

**FOURTH AMENDMENT TO THE
SOUTHTOWN CORRIDOR/31ST &
BALTIMORE**

TAX INCREMENT FINANCING PLAN

KANSAS CITY, MISSOURI

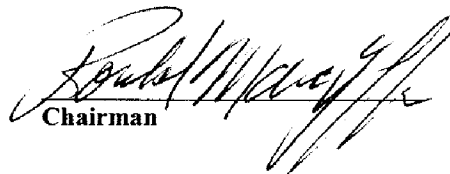
TIF Commission Approval:

March 14, 2007 3-5-07
Date **Resolution No.**

City Council Approval:

7-12-07 COMMITTEE SUBSTITUTE 070659
9/19/07 Section 1 Repealed and Replaced by 070946
Date **Ordinance No.**

Attached herewith is a true and correct copy of the Fourth Amendment to the Southtown Corridor/31st & Baltimore TIF Plan that was approved by City Council of Kansas City, Missouri, by Committee Substitute Ordinance No. 070659 and 070946.


Chairman

**FOURTH AMENDMENT
TO THE
SOUTHTOWN CORRIDOR/31ST & BALTIMORE
TAX INCREMENT FINANCING PLAN**

I. Introduction

The Fourth Amendment to the Southtown Corridor/31st & Baltimore Tax Increment Financing Plan (the “Fourth Amendment”) shall amend the Southtown Corridor/31st & Baltimore Redevelopment Plan as approved by Ordinance No. 940564 on May 19, 1994; and the First Amendment to the Southtown Corridor/31st & Baltimore Redevelopment Plan by Ordinance No. 030259 on March 27, 2003; and the Second Amendment to the Southtown Corridor/31st & Baltimore Redevelopment Plan by Ordinance No. 060470 on May 4, 2006, and the Third Amendment to the Southtown Corridor/31st & Baltimore Redevelopment Plan by Ordinance No. 070140 on February 8, 2007 (collectively referred to herein as the “Plan”).

The Fourth Amendment shall provide for (i) the creation of a benefit area for the purpose of establishing a housing and façade program, (ii) increasing redevelopment project costs and revisions to the budget; however, leaving total reimbursable costs unchanged, (iii) the expansion of the boundaries as established in the Plan for purposes of a benefit area to include the area that is generally bound by Gregory Boulevard on the north, 75th Street on the south, Chestnut on the east, and Holmes on the west, (iv) the inclusion of an Advisory Committee for purposes of the Kansas City Core Housing and Façade Program, (v) a modification to the Blue Hills and Ivanhoe Advisory Committee, and (vi) the correction of the budget for Projects G and G-1. The proposed benefit area is generally bound by 59th Street on the north, 75th Street on the south, Chestnut on the east, and Holmes on the west.

The expansion would allow for the Tax Increment Financing revenues generated within all of the projects with the exception of Project I, G and G-1 to contribute \$250,000 for the Kansas City South Core Housing Program and Façade Program starting in 2009. The Façade Program will receive \$50,000 per year until 2013 and the Kansas City South Core Housing Program will receive \$200,000 per year until 2013 and \$250,000 per year from 2013 to 2017. The intent of the Plan remains unchanged other than those changes specifically mentioned herein.

II. Specific Plan Text Amendments

In accordance with this Fourth Amendment the Plan shall be amended as follows:

Amendment No. 1: Section I., General Description

Delete the first paragraph of Section I. D. of the Plan and replace with following:

D. An advisory committee shall be created to provide advice to the Commission regarding the use and disbursement of funds placed in account designated for expenses related to the housing programs for Blue Hills and Ivanhoe neighborhoods and to serve as a liaison to taxing districts, City departments and other parties having an interest in the neighborhoods of Blue Hills and Ivanhoe. The committee shall serve in an advisory capacity to the Commission. The composition of the committee shall be as follows: two members from the Blue Hills neighborhood association, two members from the Ivanhoe neighborhood association, one member from the City Councilmember from the 3rd council district, one member from the City Councilmember from the 5th council district, one member representing the private business interests of both the Blue Hills and Ivanhoe neighborhoods, and the Master Developer of the Plan. In addition, the committee shall have one representative from the Commission and one representative from City Planning Department as nonvoting members. The Commission shall approve the actual members by separate resolution.

Section I. D. repealed by Ordinance No. 070946 dated 9/19/07 and replaced by the following:

Insert the following paragraph after the first paragraph in Section I. D. of the Plan:

D. An advisory committee shall be created to provide advice to the Commission regarding the use and disbursement of funds placed in an account designated for expenses related to the Kansas City South Core Housing and Façade Program for the neighborhood to serve as a liaison to taxing districts, City departments and other parties having an interest in the Kansas City South Core Housing and Façade Program. The committee shall serve in an advisory capacity to the Commission. The composition of the committee shall be as follows: three members from the Kansas City South Core neighborhood, one member representing the private business interests in the Kansas City South Core neighborhood, 2 members from the City Council from the 5th Council District, and the Master Developer of the Plan. In addition, the committee shall have one representative from the Commission and one representative from City Development Department as nonvoting members. The Commission shall approve the actual members by separate resolution.

Amendment No. 2: Section IX, "Existing Conditions"

Add the following paragraph to Section IX of the Plan:

The Kansas City South Core neighborhood meets the definition of a conservation area in accordance with the Missouri TIF Statute, Section 99.805(3). Attached as Exhibit 8C (titled “Conservation Area Study – East Meyer Neighborhood”) is a study documenting the existing conditions within the Redevelopment Area.

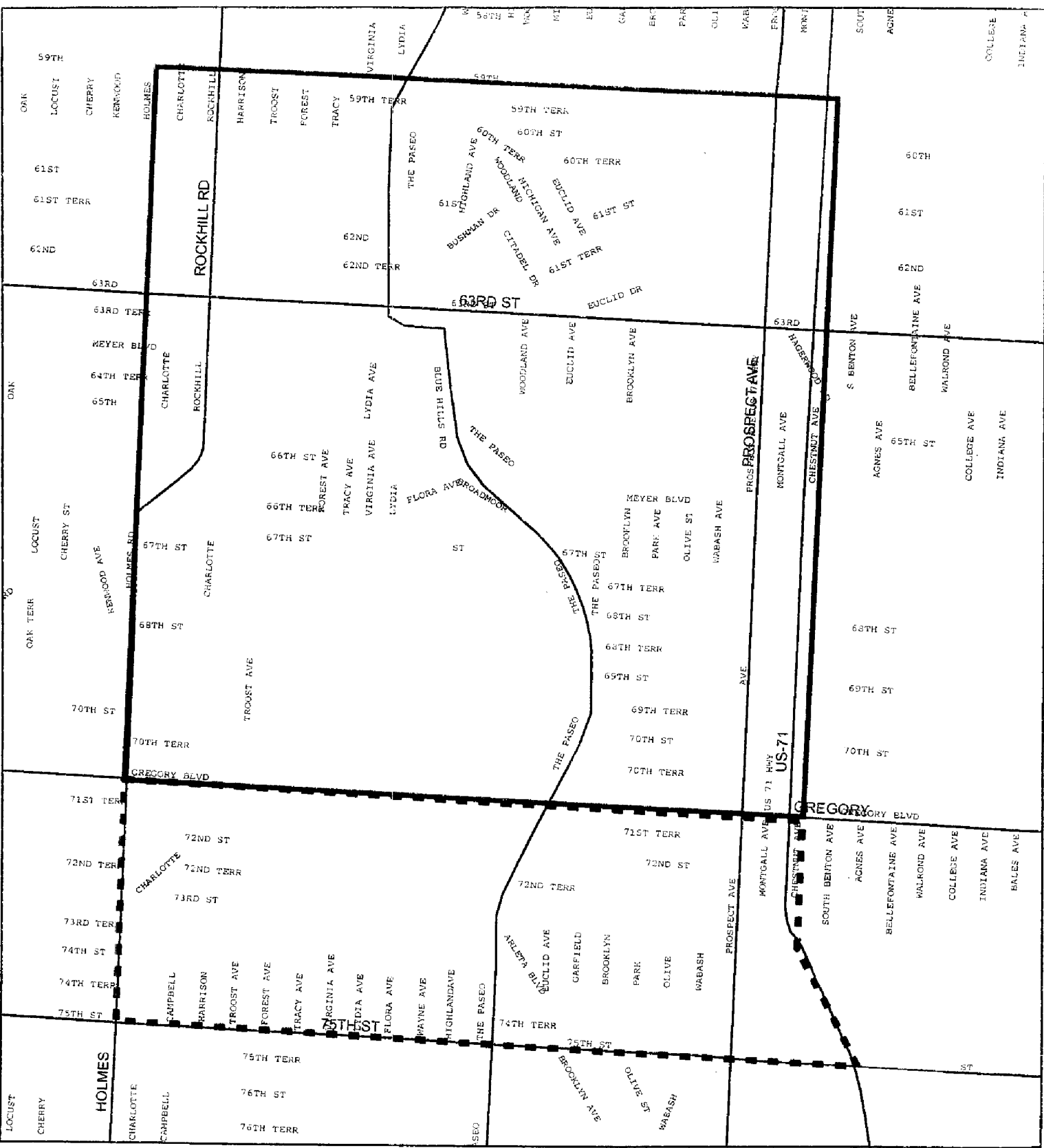
III. Plan Exhibit Amendments

Amendment No. 3: Add the attached Exhibit 2A and 2B as a supplement to Plan Exhibit 2, “Location and Legal Description of the Redevelopment Area”

Amendment No. 4: Delete the entire Plan Exhibit 4, entitled “Estimated Redevelopment Project Costs,” and replace with the attached Exhibit 4, Estimated Redevelopment Project Costs.

Amendment No. 5: Add the attached Exhibit 8C as a supplement to Plan Exhibit 8, “Existing Conditions Study”.

Exhibit 2A



Southtown TIF Fourth Amendment

Prepared by The Economic Development Corporation of Kansas City, MO

Legend



-  Existing Southtown TIF Boundary
-  Proposed Expansion



Exhibit 2B

Southtown TIF Expansion Area: Legal Description

Beginning at the intersection of the platted centerline of Gregory Boulevard and the platted centerline of Holmes Road; thence east along the centerline of Gregory Boulevard to the intersection with the eastern Right of Way line of Bruce R. Watkins Drive; thence south along the eastern Right of Way line of Bruce R. Watkins Drive to the intersection with the centerline of 75th Street; thence west along the centerline of 75th Street to the intersection with the centerline of Holmes Avenue; thence north along the centerline of Holmes Avenue to the Point of Beginning,, all contained in and a part of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, containing 19,275,639 square feet or 442.5 acres, more or less.

Southtown TIF Benefit Area: Legal Description

Beginning at the intersection of the platted centerline of 59th Street and the platted centerline of Holmes Road; thence east along the centerline of 59th Street to the intersection with the centerline of Chestnut Avenue; thence south along the centerline of Chestnut Avenue to the intersection with the centerline of Gregory Boulevard; thence west along the centerline of Gregory Boulevard to the intersection with the eastern Right of Way line of Bruce R. Watkins Drive; thence south along the eastern Right of Way line of Bruce R. Watkins Drive to the intersection with the centerline of 75th Street; thence west along the centerline of 75th Street to the intersection with the centerline of Holmes Avenue; thence north along the centerline of Holmes Avenue to the Point of Beginning, all contained in and a part of Kansas City, Jackson County, Missouri, according to the recorded plat thereof, containing 75,423,229 square feet or 1731.47 acres, more or less.

Exhibit 4

**Exhibit 4
Fourth Amendment Budget
Southtown Corridor/ 31st & Baltimore TIF Plan
(Amended 7/11/07 Committee Substitute Ordinance 070659 Exhibit B)**

	Plan Through 3rd Amendment	Proposed Change	4th Amendment Budget
Commission Expenses ①			
Legal	\$ 50,000	-	\$ 50,000
Agenda	2,000	-	2,000
Staff Time	40,000	-	40,000
Miscellaneous	4,000	-	4,000
Final Development Approval Fees	62,880	-	62,880
Plan & Project Administration & Developer/ Consultant/ TIF Expense	9,816,693	-	9,816,693
Total Commission Expenses and Fees	\$ 9,775,573	-	\$ 9,775,573
Project A-Research Office Facility			
Demolition and General Site Preparation Incidental Costs	\$ 200,000	-	\$ 200,000
Infrastructure/Site Improvements	752,675	-	752,675
Redevelopment Project Costs	1,134,266	-	1,134,266
Retaining Wall Repair and Upgrade	551,000	-	551,000
Signage and Southtown Area Markers/Monuments	263,636	-	263,636
Total Project A-Research Office Facility	\$ 3,001,577	-	\$ 3,001,577
Project C - Landscaped Greenbelt			
Acquisition	\$ 100,000	-	\$ 100,000
Relocation	20,000	-	20,000
Demolition	36,200	-	36,200
Incidental Costs	53,169	-	53,169
Infrastructure/Site Improvements	100,000	-	100,000
Redevelopment Project Costs	153,846	-	153,846
Signage and Southtown Area markers/monuments	250,000	-	250,000
Curb and Sidewalk repairs	39,695	-	39,695
Landscaping	156,667	-	156,667
Walking/Jogging Trail	100,000	-	100,000
Total Project C - Landscaped Greenbelt	\$ 1,009,577	-	\$ 1,009,577
Project D -Baptist Hospital Campus			
Demolition and General Site Preparation Incidental Costs	\$ 760,454	-	\$ 760,454
Infrastructure/Site Improvements	518,500	-	518,500
Redevelopment Project Costs	1,836,440	-	1,836,440
Facility Rehab	518,400	-	518,400
Total Project D - Office On Baptist Hospital Campus	\$ 1,500,000	-	\$ 1,500,000
Total Project C - Office On Baptist Hospital Campus	\$ 5,133,794	-	\$ 5,133,794

**Fourth Amendment Budget
Southtown Corridor/ 31st & Baltimore TIF Plan
(Amended 7/1/07 Committee Substitute Ordinance 070659 Exhibit B)**

	Plan Through 3rd Amendment	Proposed Change	4th Amendment Budget
Project E - Mixed Use			
Acquisition	\$ 278,866	-	\$ 278,866
Relocation	38,600	-	38,600
Demolition & General Site Preparation	157,673	-	157,673
Incidental Costs	471,331	-	471,331
Infrastructure/Site Improvements	54,600	-	54,600
Total Project E - Residential Related Uses	\$ 1,001,070	-	\$ 1,001,070
Project F - Landscaped Greenbelt			
Acquisition	\$ 269,237	-	\$ 269,237
Relocation	-	-	0
Demolition & General Site Preparation	66,800	-	66,800
Incidental Costs	150,699	-	150,699
Infrastructure/Site Improvements	100,000	-	100,000
Redevelopment Project Costs	150,000	-	150,000
Total Project F - Landscaped Greenbelt	\$ 736,736	-	\$ 736,736
Project G - Mixed Use			
Administrative Expenses	\$ 163,950	4,919	\$ 168,869
Site Improvements	5,421,000	4,830,899	10,251,899
Tenant Reimbursements	462,000	13,860	475,860
Architecture & Engineering	1,503,066	371,523	1,874,589
Retail Tenant Improvements	2,947,241	1,205,460	4,152,701
Development Management	5,611,367	(1,480,591)	4,130,796
Legal	196,875	176,500	373,375
Accounting/Audit Fees	21,000	11,445	32,445
Appraisals	63,000	1,890	64,890
3rd Party Studies/Lenders Inspections	105,000	67,525	172,525
Land Acquisition/lease	4,704,480	2,219,415	6,923,895
Total Project G - Mixed Use	\$ 21,196,969	\$ 7,422,845	\$ 28,621,844
Project G1			
Administrative Expenses	\$ 28,500	30,210	\$ 58,710
Site Improvements	2,114,000	(194,060)	1,919,920
Tenant Reimbursements	157,500	4,725	162,225
Architecture & Engineering	763,828	141,731	905,560
Retail Tenant Improvements	1,540,000	1,087,649	2,627,649
Development Management	2,894,135	(560,432)	2,433,703
Legal	78,750	80,900	159,650
Accounting/Audit Fees	10,500	21,945	32,445
Appraisals	7,875	7,961	15,836
3rd Party Studies/Lenders Inspections	21,000	108,780	129,780
Land Acquisition/lease	3,492,967	(647,152)	2,845,805
Total Project G1	\$ 11,209,045	\$ 82,238	\$ 11,291,283
Project G/G1 Infrastructure			
Housing	\$ 4,600,000	-	\$ 4,600,000
Boulevard Streetscape	\$ 23,000,000	-	\$ 23,000,000
Total G/G1 Infrastructure	\$ 27,600,000	-	\$ 27,600,000

Fourth Amendment Budget
 Southtown Corridor/ 31st & Baltimore TIF Plan
 (Amended 7/1/07 Committee Substitute Ordinance 070659 Exhibit B)

	Plan Through 3rd Amendment	Proposed Change	4th Amendment Budget
Project H - Mixed Use			
Acquisition	\$ 1,160,000	-	\$ 1,160,000
Demolition & General Site Preparation	508,970	-	508,970
Incidental Costs	3,449,285	(50,000)	3,399,285
Infrastructure/Site Improvements	431,325	-	431,325
Total Project H - Mixed Use	\$ 5,549,580	(50,000)	\$ 5,499,580
Project I - Trinity Lutheran Campus			
Acquisition	\$ 7,069	-	\$ 7,069
Demolition & General Site Preparation	-	-	0
Incidental Costs	12,188	-	12,188
Infrastructure/Site Improvements	-	-	0
Legal ☉	-	50,000	50,000
Redevelopment Project Costs	71,368	-	71,368
Total Project I - Trinity Lutheran Campus	\$ 90,625	50,000	\$ 140,625
Project I - Benefit Area			
Maincor			
Intersection crosswalk completion			
Timed crosswalk indicators			
Upgraded streetlights			
Streetscape Planning & Design			
Aesthetic nodal development			
Streetscape/Public Improvements Planning, Design, & Construction			
Facade improvement program	2,450,250	-	2,450,250
Project Management	537,500	-	537,500
Penn Valley Park	407,850	-	407,850
Broken sewer repair	376,250	-	376,250
Limestone steps repair	104,813	-	104,813
Limestone wall repair	209,625	-	209,625
Sediment removal	689,075	-	689,075
Public Improvements & Sediment Removal			
Storage	134,375	-	134,375
Softball field improvements	66,650	-	66,650
Skate park completion	306,375	-	306,375
Wyandotte improvements & parking	1,290,000	-	1,290,000
Curbs/Catch Basins/Street Lights	600,000	-	600,000
Just Off Broadway	-	-	-
JOB site, finish work and system upgrades	826,650	-	826,650
Liberty Memorial			
Security lighting	251,228	-	251,228
Security bollards	80,862	-	80,862
Security cameras	48,375	-	48,375
Security perimeter fence & gates	1,075,000	-	1,075,000
Security			
Irrigation system	155,875	-	155,875
Repair stone walkways	537,500	-	537,500
Energy system upgrades	1,075,000	-	1,075,000
Professional Fees (Legal, accounting, etc.)	526,747	-	526,747
Blue Hills/Vanhoose Housing	500,000	-	500,000
Trinity Hospital Demolition & Remediation☉	2,500,000	-	2,500,000
Contingency	1,650,000	-	1,650,000
Total Project I - Main Street Improvement Area ☉	\$ 16,500,000	-	\$ 16,500,000

**Fourth Amendment Budget
Southtown Corridor 31st & Baltimore TIF Plan
(Amended 7/11/07 Committee Substitute Ordinance 070659 Exhibit B)**

	Plan Through 3rd Amendment	Proposed Change	4th Amendment Budget
Project J - Commercial			
Acquisition	\$ 430,730	-	\$ 430,730
Demolition & General Site Preparation	745	-	745
Drainage, utilities	108,757	-	108,757
Environmental	-	-	0
Total Project J - Commercial	\$ 640,232	-	\$ 640,232
Project L Mixed Use			
Acquisition	\$ 3,294,938	-	\$ 3,294,938
Relocation	30,000	-	30,000
Demolition & General Site Preparation	771,185	-	771,185
Incidental Costs	2,731,744	-	2,731,744
Infrastructure/Site Improvements	584,122	-	584,122
Redevelopment Project Costs	1,134,002	-	1,134,002
Total Project L Mixed Use	\$ 8,645,991	-	\$ 8,645,991
Project M - Residential			
Acquisition	\$ 2,396,780	\$(2,000,000)	\$ 396,780
Relocation	451,440	-	451,440
Demolition & General Site Preparation	1,429,404	-	1,429,404
Incidental Costs	3,572,482	\$0	3,572,482
Infrastructure/Site Improvements	919,441	-	919,441
Redevelopment Project Costs	3,729,620	\$(500,000)	3,229,620
Total Project M - Residential	\$ 12,499,167	\$(2,500,000)	\$ 9,999,167
Project N - Landscaped Greenbelt			
Demolition & General Site Preparation	-	-	-
Incidental Costs	-	-	-
Infrastructure/Site Improvements	-	-	-
Redevelopment Project Costs	-	-	-
Total Project N - Landscaped Greenbelt	-	-	-
Project A1 - Mixed Use			
Soil & Surface Testing	-	-	-
Site Development Costs	-	-	-
Total Project A1 - Mixed Use	-	-	-
Kansas City South Core* Housing & Façade Program ①	\$ 6,500,000	-\$2,500,000	\$ 2,500,000
Blue Hills/Ivanhoe Housing Program ②	-	-	\$ 6,500,000
Total All Projects	\$ 130,891,985	-7,505,083	\$ 135,897,048

Notes:

- ① The Commission has determined that certain planning and special services expenses of the Commission, which are not direct Reimbursable Project Costs, are nonetheless necessary and reasonable for the operation of the Commission and are incidental to the Plan. These incidental costs will be recovered by the Commission from the Special Allocation Fund in an amount not to exceed 5% of the Payment in Lieu of Taxes and Economic Activity Taxes paid annually into the Special Allocation Fund.
- ② Funding Source: Project PILOTS
- ③ Funding Source: Projects A, A-1, B (but only after the complete redemption or defeasance of all bonds currently issued, and all bonds that are refunding bonds for any bonds currently issued, to which Project B funds have been obligated) D, F, J and K, in the amount no more than \$500,000 per year starting in 2008. Additionally, a one time funding of \$500,000 from Project I PILOTS.
- ④ Funding is subject to future amendment approved by the Commission and City Council. Amendment is to include "but for" analysis.
- ⑤ Funding Source: Projects A, A-1, B (but only after the complete redemption or defeasance of all bonds currently issued, and all bonds that are refunding bonds for any bonds currently issued, to which Project B funds have been obligated) D, F, J and K, in the amount no more than \$250,000 per year starting in 2009.
- ⑥ Legal expense in conjunction with Assignment & Assumption Agreement between TIF Commission and Citidel Plaza LLC approved by TIF Resolution No. 3-20-07.

Exhibit 8C

EXHIBIT 8C (Attach to Exhibit 8)

CONSERVATION AREA STUDY

East Meyer Neighborhood

NORTH: GREGORY BOULEVARD

SOUTH: 75TH STREET

EAST: CHESTNUT

WEST: HOLMES

EFFECTIVE DATE OF THE

CONSERVATION STUDY:

FEBRUARY 16, 2007

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GENERAL INFORMATION

Identification of Study Area

The study area is approximately 436 acres located in the Kansas City, Jackson County area. Its boundaries are Gregory Boulevard on the north, 75th Street on the south, Chestnut on the east, and Holmes on the west.

Purpose of the Study

The purpose of this conservation area study is to analyze the area and determine if the area is a conservation area as defined under the Missouri TIF Statute, Section 99.805(3).

Photographs



1. 1115 E. Gregory Blvd- Vacant and boarded up home.



2. 7433 Flora- Deterioration of Driveway



3. 1506 72nd Street- Unfinished renovation of exterior.



4. 7132 Highland- Trash in front yard and at curb, broken tree limbs, and abundant leaves.



5. 7108 Wayne- Vacant home and deteriorating driveway.



6. 7112 Wayne-Boarded up and vacant home.



7. 7116 Wayne-Boarded up home.



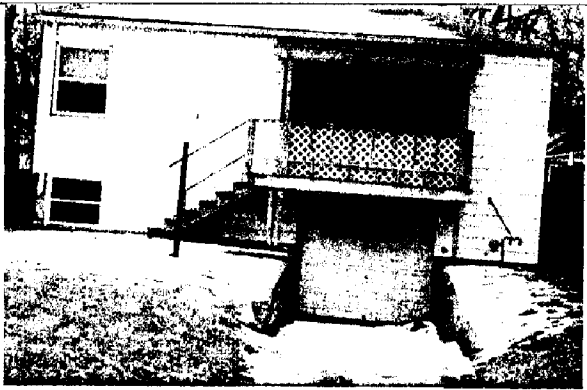
8. 1800 72nd Street- Lacks garage or carport, unfinished remodeling on back porch.



9. 7241 Lydia- Vacant home with warning posted.



10. 2301 E. 73rd Street - Deteriorated porch and boarded up windows.



11. 2209 72nd Street – Gas meter not hooked to house.



12. 7130 Virginia – Deteriorating roof.



13. 7444 Tracy - Guttering falling off house and porch steps deteriorating.



14. 7444 Tracy – Deterioration of Garage.



15. 7225 Virginia – Deteriorating driveway



16.7400 Tracy– Trash in front yard.



17. 7424 Park – Deterioration of house and dumpster in front yard.



18. 7344 Lydia - Deteriorated stucco and siding.



19. 7102 Wabash – Dirt driveway and no sidewalk.



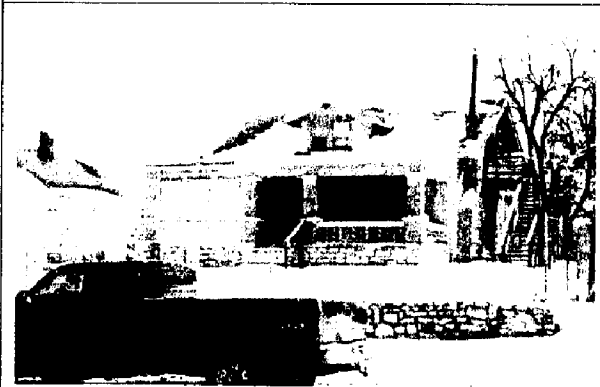
20. 7102 Wabash- Deterioration of porch.



21. 7342 Olive - Vacant home.



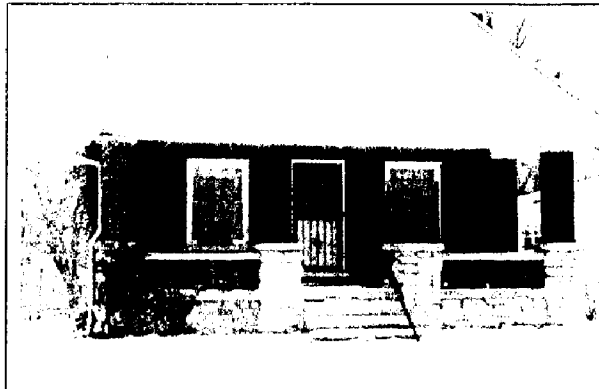
22. 1506 72nd Street – Deteriorating driveway. No curbs and no sidewalks.



23. 1229 Prospect-House boarded up.



24. 1918 71st Terrace-Car parked in front yard on grass.



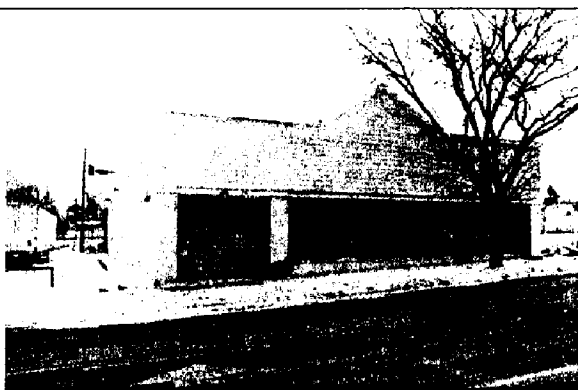
25. 7205 Park – Boards on windows.



26. 7243 Highland –Trash.



27. 7141 Prospect Ave-Deteriorating exterior of building.



28. 7135 Prospect –Boarded up windows and deterioration of building.

CONSERVATION AREA ANALYSIS

CONSERVATION AREA

DEFINED

Section 99.805(3) R.S.MO of Missouri's Tax Increment Financing Statute defines a "Conservation Area" as follows:

Any improved area within the boundaries of a redevelopment area located within the territorial limits of a municipality in which fifty percent or more of the structures in the area have an age of thirty-five years or more. Such an area is not yet a blighted area but is detrimental to the public health, safety, morals, or welfare and may become a blighted area because of any one or more of the following factors: Dilapidation; obsolescence; deterioration; illegal use of individual structures; presence of structures below minimum code standards; abandonment; excessive vacancies; overcrowding of structures and community facilities; lack of ventilation, light or sanitary facilities; inadequate utilities; excessive land coverage; deleterious land use or layout; depreciation of physical maintenance; and lack of community planning. A conservation area must meet at least three of the foregoing factors for projects approved on or after December 23, 1997.

The elements of the TIF Statute provide the basis for determining whether the Redevelopment Area constitutes a conservation area. The definition is comprised of two primary issues: (1) The 35 year age threshold for 50% or more of the structures within the Redevelopment Area, and (2) the area's detriment to the public health, safety, morals, or welfare due to its potential for blight, as exhibited by one or more of the potentially blighting factors listed in the preceding paragraph. Throughout this report we will refer to the study area photographs included on pages 6 through 10.

ISSUE 1: IMPROVEMENT AGE

To qualify as a conservation area, at least 50% of the improvements within the study area should be at least 35 years or more, which in this case would imply that 50% of the improvements should have been built in or before 1972. The following table, obtained from Census 2000 data, indicates that the median year for the structures built within all of the census tracts in the study area is prior to 1954. The census defines the median year structure built as follows:

Median year structure built. Median year structure build divides the distribution into two equal parts: one-half of the cases falling below the median year structure built and one-half above the median. Median year structure built is computed on the basis of a standard distribution (see the "Standard Distributions" section under "Derived Measures"). Median year structure built is rounded to the nearest whole number. Median age of housing can be obtained by subtracting median year structure built from 2000. For example, if the median year structure built is 1967, the median age of housing in that area is 33 years (2000 minus 1967). (For more information on medians, see "Derived Measures.")

H35 * . MEDIAN YEAR STRUCTURE BUILT

Geography	Median year structure built
Block Group 1, Census Tract 90	1953
Block Group 1, Census Tract 91	1945
Block Group 2, Census Tract 90	1954
Block Group 3, Census Tract 89	1953
Block Group 3, Census Tract 90	1952
U.S. Census Bureau	
Census 2000	

* All the census tracts are located in Jackson County, Missouri.

ISSUE 2: POTENTIAL BLIGHTING FACTORS

The conservation area is intended to preempt the deterioration of an area into blight in citing the potential of blight that may be exhibited by one or a combination of the 14 factors. The following is a discussion of each of the building improvements and the site improvements relative to the relevant factors observed.

FACTOR 1: DILAPIDATION

Evidence of dilapidation was evidenced throughout the study area. Significant examples of dilapidation of building improvements are represented by Photographs 3, 10, 11,12,13,14,17,18, 20, 25, 27, and 28 . Examples of dilapidation of site improvements and infrastructure are represented by Photographs 2, 5, 15, 19 and 22.

FACTOR 2: OBSOLESCENCE

Functional obsolescence is a loss in value caused by a design problem viewed by today's standards. Common examples are outdated building components or materials, an inefficient floor plan, mechanical inadequacies, or an over-improvement for the present use. Photograph 14 shows the need to upgrade the garage.

FACTOR 3: DETERIORATION

This factor is intended to address the level of the maintenance of the improvements, and is difficult to segregate from the conclusions under Factor 1 and Factor 13. This potential blighting factor is best posed to the building improvements that are still utilized, thus not yet dilapidated.

FACTOR 4: ILLEGAL USE OF INDIVIDUAL STRUCTURES

Photograph 24 indicates off-site parking on grass.

FACTOR 5: EXCESSIVE VACANCIES

Photographs 1, 5, 6, 7, 9, 17, 21, and 23 indicate vacant properties that are in deterioration.

FACTOR 6: DEPRECIATION OF PHYSICAL MAINTENANCE

Photographs 1-3, 5-7, 10-15, 17-23, 25, and 27-28 show the depreciation of physical maintenance.

FACTOR 5: PRESENCE OF STRUCTURES BELOW MINIMUM CODE STANDARDS

FACTOR 6: ABANDONMENT

FACTOR 8: OVERCROWDING OF STRUCTURES AND COMMUNITY FACILITIES

FACTOR 9: LACK OF VENTILATION, LIGHT, OR SANITARY SEWERS

FACTOR 10: INADEQUATE UTILITIES

FACTOR 11: EXCESSIVE LAND COVERAGE

FACTOR 12: DELETERIOUS LAND USE OR LAYOUT

FACTOR 14: LACK OF COMMUNITY PLANNING