 100,321 1,965 100,321 1,463 4,473 4,547 4,	51 2,724 15,209 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 4,627 346 18,325 102,327 17 382,269 46,909 14,961 4,563 25,986 7,424	51 2,724 15,209 18 1,152,503 0.0% 62,663 7,689 2,453 748 4,260 1,217 346 18,325 102,327 18,325 102,327 18,961 4,969 4,969 4,969 4,969 4,969 4,969 4,969 7,986 7,986 7,986 7,986 7,986	702 52 2,778 15,513 19 19 1,175,553 0.0% 63,916 7,843 2,502 763 318,691 104,374 19 19 19 14,654 47,847 15,265 4,654 26,505 7,573	52 2,778 15,513 15,513 20 1,175,553 0.0% 63,916 7,843 2,502 763 333 14,472 333 18,691 104,374 47,241	1,275 67,595 377,459 Total 1,171,227 143,724 45,840 13,980 6,462 342,508 1,912,595 1,211,319 386,349 1,912,595

							Estimat	ed Tax and P	ayments in L	ieu of Tax (P	ILOTS) with	Abatement										
Phase 1 - Estimated PILOT / Tax Hard Costs Estimated Improvements AV	32,928,272 10,537,047																					
	Year AV	1 10,537,047	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
Taxing Jurisdictions	Abatement	10,537,047	15.0%	15.0%	15.0%	15.0%	16.0%	16.0%	16.0%	16.0%	16.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	Total
Independence School District	5.4371	85,936	85,936	87,655	87,655	89,408	95,369	97,276	97,276	99,222	99,222	316,269	316,269	322,595	322,595	329,047	329,047	335,628	335,628	342,340	342,340	4,216,713
City of Independence	0.6672	10,545	10,545	10,756	10,756	10,972	11,703	11,937	11,937	12,176	12,176	38,810	38,810	39,586	39,586	40,378	40,378	41,186	41,186	42,009	42,009	517,443
Junior College	0.2128	3,363	3,363	3,431	3,431	3,499	3,733	3,807	3,807	3,883	3,883	12,378	12,378	12,626	12,626	12,878	12,878	13,136	13,136	13,399	13,399	165,036
Sheltered Workshop Library	0.0649 0.3696	1,026 5.842	1,026 5.842	1,046 5.959	1,046 5.959	1,067 6.078	1,138 6.483	1,161 6.613	1,161 6.613	1,184 6.745	1,184 6.745	3,775 21.499	3,775 21.499	3,851 21.929	3,851 21.929	3,928 22.368	3,928 22.368	4,006 22.815	4,006 22.815	4,086 23,271	4,086 23,271	50,333 286.641
Mental Health	0.1056	1,669	1,669	1,702	1,702	1,736	1,852	1,889	1,889	1,927	1,927	6,143	6,143	6,265	6,265	6,391	6,391	6,519	6,519	6,649	6,649	81,898
Jackson County	0.4015	6,346	6,346	6,473	6,473	6,602	7,042	7,183	7,183	7,327	7,327	23,355	23,355	23,822	23,822	24,298	24,298	24,784	24,784	25,280	25,280	311,381
State Tax	0.0300	474	474	484	484	493	526	537	537	547	547	1,745	1,745	1,780	1,780	1,816	1,816	1,852	1,852	1,889	1,889	23,266
Replacement Tax Total	1.5900 8.8787	25,131 140,333	25,131 140,333	25,633 143,140	25,633 143,140	26,146 146,002	27,889 155,736	28,447 158,851	28,447 158,851	29,016 162,028	29,016 162,028	92,488 516,463	92,488 516,463	94,338 526,792	94,338 526,792	96,225 537,328	96,225 537,328	98,149 548,075	98,149 548,075	100,112 559,036	100,112 559,036	1,233,116 6,885,827
Total	8.8787	140,333	140,333	143,140	143,140	140,002	133,730	130,031	130,031	102,028	102,026	310,403	310,403	320,732	320,732	337,320	337,320	340,073	340,073	339,030	339,030	0,003,027
Phase 2 - Estimated PILOT / Tax Hard Costs Estimated Improvements AV	2,500,000 800,000																					
	Year AV	1 800.000	2 800,000	3 816,000	4 816.000	5 832,320	6 832,320	7 848.966	8 848.966	9 865.946	10 865.946	11 883,265	12 883,265	13 900,930	14 900,930	15 918,949	16 918.949	17 937,328	18 937,328	19 956,074	20 956,074	
Taxing Jurisdictions	Abatement	15.0%	15.0%	15.0%	15.0%	15.0%	16.0%	16.0%	16.0%	16.0%	16.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	Total
Independence School District	5.4371	6,525	6,525	6,655	6,655	6,788	7,241	7,385	7,385	7,533	7,533	24,012	24,012	24,492	24,492	24,982	24,982	25,482	25,482	25,991	25,991	320,144
City of Independence	0.6672	801	801	817	817	833	889	906	906	924	924	2,947	2,947	3,006	3,006	3,066	3,066	3,127	3,127	3,189	3,189	39,286
Junior College Sheltered Workshop	0.2128 0.0649	255 78	255 78	260 79	260 79	266 81	283 86	289 88	289 88	295 90	295 90	940 287	940 287	959 292	959 292	978 298	978 298	997 304	997 304	1,017 310	1,017 310	12,530 3.821
Library	0.3696	444	444	452	452	461	492	502	502	512	512	1,632	1,632	1,665	1,665	1,698	1,698	1,732	1,732	1,767	1,767	21,763
Mental Health	0.1056	127	127	129	129	132	141	143	143	146	146	466	466	476	476	485	485	495	495	505	505	6,218
Jackson County	0.4015	482	482	491	491	501	535	545	545	556	556	1,773	1,773	1,809	1,809	1,845	1,845	1,882	1,882	1,919	1,919	23,641
State Tax Replacement Tax	0.0300 1.5900	36 1,908	36 1,908	37 1,946	37 1,946	37 1,985	40 2,117	41 2,160	41 2,160	42 2,203	42 2,203	132 7,022	132 7,022	135 7,162	135 7,162	138 7,306	138 7,306	141 7,452	141 7,452	143 7,601	143 7,601	1,766 93,621
Total	8.8787	10,654	10,654	10,868	10,868	11,085	11,824	12,060	12,060	12,302	12,302	39,211	39,211	39,995	39,995	40,795	40,795	41,611	41,611	42,443	42,443	522,790
Phase 3 - Estimated PILOT / Tax																						
Hard Costs Estimated Improvements AV	7,310,000 2,339,200																					
	Year AV				4 2,385,984		6 2,433,704	7 2,482,378	8 2,482,378	9 2,532,025	10 2,532,025	11 2,582,666			14 2,634,319	15 2,687,006	16 2,687,006	17 2,740,746		19 2,795,561	20 2,795,561	
Taxing Jurisdictions	Abatement	15.0%	15.0%	15.0%	15.0%	15.0%	16.0%	16.0%	16.0%	16.0%	16.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	50.0%	Total
Independence School District City of Independence	5.4371 0.6672	19,078 2,341	19,078 2,341	19,459 2,388	19,459 2,388	19,848 2,436	21,172 2,598	21,595 2,650	21,595 2,650	22,027 2,703	22,027 2,703	70,211 8,616	70,211 8,616	71,615 8,788	71,615 8,788	73,048 8,964	73,048 8,964	74,509 9,143	74,509 9,143	75,999 9,326	75,999 9,326	936,101 114,871
Junior College	0.2128	747	747	762	762	777	829	845	845	862	862	2,748	2,748	2,803	2,803	2,859	2,859	2,916	2,916	2,974	2,974	36,638
Sheltered Workshop	0.0649	228	228	232	232	237	253	258	258	263	263	838	838	855	855	872	872	889	889	907	907	11,174
Library	0.3696	1,297	1,297	1,323	1,323	1,349	1,439	1,468	1,468	1,497	1,497	4,773	4,773	4,868	4,868	4,966	4,966	5,065	5,065	5,166	5,166	63,634
Mental Health	0.1056	371	371	378	378	385	411	419	419	428	428	1,364	1,364	1,391	1,391	1,419	1,419	1,447	1,447	1,476	1,476	18,181
Jackson County State Tax	0.4015 0.0300	1,409 105	1,409 105	1,437 107	1,437 107	1,466 110	1,563 117	1,595 119	1,595 119	1,627 122	1,627 122	5,185 387	5,185 387	5,288 395	5,288 395	5,394 403	5,394 403	5,502 411	5,502 411	5,612 419	5,612 419	69,126 5,165
Replacement Tax	1.5900	5,579	5,579	5,691	5,691	5,804	6,191	6,315	6,315	6,441	6,441	20,532	20,532	20,943	20,943	21,362	21,362	21,789	21,789	22,225	22,225	273,749
Total	8.8787	31,154	31,154	31,777	31,777	32,412	34,573	35,264	35,264	35,970	35,970	114,654	114,654	116,947	116,947	119,286	119,286	121,671	121,671	124,105	124,105	1,528,638
Phase 4 - Estimated PILOT / Tax																						
Hard Costs Estimated Improvements AV	913,750 292,400																					
	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	AV	292,400	292,400	298,248	298,248	304,213	304,213	310,297	310,297	316,503	316,503	322,833	322,833	329,290	329,290	335,876	335,876	342,593	342,593	349,445	349,445	
Taxing Jurisdictions Independence School District	Abatement 5.4371	15.0% 2.385	15.0% 2.385	15.0% 2.432	15.0% 2.432	15.0% 2.481	16.0% 2.646	16.0% 2.699	16.0% 2.699	16.0% 2.753	16.0% 2.753	50.0% 8.776	50.0% 8.776	50.0% 8.952	50.0% 8.952	50.0% 9.131	50.0% 9.131	50.0% 9.314	50.0% 9.314	50.0% 9.500	50.0% 9.500	Total 117.013
City of Independence	0.6672	2,363	2,363	2,432	2,432	304	325	331	331	338	338	1,077	1,077	1,099	1,099	1,120	1,120	1,143	1,143	1,166	1,166	14,359
Junior College	0.2128	93	93	95	95	97	104	106	106	108	108	343	343	350	350	357	357	365	365	372	372	4,580
Sheltered Workshop	0.0649	28	28	29	29	30	32	32	32	33	33	105	105	107	107	109	109	111	111	113	113	1,397
Library	0.3696	162	162	165	165	169	180	183	183	187	187	597	597	609	609	621	621	633	633	646	646	7,954
Mental Health Jackson County	0.1056	46	46	47	47	48	51	52	52	53	53	170	170	174	174	177	177	181	181	185	185	2,273
Jackson County State Tax	0.4015 0.0300	176 13	176 13	180 13	180 13	183 14	195 15	199 15	199 15	203 15	203 15	648 48	648 48	661 49	661 49	674 50	674 50	688 51	688 51	702 52	702 52	8,641 646
Replacement Tax	1.5900	697	697	711	711	726	774	789	789	805	805	2,567	2,567	2,618	2,618	2,670	2,670	2,724	2,724	2,778	2,778	34,219
Total	8.8787	3,894	3,894	3,972	3,972	4,052	4,322	4,408	4,408	4,496	4,496	14,332	14,332	14,618	14,618	14,911	14,911	15,209	15,209	15,513	15,513	191,080
PILOT on Existing Value																						
2020 Real Property AV	983,650 <b>Year</b>	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	
	AV	983,650	983,650	1,003,323	1,003,323	1,023,389	1,023,389	1,043,857	1,043,857	1,064,734	1,064,734	1,086,029	1,086,029	1,107,750	1,107,750	1,129,905	1,129,905	1,152,503	1,152,503	1,175,553	1,175,553	
Taxing Jurisdictions	Abatement	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	Total
Independence School District City of Independence	5.4371 0.6672	53,482 6.563	53,482 6.563	54,552 6.694	54,552 6.694	55,643 6.828	55,643 6.828	56,756 6.965	56,756 6.965	57,891 7.104	57,891 7.104	59,048 7.246	59,048 7.246	60,229 7.391	60,229 7.391	61,434 7.539	61,434 7.539	62,663 7.689	62,663 7.689	63,916 7.843	63,916 7.843	1,171,227 143.724
Lity of Independence Junior College	0.6672	2,093	2,093	2,135	2,135	6,828 2,178	6,828 2,178	2,221	6,965 2,221	7,104 2,266	7,104 2,266	7,246 2,311	7,246 2,311	7,391 2,357	7,391 2,357	7,539 2,404	7,539 2,404	7,689 2,453	7,689 2,453	7,843 2,502	7,843 2,502	143,724 45,840
Sheltered Workshop	0.0649	638	638	651	651	664	664	677	677	691	691	705	705	719	719	733	733	748	748	763	763	13,980
Library	0.3696	3,636	3,636	3,708	3,708	3,782	3,782	3,858	3,858	3,935	3,935	4,014	4,014	4,094	4,094	4,176	4,176	4,260	4,260	4,345	4,345	79,617
Mental Health	0.1056	1,039	1,039	1,060	1,060	1,081	1,081	1,102	1,102	1,124	1,124	1,147	1,147	1,170	1,170	1,193	1,193	1,217	1,217	1,241	1,241	22,748
Jackson County	0.4015 0.0300	3,949	3,949	4,028	4,028	4,109	4,109	4,191	4,191	4,275	4,275	4,360	4,360	4,448	4,448	4,537	4,537	4,627	4,627	4,720	4,720	86,489
State Tax Replacement Tax	0.0300 1.5900	295 15,640	295 15,640	301 15,953	301 15,953	307 16,272	307 16,272	313 16,597	313 16,597	319 16,929	319 16,929	326 17,268	326 17,268	332 17,613	332 17,613	339 17,965	339 17,965	346 18,325	346 18,325	353 18,691	353 18,691	6,462 342,508
Total	8.8787	87,335	87,335	89,082	89,082	90,864	90,864	92,681	92,681	94,535	94,535	96,425	96,425	98,354	98,354	100,321	100,321	102,327	102,327	104,374	104,374	1,912,595
	Year	1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	Total
																						6,761,197
																						829,683 264,623
	0.2128	1,998	1,998	2,038	2,038	2,079	2,173	2,217	2,217	2,261	2,261	5,709	5,709	5,824	5,824	5,940	5,940	6,059	6,059	6,180	6,180	80,705
	0.3696	11,380	11,380	11,607	11,607	11,840	12,377	12,624	12,624	12,877	12,877	32,515	32,515	33,165	33,165	33,828	33,828	34,505	34,505	35,195	35,195	459,609
	0.1056	3,251	3,251	3,316	3,316	3,383	3,536	3,607	3,607	3,679	3,679	9,290	9,290	9,476	9,476	9,665	9,665	9,859	9,859	10,056	10,056	131,317
	0.4015	12,362	12,362	12,609	12,609	12,861	13,445	13,714	13,714	13,988	13,988	35,321	35,321	36,028	36,028	36,748	36,748	37,483	37,483	38,233	38,233	499,277
																						37,306 1 977 213
Total	8.8787				278.838	284.415		303.264			309,330	781.085	781.085					828.893				1,977,213
Total [Phases 1-4 Plus Existing] Independence School District City of Independence Junior College Sheltered Workshop Library Mental Health Jackson County State Tax Replacement Tax	5.4371 0.6672 0.2128 0.0649 0.3696 0.1056 0.4015 0.0300 1.5900	167,405 20,543 6,552 1,998 11,380 3,251	167,405 20,543 6,552 1,998 11,380 3,251	170,754 20,954 6,683 2,038 11,607 3,316	170,754 20,954 6,683 2,038 11,607 3,316 12,609 942 49,934	174,169 21,373 6,817 2,079 11,840 3,383 12,861 961 50,933	182,070 22,342 7,126 2,173 12,377 3,536	185,712 22,789 7,268 2,217 12,624 3,607 13,714 1,025 54,309	185,712 22,789 7,268 2,217 12,624 3,607	189,426 23,245 7,414 2,261 12,877 3,679	189,426 23,245 7,414 2,261 12,877 3,679 13,988 1,045 55,395	478,317 58,695 18,721 5,709 32,515 9,290 35,321 2,639 139,877	478,317 58,695 18,721 5,709 32,515 9,290 35,321 2,639 139,877	487,884 59,869 19,095 5,824 33,165 9,476	487,884 59,869 19,095 5,824 33,165 9,476	497,641 61,067 19,477 5,940 33,828 9,665	497,641 61,067 19,477 5,940 33,828 9,665	507,594 62,288 19,866 6,059 34,505 9,859 37,483 2,801 148,438	507,594 62,288 19,866 6,059 34,505 9,859	517,746 63,534 20,264 6,180 35,195 10,056	517,746 63,534 20,264 6,180 35,195 10,056 38,233 2,857 151,407	_

# Exhibit D

**Existing Conditions and Blight Study** 

# CITY OF INDEPENDENCE, MISSOURI

# CHAPTER 353 REDEVELOPMENT PLAN BLIGHT STUDY

# FOR THE CARGO LARGO REDEVELOPMENT AREA

**OCTOBER 12, 2021** 



Patrick Sterrett, AICP Sterrett Urban, LLC 3946 Springfield St. Kansas City, Kansas 66103

#### PURPOSE OF THIS STUDY

The D & J Redevelopment Corporation (the "Corporation"), a Missouri Urban Redevelopment Corporation under the provisions of Chapter 353 of the Revised Statutes of Missouri, as amended, known as "The Urban Redevelopment Corporations Law" (the "Act"), was formed for the purpose of assisting in redevelopment projects, including the funding of the clearance, replanning, reconstruction or rehabilitation of "blighted areas" within the City of Independence, Missouri (the "City"). D & J Realty Holdings, LLC (the "Developer") proposes to redevelop approximately 44 acres of property located at the northwest corner of 35th & Noland Road in the City, which includes the location of an existing Cargo Largo store, and requests the granting of tax abatement by the City in connection therewith. A redevelopment plan has been prepared in accordance with the Act (the "Redevelopment Plan") and proposes the revitalization of the area legally described in Exhibit A to the Redevelopment Plan (the "Area").

#### **DEFINITION AND IDENTIFICATION OF BLIGHT**

Section 353.020(2) of the Act defines the term "blighted area" as follows:

"Blighted area", an area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, 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, or welfare in its present condition and use.

This study will document the existence of the following blighting factors:

- 1. Physical deterioration of site improvements;
- 2. Insanitary or unsafe conditions; and
- 3. Existence of conditions which endanger life or property by fire and other causes.

and will describe how such blighting factors constitute an economic liability.

Several court cases provide additional direction in the consideration of blight:

- The courts have determined that it is not necessary for an area to be what commonly would be considered a "slum" in order to be blighted. Parking Systems, Inc. v. Kansas City Downtown Redevelopment Corporation, 518 S.W.2d 11, 15 (Mo. 1974)
- An otherwise viable use of a property may be considered blighted if it is an economic underutilization of the property. Crestwood Commons Redevelopment Corporation v. 66 Drive-In, Inc., 812 S.W.2d 903, 910 (MO.App.E.D. 1991).
- It is not necessary for every property within an area designated as blighted to conform to the blight definition. A preponderance of blight conditions is adequate to designate an area for redevelopment. Maryland Plaza Redevelopment Corporation v. Greenberg, 594 S.W.2d 284, 288 (MO.App.E.D. 1979).

### **BLIGHTED AREA**

The Area consists of eight (8) complete tax parcels. It is located at the northwest corner of 35th & Noland Road in the City. The parcel identification numbers and owners are set forth below:

Assessor's Parcel ID Number	Owner
26-830-01-31-00-0-00-000	D & J Realty Holdings, LLC
26-830-01-32-00-0-00-000	D & J Realty Holdings, LLC
26-830-01-33-00-0-00-000	D & J Realty Holdings, LLC
26-830-02-07-00-0-00-000	D & J Realty Holdings, LLC
26-830-02-08-00-0-00-000	D & J Realty Holdings, LLC
26-830-02-09-00-0-00-000	D & J Realty Holdings, LLC
26-830-03-02-00-0-00-000	D & J Realty Holdings, LLC
26-830-03-03-00-0-00-000	D & J Realty Holdings, LLC





#### PREVIOUS BLIGHT FINDINGS

Five of the eight tax parcels – all located east of the public right-of-way for Weatherford Road – were previously found to be blighted in December 2014 with approval of the Noland Road Community Improvement District.

#### GENERAL DESCRIPTION OF THE AREA AND EVIDENCE OF BLIGHT

The Area contains three improved commercial properties, with corresponding parking and five vacant lots. A site visit was performed October 2021. Pertinent Geographic Information Systems (GIS) data was obtained and analyzed. Pictures were taken, which are attached hereto as **Appendix A**, that depict the conditions described below. Within the Area, the following blighting conditions are present:

- 1. Physical deterioration of site improvements;
- 2. Insanitary or unsafe conditions; and
- 3. Existence of conditions which endanger life or property by fire and other causes.

These factors are pervasive within the Area.

#### **Existing Improvements**

Both buildings within the Area are over 50 years old. According to Jackson County records, the office/warehouse located in the northwest corner of the Redevelopment Area at 3123 S. Weatherford Road was constructed in 1958 and is slated for demolition within the Redevelopment Plan. The property totals 1.23 acres and the single-story building, constructed of masonry and consisting of approximately 20,000 square feet, is in poor condition. The one-story commercial retail building located near the southern boundary at 13900 E. 35<sup>th</sup> Street was constructed in 1960 and is proposed to be renovated per the Redevelopment Plan for warehouse/distribution use. The property totals 4.82 acres and the building, constructed of steel and masonry and consisting of 76,379 square feet, is in fair condition. Other improvements in the Area are located on otherwise vacant lots and consist of a service drive that is an extension of Weatherford Road and a portion of the paved parking lot and an overflow gravel parking lot that supports the retail building.

The Area consists of approximately 43.27 acres and is generally bounded by E. 35<sup>th</sup> Street on the south, S. Noland Road on the east, 31<sup>st</sup> Street on the north and Lynn Court and Weatherford Avenue on the west. Union Pacific railroad right-of-way, with one to two tracks, is located between S. Noland Road and the Area.

#### Cause Component 1: Insanitary or Unsafe Conditions

Numerous locations within the Area exhibit insanitary or unsafe conditions. The most prevalent conditions considered insanitary or unsafe includes substandard accessibility and the presence of overgrown vegetation. More than fifty percent of the Area is impacted by these two blighting factors, as primary access from S. Noland Road to the Area does not exist and hence has hindered redevelopment of the Area, and secondary access – linking Lynn Court with Weatherford Avenue on the western edge of the Area – would provide safe access in the event any existing rail crossing that provides access to the Area or adjacent businesses and properties should become blocked by stopped trains.

Less frequent conditions and smaller impacts included lack of access for those with disabilities, inadequate access ramps, damaged signage and/or lack of signage, lack of sidewalks, uneven sidewalks, poor drainage, faded pavement markings, graffiti, trash/debris, and evidence of vagrancy (homeless

camp). In addition to these conditions, some of the surface parking lots and drive aisles are in poor condition in the Area (documented under "Component 2: Deterioration of Site Improvements").

Common to each of the parcels was the lack of pedestrian circulation, or a sidewalk in the public right of way. Pedestrian linkages to adjacent properties and neighborhoods are nonexistent with the exception of E. 35<sup>th</sup> Street. The only sidewalks that exist are those along E. 35<sup>th</sup> Street and those that provide access to building improvements.

Examples of insanitary or unsafe conditions are shown in Appendix A. All of the property within the Area exhibited insanitary or unsafe conditions. As noted earlier, the most prevalent conditions include substandard accessibility and the presence of overgrown vegetation.

#### Cause Component 2: Deterioration of Site Improvements

The condition of deterioration of site improvements was primarily established through field survey work and observation of exterior and some interior physical conditions within the Area. Building deterioration rating criteria considered included the following: primary structure (roof, walls, foundation); secondary structure (fascia/soffits, gutters/downspouts, exterior finishes, windows and doors, stairways/fire escapes); and exterior structure (mechanical equipment, loading areas, fences/walls/gates, other structures).

The most common examples of structural deterioration found in the Area included the failure of exterior finishes, deterioration of windows and lintels, and the need for pointing and repair of masonry walls. The photos in Appendix A are examples of structural deterioration in the Area.

In addition to structural deterioration, a variety of blight conditions were observed within the Area related to the deterioration of the site and non-primary improvements. These conditions which negatively affect the appearance and utilization of the area, most commonly include deterioration of parking surfaces and drive aisles, fences and walls. Examples of site deterioration problems are found throughout the Area, as shown in the photographs in Appendix A.

Altogether, each of the parcels surveyed in the Area exhibit deterioration of site improvements. Most of the properties that satisfied this condition did so due to the failure of finishes, windows, and brick veneer, and the deterioration of parking surfaces, drive aisles, and fences and walls.

Cause Component 3: Existence of Conditions which Endanger Life or Property by Fire and Other Causes As noted previously, poor access is an unsafe condition as most of the property in the Area can be inaccessible to first responders and others when a train blocks access from S. Noland Road. The properties impacted the most – in whole or in part – are those with no access other than via E. 31<sup>st</sup> Street and Weatherford Road. Not only does poor access become a situation in which life can be endangered for five of the eight tax parcels in the Area (three tax parcels can be accessed directly from public right-of-way west of the railroad and can still be accessed from the west), but those businesses and properties located on E. 31<sup>st</sup> Street and Weatherford Road also become endangered due to the poor access.

Due to poor access, the Area exhibits conditions that endanger life or property by fire and other causes.

#### **SUMMARY OF BLIGHTING FACTORS**

The following table summarizes the three qualifying cause factors analyzed within the Study Area:

## Cargo Largo Redevelopment Area

Summary of Blighting Factors

Study Area	Parcels	Pct.	Area (acres)	Pct.
Total	8	100%	43.27	100%
Blighting Factors				
Insanitary or unsafe conditions	8	100.0%	43.27	100.0%
Deterioration of site improvements	6	75.0%	42.44	98.1%
Existence of conditions which endanger				
life or property by fire and other causes	5	62.5%	32.53	75.2%
Parcels with at least one blighting factor	8	100.0%	43.27	100.0%
Parcels with no blighting factors	0	0.0%	0.00	0.0%
Parcels with Predominance of Blighting Factors	8	100.0%	43.27	100.0%

As evidenced from the table above, more than 50% of the Study Area satisfies all three blighting factors. In addition, the percentage of the Study Area that has at least one blighting factor is 100.0%. The percentage of the Study Area that exhibits a predominance of blighting factors is 100.0%.

#### EFFECT OF BLIGHT WITHIN THE AREA

The blighting factors discussed above relating to the Area constitute an economic liability.

The following economic characteristics of blighted areas are generally agreed upon as:

- Reduced or negligible income;
- Impaired economic value;
- Depreciated values; and
- Impaired investments.

These economic characteristics are typically substantiated with certain conditions, which may include but are not limited to one or more of the following:

- Depreciated or stagnant property values or impaired investments.
- Inability to pay reasonable taxes.
- High business vacancies, low lease rates, high turnover rates, or excessive vacant lots.
- Lack of neighborhood commercial facilities.
- Residential overcrowding or an excess of adult businesses.

#### • High crime rate.

The Missouri Supreme Court has determined that "the concept of urban redevelopment has gone far beyond 'slum clearance' and the concept of economic underutilization is a valid one."

The assessed value of the commercial (and agricultural) properties in the Study Area has remained low since 2018. The assessed value per square foot of building with respect to the Cargo Largo retail building is the lowest of any comparable commercial property in the S. Noland Road corridor. The Cargo Largo building has an assessed value per building area of \$19.63 per square foot of building. Other comparable properties range between \$25 and \$120 per square foot of building.

In addition, the assessed values of the vacant property are also quite low. The largest parcel in the Area is assessed as agricultural land and generated a tax payment of almost \$218 for more than 28 acres of land, an exceptionally low amount of tax revenue per foot of property. The property would generate far more revenue for the taxing jurisdictions if developed as a commercial property as envisioned in the Noland Now Revitalization Plan adopted by the City in May 2017.

The redevelopment of the Area has been hindered primarily by the lack of access from S. Noland Road and from E. 35<sup>th</sup> Street via Lynn Ct. and Weatherford Rd. These infrastructure costs and the costs associated with addressing the other blighting conditions as outlined in this study are prohibitive for a private sector developer (or property owner) to take on independently and remain competitive in the market. Doing nothing will only result in further deterioration of building and site improvements, resulting in the potential for continued stagnation of income and property values. In order for the property owner to provide a safe environment for customers and employees, and to continue to grow and attract new economic activity to the Area and surrounding environs, some form of external financial assistance that is not currently being utilized will be required in order to make improvement of the Area economically feasible.

Economic underutilization – deteriorating site improvements, insanitary and unsafe conditions, poor access and the resulting low assessed values and taxes – indicates the Study Area is blighted.

#### **CONCLUSION**

A predominance of the components that make up the definition of blight (RSMo. 353.020(2)) was present in the proposed Cargo Largo Redevelopment Area.

The dominant blighting factor is poor access, including primary access from S. Noland Rd. and secondary access from linking Lynn Ct. with Weatherford Rd. on the west side of the Area, and deterioration of building and site improvements and the presence of insanitary or unsafe conditions. The blighting conditions have resulted in low property values, and the Area, located in a heavily trafficked Noland Rd. corridor not far from Interstate 70, indicates blight is present within the Cargo Largo Redevelopment Area. The above combine to create economic underutilization and thereby an economic liability for the City and other taxing jurisdictions.

Therefore, the consultant has determined that the proposed Cargo Largo Redevelopment Area of Independence, Missouri, as of October 12, 2021, is a "blighted area" according to the definition provided in Missouri's Urban Redevelopment Corporations Law (RSMo. 67.1401 et seq.) and constitutes an economic liability and a menace to the public health, safety, and welfare in its present condition and use.

## APPENDIX A

# PHOTOGRAPHS OF BLIGHTING CONDITIONS

## INSANITARY OR UNSAFE CONDITIONS



Homeless camp located just north and west of Lynn Ct. terminus



Homeless camp located just north and west of Lynn Ct. terminus



Homeless camp located just north and west of Lynn Ct. terminus



Graffiti – looking northeast from western edge of Area



Graffiti – on building in northwest corner of Area



Abandoned rail tracks, overgrown vegetation – looking southeast from northwest corner of Area



Overgrown vegetation – looking east from western edge of Area



Overgrown vegetation and debris – looking east from western edge of Area



Lack of access to Area across Union Pacific railroad tracks on eastern edge of Area



Blocked access to rail crossing, inadequate improvements for crossing along eastern edge of Area



Lack of sidewalks



Poor drainage; no sidewalks in northwest corner of Area

## **DETERIORATION OF SITE IMPROVEMENTS – STRUCTURAL**



Failure of finishes, deterioration of windows at Weatherford Ave. building



Failure of finishes, deterioration of windows at Weatherford Ave. building



Deterioration of windows, lintels; need for pointing and repair of masonry at Weatherford Ave. building



Failure of finishes, deterioration of windows, poor drainage, trash/debris at Weatherford Ave. building



Failure of finishes, mold/fungi growth, deterioration of windows at Weatherford Ave. building



Failure of finishes, deterioration of doors and steps at Weatherford Ave. building



Deterioration of foundation of loading dock at Cargo Largo building

## **DETERIORATION OF SITE IMPROVEMENTS – SITE & NON-PRIMARY**



Deterioration of parking lot at Cargo Largo building



Gravel parking lot with no pavement markings, wheel stops, curbs at Cargo Largo building



Deterioration of service drive at western edge of Area



Deterioration of service drive at western edge of Area



Deterioration of service drive at northwestern edge of Area



Deterioration of driveway at Weatherford Ave. building



Deterioration of surface parking at Weatherford Ave. building



Deterioration of surface parking at Weatherford Ave. building

## APPENDIX B

## CERTIFICATION / ASSUMPTIONS & LIMITING CONDITIONS / QUALIFICATIONS

## 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 our personal, unbiased professional analyses, opinions, and conclusions.
- 3. We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest with respect to the parties involved.
- 4. We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
- 5. Our compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
- 6. Patrick Sterrett has made a personal inspection of the property that is the subject of this report October 11 and October 12, 2021.
- 7. This study is not based on a requested result or a specific conclusion.
- 8. We 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.

Patrick Sterrett

Sterrett Urban, LLC

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## Assumptions & Limiting Conditions

This Blight Study is subject to the following limiting conditions and assumptions:

- 1. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are Sterrett Urban's unbiased professional analyses, opinions, and conclusions.
- 2. Information provided and utilized by various secondary sources is assumed to be accurate. Sterrett Urban cannot guarantee information obtained from secondary sources.
- 3. The nature of real estate development is unpredictable and often tumultuous. In particular, the natural course of development is difficult to predict and forecast. Sterrett Urban deems our projections as reasonable considering the current and obtained information.
- 4. Sterrett Urban has considered and analyzed the existing conditions concerning the subject property within the redevelopment area. We have considered these existing conditions when forming our analysis and conclusions. However, it should be understood that conditions are subject to change without warning, and potential changes could substantially affect our recommendations.
- 5. Our analyses, opinions and conclusions were prepared in conformance with the Code of Professional Ethics and Standards of the American Institute of Certified Planners.



Principal

**Urban Planning & Development Services** 

**Sterrett Urban LLC** is an urban planning and real estate development advisory firm which counsels an array of public and institutional clients, as well as private investors and developers, interested in bringing development projects and revitalization efforts to fruition. **Sterrett Urban LLC** has unmatched experience and expertise providing redevelopment, community planning, and economic development strategies and implementation services for a wide variety of product types and settings.

The firm, founded in 2006, is led by Patrick Sterrett, a certified urban planner who has more than twenty–five years of experience forging partnerships, managing complex real estate development projects, and creating vibrant, sustainable urban plans and designs. Current and recent work includes creating a development program and financing strategies for a \$20 million mixed–use project on Troost Avenue; developing a strategy to unwind the original financing framework Mr. Sterrett helped originate for the LAMP nonprofit campus that involves tax abatement, New Markets tax credits, and Historic Preservation tax credits; land use planner for the redevelopment of the three million square foot former Bannister Federal Complex; continued management of two community improvement districts originally formed by Mr. Sterrett for others; and the development of financing strategies for a \$20 million charter school in Kansas City, Missouri and a \$5.5 million social service center and health clinic in Kansas City, Kansas, both of which may include the use of tax credits and tax abatement.

Prior to forming **Sterrett Urban LLC** in 2006, Mr. Sterrett spent eleven years at the Economic Development Corporation of Kansas City, Missouri (EDC) and initiated and/or managed for the public sector some of the largest pioneering redevelopment projects in recent memory in Kansas City and in the country. During his tenure at the EDC, Mr. Sterrett provided staffing to each of the redevelopment agencies and also served as Executive Director of the Port Authority, where he managed land development, the negotiation of redevelopment agreements and creation of mixed-use development programs for the Kansas City Riverfront, former Richards-Gebaur Airport as an intermodal hub, a mixed-use village within the Columbus Park Neighborhood, and creation/implementation of a redevelopment strategy for the Crossroads Arts District.

Mr. Sterrett's work has been featured in local and national publications, and his work in the Crossroads Arts District and the Power & Light District in Kansas City has been recognized by the International Economic Development Council as exemplary of the most advanced redevelopment methods to revitalize distressed areas, including brownfields.

Mr. Sterrett earned a Bachelor Architecture and a Master of Urban Planning with a concentration in housing and community development from the University of Kansas.



**Principal** 

**Urban Planning & Development Services** 

## **Select Professional Experience**

Sterrett Urban LLC 2006 - Current

Owner/Principal

#### REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES

Blight Study

Independence Marketplace (TIF); WNQE Independence VI, LLC; Independence, MO

Blight Study

11828 NW Plaza Circle Community Improvement District; Yashoda Hotels, LLC; Kansas City, MO

**Blight Study** 

7611 NW 97th Terrace Community Improvement District; BVM PLATT CITY, LLC; Kansas City, MO

\*Blight Study

Ten Main Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Brookfield Building (Chapter 353); Brookfield Hotel Investment, LLC; Kansas City, MO

\*Blight Study

Kansas City Convention Center Headquarters Hotel (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

\*Blight Study

Mt. Cleveland Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

\*Blight Study

63rd & Holmes Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

**Blight Study** 

23rd & Sterling Community Improvement District; McKeever Enterprises, Inc.; Independence, MO

General Development Plan and Qualifications Analysis (Blight) 17th & Madison (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight) 63<sup>rd</sup> Street Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

\*In conjunction with APD Urban Planning & Management, LLC



**Principal** 

**Urban Planning & Development Services** 

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan and Qualifications Analysis (Blight)

Green Village (PIEA); PIEA of Kansas City, MO; Kansas City, MO

**Blight Study** 

32nd Street Place (TIF); Woodsonia Joplin, LLC; Joplin, MO

**Blight Study** 

32nd Street Place Community Improvement District; Woodsonia Joplin, LLC; Joplin, MO

\*Blight Study

Linwood/Prospect (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

\*Blight Study

Oak Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

**Blight Study** 

16 Main Street (Chapter 353); PC Homes, LLC; Parkville, MO

Blight Study

NE 58th Street & N. Oak Trafficway (Chapter 353); North Eagle Properties, LLC; Gladstone, MO

**Blight Study** 

Twin Creeks Center Community Improvement District; White Goss, Attorneys at Law; Kansas City, MO

**Blight Study** 

325 E. 31st Street Community Improvement District; Syndicate Property Holdings 1, LLC; Kansas City, MO

**Blight Study** 

612 W. 47th Street Community Improvement District; JH Investors, LLC; Kansas City, MO

**Blight Study** 

801 Westport Road Community Improvement District; GLI Hospitality & ADMJM WP1, LLC; Kansas City, MO

Development Plan & Blight Study

1411 Quebec (Chapter 353); MetroPark Warehouses, Inc.; North Kansas City, MO

Urban Renewal Plan & Blight Study

3200 Gillham Road Urban Renewal Area (LCRA); Exact Acme, LLC; Kansas City, MO

<sup>\*</sup>In conjunction with APD Urban Planning & Management, LLC



**Principal** 

**Urban Planning & Development Services** 

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

\*Blight Study

40 Highway & Noland Road (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

**Blight Study** 

89th & State Line Community Improvement District; State Line Corner, LLC; Kansas City, MO

Blight Study

Boomtown Central (TIF); Denali Summit, LLC; Joplin, MO

Blight Study - Court Testimony

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Economic Development Area

Aviara (TIF); City of Liberty, MO; Liberty, MO

**Blight Study** 

4080 W. State Highway 76 (TIF); Fee/Hedrick Family Entertainment; Branson, MO

**Blight Study** 

Creekside (TIF & CID); Parkville Development 38, LLC, Parkville Development 140, LLC, Parkville Development 50, LLC, Parkville Development VV1, LLC; Parkville, MO

**Blight Study** 

Johnson Drive & Renner Road (TIF); Kingdom Real Estate, LLC & Paru, LLC; Shawnee, KS

**Blight Study** 

Merriam Corners (TIF); Merriam Corners, LLC et al.; Merriam, KS

Urban Renewal Plan & Blight Study

Midtown Infill Multifamily Housing Urban Renewal Area (LCRA); FFV Development, LLC; Kansas City, MO

**Blight Study** 

NW 112th Street & I-29 Community Improvement District; Bank of Weston & WB Seventeen, LLC; Kansas City, MO

Blight Study

NW Prairie View Road & NW 72nd Street (TIF & CID); North K I-29 2004, LLC; Kansas City, MO

\*Blight Study

3800 Block of Prospect Ave Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

\*In conjunction with APD Urban Planning & Management, LLC



**Principal** 

**Urban Planning & Development Services** 

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

Blight Study

Riverside Red X Community Improvement District; Riverside Red X, Inc.; Riverside, MO

Conservation Area Study

Stag's Spring (TIF); Stag's Spring, LLC; Shawnee, KS

Blight Study

8th & Grand Boulevard (TIF, CID, LCRA, PIEA, Ch. 353); New Generation Construction; Kansas City, MO

**Blight Study** 

Turner Vista (TIF); College Park Developers, LLC; Kansas City, KS

**Blight Study** 

Villa West (TIF); 29th Street Partners, LLC; Topeka, KS

**Blight Study** 

Vivion Point Community Improvement District; Lockard Kansas City Holdings, LLC; Kansas City, MO

**Blight Study** 

Ward Parkway Plaza Community Improvement District; Greensboro Property Company, LLC; Kansas City, MO

**Blight Study** 

Tiffany Landing Community Improvement District; Tiffany Landing, LLC; Kansas City, MO

General Development Plan and Qualifications Analysis (Undeveloped Industrial Area)

Frontage at Executive Park (PIEA), PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

22nd/23rd Street Connector (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

2nd Amended Ellison/Knickerbocker (PIEA), PIEA of Kansas City, MO; Kansas City, MO

\*Blight Study

Second & Delaware Development Plan (Chapter 353); Chapter 353 Advisory Board of Kansas City, MO; Kansas City, MO

\*Blight Study

Commerce Tower Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

<sup>\*</sup>In conjunction with APD Urban Planning & Management, LLC



**Principal** 

**Urban Planning & Development Services** 

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

\*Blight Study

Key Coalition Neighborhood Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Victory Court (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

I-35 & W. 13th Street (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Troost Bannister (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Seven301 (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

Oxford on the Blue (PIEA); PIEA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Ellison/Knickerbocker (PIEA); PIEA of Kansas City, MO; Kansas City, MO

\*Blight Study

Bannister & I-435 (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Blight)

1st Amended Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study Addendum (Social Liabilities)

Armour/Gillham Corridor (PIEA); PIEA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Liberty Commons (TIF); City of Liberty, MO; Liberty, MO

Blight Study

Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan and Qualifications Analysis (Insanitary Area)

Hawthorne Road (PIEA); PIEA of Kansas City, MO; Kansas City, MO

<sup>\*</sup>In conjunction with APD Urban Planning & Management, LLC



**Principal** 

**Urban Planning & Development Services** 

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan

Amended/Restated Folgers Coffee Company (PIEA); PIEA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Inter-State Building Development Plan (Chapter 353); Abbot Properties; Kansas City, MO

General Development Plan & Blight Study

39th Terrace (PIEA), PIEA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Truman-Hardesty (TIF); TIF Commission of Kansas City, MO; Kansas City, MO

**Blight Study** 

Oak Barry Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study

Metro North Mall (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Metro North Square Community Improvement District; MD Management; Kansas City, MO

General Development Plan & Blight Study

155th & Kensington (PIEA); PIEA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Hospital Hill III Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

**Blight Study Update** 

Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Troost-Rockhill (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Feasibility & Redevelopment Boundary Analysis

Northwest Briarcliff Road Corridor, City of Kansas City, MO

General Development Plan & Blight Study

Valentine-Broadway (PIEA); PIEA of Kansas City, MO; Kansas City, MO

<sup>\*</sup>In conjunction with APD Urban Planning & Management, LLC



**Principal** 

**Urban Planning & Development Services** 

REDEVELOPMENT PLANNING/BUILDING CONDITION STUDIES (CONTINUED)

General Development Plan & Blight Study

Westport-Main (PIEA); PIEA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Indiana Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Troost/Paseo Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Blue Valley (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study

Martin City Corridor Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

**Blight Study** 

Longfellow-Dutch Hill Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

General Development Plan & Blight Study

Stuart Hall/HD Lee (PIEA); PIEA of Kansas City, MO; Kansas City, MO

Blight Study & Urban Renewal Plan

Columbus Park Urban Renewal Area (LCRA); LCRA of Kansas City, MO; Kansas City, MO

## Economic Development Corporation of Kansas City, Missouri

1995 - 2006

Executive Director, Port Authority of Kansas City, Missouri Planner / Senior Planner

Author of the following plans and studies:

Riverfront TIF Plan / Blight Study

74th & Wornall TIF Plan / Blight Study (plan not approved)

19th Terrace TIF Plan / Conservation Study

22nd & Main St. TIF Plan / Conservation Study

47th & Roanoke TIF Plan

Prospect North TIF Plan

Jazz District TIF Plan

Pershing Road TIF Plan

Eastwood Urban Renewal Plan / Blight Study

South 31st Street Urban Renewal Plan / Blight Study

Longfellow-Dutch Hill Urban Renewal Plan

<sup>\*</sup>In conjunction with APD Urban Planning & Management, LLC

#### **Exhibit E**

### **Redevelopment Project**

### Phase 1:

Phase 1 includes the construction of an approximately 524,672 square foot mixed use facility and surface parking lots containing approximately 960 parking spaces to be used for receiving, processing, warehousing, and distribution, merchandise sales, and offices including the corporate headquarters for Recovery Management Corporation ("RMC"), which operates Cargo Largo.

#### Phase 2:

Phase 2 includes the rehabilitation / redevelopment of the approximately 76,439 square foot existing Cargo Largo store for use as warehouse and distribution facility.

#### Phase 3:

Phase 3 includes the construction of an approximately 80,000 square foot building intended for mixed uses.

#### Phase 4:

Phase 4 includes the Construction of an approximately 10,000 square foot building intended for mixed uses.

#### Public Improvements:

Certain public infrastructure improvements will be made to streets, roads and property within and surrounding the Area consisting of, among other things, the construction of (i) a westbound right turn lane from 35th Street to Lynn Court, (ii) a new street connecting northbound Lynn Court to southbound Weatherford Avenue, (iii) a new street (33rd Street) westbound from Noland Road to the Lynn Court/Weatherford Avenue street connection, (iv) southbound right turn lane from Noland Road to 33rd Street, (v) traffic signalization improvements, and (vi) sewers and related utilities.

#### Exhibit F

## **Statements Required by City Code**

The following statements are provided in compliance with the City Code:

- 1. A legal description of the development area by metes and bounds or other definite designation. See Exhibit A.
- 2. A statement of the various redevelopment project(s) by which the development plan is proposed to be undertaken, and the approximate time limit for the completion of each redevelopment project. This statement shall also show a time schedule for each redevelopment project clearly setting forth reasonable times for start and completion of: a. Acquisition of real property, b. Demolition of buildings, and c. Construction of new improvements.

	Property	Estimated Dates for	Estimated Dates for
	Acquisition	Completion of	Completion of
		Demolition	Construction
Phase 1	Completed	December 2024	April 2026*
Phase 2	Completed	Not Applicable	December 2026*
Phase 3	Completed	Not Applicable	December 2028*
Phase 4	Completed	Not Applicable	December 2029*

<sup>\*</sup> These are the estimated dates for completing construction of the project and are subject to market and other economic conditions. Developer shall have the right to extend the estimated dates for completion of construction by one year upon notice to the City and those dates will be extended without the need to amend this Redevelopment Plan. If adverse market or other economic conditions impact the estimated completion dates for construction and additional extensions of time are required, the Corporation or Developer will submit an application to amend this Redevelopment Plan to extend such dates.

- 3. A statement of the existing buildings or improvements in the development area to be demolished immediately, if any. The building located at 3123 Weatherford Road will be demolished prior to completion of the truck court in Phase 1. Prior to demolition, the building may be used to store materials during construction. The cul-de-sac on north end of existing Lynn Court, the curb necessary to accommodate construction of Noland Road southbound right turn lane at 33rd St., the curb necessary to accommodate construction of 35th St. westbound right turn lane at Lynn Court/Weatherford Avenue, will all be demolished in connection with the street improvements associated with Phase 1.
- 4. A statement of existing buildings or improvements in the development area not to be demolished immediately, if any, and the approximate period of time during which the demolition, if any, of each such building or improvement is to take place. The only demolition associated with the project is expected to occur in Phase 1.
- 5. A statement of the proposed improvements, if any, to each building in the development area not to be demolished immediately, including any proposed repairs or alterations to such buildings, and the approximate period of time during which such improvements, repairs or alterations are to be made. 13900 E. 35<sup>th</sup>, the current Cargo Largo retail store, is anticipated to be repurposed for supporting uses of Cargo Largo operations once the store has relocated to the new building being constructed in Phase 1. The specific nature of improvements, repairs or alterations has not been determined at this time.

- 6. A statement of the type, number and character of each new industrial, commercial, residential or other building or improvement to be erected or made in the development area.
  - Phase 1 erect ~524,672 s.f. mixed-use, warehouse/distribution-type commercial building with ~86,000 s.f. mezzanine over the store.
  - Phase 3 erect ~80,000 s.f. mixed-use building
  - Phase  $4 \text{erect} \sim 10,000 \text{ s.f.}$  mixed-use building
- 7. A statement of those portions, if any, of the development area which may be permitted or will be required to be left as open space, the use to which each such open space is to be put, the period of time each such open space will be required to remain an open space and the manner in which it will be improved and maintained, if at all. No portion of the development area is proposed to be left as open space.
- 8. A statement of those portions, if any, of the development area which are proposed to be sold, donated, exchanged or leased to a board of education, public library board, art commission or other public agency, and an outline of the terms of such proposed sale, donation, exchange or lease. No portion of the development area is proposed to be sold, donated, exchanged, or leased to any public board or agency.
- 9. A statement of the proposed changes, if any, in zoning ordinances or maps, necessary or desirable for the development area, and its protection against blighted influences. A preliminary development plan for the development area was approved by the City Council on May 17, 2021 by Ordinance No. 19215.
- 10. A statement of the proposed changes, if any, in streets or street levels, any proposed street closings, and any changes which would have to be made to streets adjoining or near the development area. The following proposed changes to streets adjoining or within the redevelopment area are proposed: (i) 33<sup>rd</sup> St. to be constructed westbound from Noland Road to Weatherford Avenue; (ii) southbound Noland Road right-hand turn lane at 33<sup>rd</sup> St.; (iii) westbound 35<sup>th</sup> St right-hand turn lane at Weatherford Avenue (formerly Lynn Court)/ and (iv) southbound Weatherford Avenue extension to Lynn Court.
- 11. A statement of the character of the existing dwelling accommodations if any, in the development area, the approximate number of families residing therein, together with a schedule of the rentals being paid by them, and a schedule of the vacancies in such accommodations, if any, together with the rentals demanded therefore. There are no existing dwelling accommodations in the development area.
- 12. A statement of the housing accommodations available in the development area or in other locations in the City for those persons, if any, who will be displaced by a redevelopment project. The development plan shall set forth a feasible plan for the relocation of all residences and businesses displaced. The relocation plan shall meet the requirements set forth in Section 523.205, R.S. Mo. No persons or businesses are proposed to be displaced as a result of this development plan and therefore no relocation plan is proposed.
- 13. A statement of the character, type and quality of construction, approximate number of units, approximate rentals and approximate date of availability of the proposed dwelling accommodations, if any, to be furnished during construction and upon completion of the redevelopment. No dwelling accommodations are proposed for any portion of the development area.
- 14. A statement of any projects or relocations outside of the development area which would be initiated due to the development plan. No projects or relocations outside of the development area are proposed to be initiated pursuant to this development plan.

- 15. A detailed statement of the proposed method of financing the redevelopment; including evidence satisfactory to the City Council that sufficient funds are immediately available or will be available as needed to complete the redevelopment and will remain available until the particular redevelopment is started, and evidence satisfactory to the City Council that the amount necessary to acquire and clear the land involved is or will be available from such funds. Developer is proposing to finance the redevelopment through a combination of private investment by Developer, a loan with a private lender, contributions from the Noland Road Community Improvement District for portions of the public infrastructure costs, and the City's payment to Developer of a portion of the new net sales tax resulting from the project to be used in connection with construction of certain public infrastructure costs.
- 16. Evidence of commitments for leases or purchases or other evidence of marketability of the redevelopment proposed. Recovery Management Corporation, an entity affiliated with Developer, currently leases the building in Phase 2 and will relocate its operations and enter into a new twenty (20) year lease for the building being constructed in Phase 1. Recovery Management Corporation has successfully operated its Cargo Largo store within the redevelopment area for many years and the proposed development of the building in Phase 1 will consolidate its operations in Independence and accommodate the additional expansion needs of Recovery Management Corporation.
- 17. A statement of the persons who it is proposed will be active in or associated with the management of the redevelopment during a period of at least one (1) year from the date of the approval of the development plan. Dee Pack and Dan Jensen.
- 18. A certificate of good standing from the Secretary of State for the urban redevelopment corporation that will take title to the real property in accordance with the development plan. See Exhibit G.
- 19. A statement listing real property, if any, in the development area which is in public use or is owned by the City, County, State or any political subdivision thereof, together with the consent of such authority to the acquisition of such property. No portion of the Area is currently owned by the City, County, State or any other political subdivision.
- 20. A statement that the applicant and its assigns and successors acknowledge the language, intent and purpose regarding fair employment practices contained in State, Federal and local legislation apply to the development plan, that it will be bound thereby and will comply with the terms and spirit of said legislation. The Developer hereby makes and confirms this statement.
- 21. A statement that the applicant and its assigns and successors will, at all times, make all facilities which it owns in the developed area available to the general public without regard to race, religion, color, sex, national origin or handicap. The Developer hereby makes and confirms this statement.
- 22. A statement that all properties to be acquired the development area will be held and disposed of in accordance with the development plan. The Developer hereby makes and confirms this statement.
- 23. A statement that a performance bond or other securities will be provided by the applicant to the City should the Community Development Department so require. The amount of any such bond or other security shall be sufficient to such portions of the development plan as the Community Development Department shall require. The Developer hereby makes and confirms this statement.

F-3

24. A site plan of the redevelopment project	or plans showing the propoct. See Exhibit B.	sed land use, traffic circulo	ation and other features

## Exhibit G

**Certificate of Good Standing for Redevelopment Corporation** 

STATE OF MISSOURI



# John R. Ashcroft Secretary of State

# CORPORATION DIVISION CERTIFICATE OF GOOD STANDING

I, JOHN R. ASHCROFT, Secretary of State of the State of Missouri, do hereby certify that the records in my office and in my care and custody reveal that

## D & J REDEVELOPMENT CORPORATION RD001393984

was created under the laws of this State on the 12th day of October, 2021, and is in good standing, having fully complied with all requirements of this office.

IN TESTIMONY WHEREOF, I hereunto set my hand and cause to be affixed the GREAT SEAL of the State of Missouri. Done at the City of Jefferson, this 12th day of October, 2021.

pecietary or State

Certification Number: CERT-10122021-0136

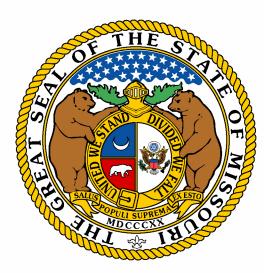


Exhibit H
Schedule of Phase 2 Assessed Values

Year	Assessed Value
Year 1	\$983,650
Year 2	\$983,650
Year 3	\$1,003,323
Year 4	\$1,003,323
Year 5	\$1,023,389
Year 6	\$1,023,389
Year 7	\$1,043,857
Year 8	\$1,043,857
Year 9	\$1,064,734
Year 10	\$1,064,734
Year 11	\$1,086,029
Year 12	\$1,086,029
Year 13	\$1,107,750
Year 14	\$1,107,750
Year 15	\$1,129,905
Year 16	\$1,129,905
Year 17	\$1,152,503
Year 18	\$1,152,503
Year 19	\$1,175,553
Year 20	\$1,175,553