



March 18, 2008

Mr. Steve Brennan
P.O. Box 32296
Kansas City, MO 64171

Re: Sale of 1.87 Acres on Cleaver II Blvd.

Dear Steve,

The Southmoreland Neighborhood Association (SNA) recognizes your efforts to sell your property that currently comprises 11 apartment buildings on 1.87 acres on the block bounded by Cleaver II Blvd, 46th Street, Main Street and Warwick Blvd. We perceive that you have been trying to balance your investment interests with what is also best for the neighborhood, and we thank you for those efforts. It is in this spirit that we send this letter to you.

Our interest is in ensuring that development projects preserve and enhance the residential, historic and cultural/arts character of our neighborhood. We believe that there are many redevelopment options that can be considered, and it is our sincere desire to ensure we have considered all viable options that will best serve the long-term interests of our neighborhood and community.

As the owner of the 1.87-acre property, you have a lot to say about how they might be developed. It is with this in mind that we encourage you to consider redevelopment options that will preserve the existing buildings and the residential and historical character of the neighborhood.

We have heard arguments that it will be difficult to economically rehabilitate the existing buildings. However, we believe economically-viable alternatives are feasible that can incorporate restoration and significantly enhance the property.

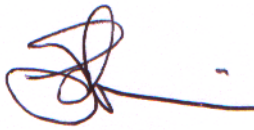
Here are just some of those reasons:

- similar redevelopment has occurred in many areas of Kansas City in far less marketable areas (for example, the Bellerive and other properties along Armour Blvd. and the Berkeley at 43rd & Warwick) ;

- other organizations support the preservation of the property – groups that include the Historic Kansas City Foundation and the National Trust for Historic Preservation; and
- we have reason to believe that developers interested in preservation are interested in your property.

The SNA supports efforts that preserve the very special historic and residential character of our neighborhood, including the valuable streetscape on 47th and 46th streets. While we understand that you support the current proposal outlined by the Wilson Group, we encourage you to consider other ideas to enhance the future potential of your property.

Respectfully Submitted,



President,
Southmoreland, Neighborhood Association

cc:

Councilmember Beth Gottstein
Councilmember Jan Marcason
Joe Gonzalez, Exec. Director, TIF Commission
Jeff Kaczmarek, President & CEO, EDC
Mike Schaadt, Historic Kansas City Foundation
Danny Baker, Oak Hall Association
Sharon Blevins, Sophian Plaza Association
Atriums Association
Southmoreland Bed & Breakfast
Andrew Wilson, Wilson Development Group
Ray Braswell