

**PETITION FOR THE CREATION OF A  
COMMUNITY IMPROVEMENT DISTRICT**

To the City of Kansas City, Missouri:

This petition (“**Petition**”), for the creation of a community improvement district within a certain limited portion of the City of Kansas City, Missouri (the “**City**”), is filed with the Clerk of the City (the “**City Clerk**”) and submitted to the City in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “**CID Act**”).

The undersigned (collectively or individually as context may require, the “**Petitioner**”) is the owner or representative of the owner of record of more than fifty percent (50%) (a) by assessed value of all real property within the hereinafter described community improvement district, and (b) per capita of all owners of real property within the hereinafter described community improvement district.

Petitioner hereby petitions and requests that the City Council of the City (the “**City Council**”) hold a public hearing to approve and adopt this Petition and create a community improvement district, to be known as the I-29 & NW 72<sup>ND</sup> STREET COMMUNITY IMPROVEMENT DISTRICT (the “**District**”), as described herein and in accordance with the CID Act.

In support of this Petition and request, Petitioner states as follows:

1. **DESCRIPTION OF THE DISTRICT**

A. Name of District

The name of the District shall be the “**I-29 & NW 72<sup>nd</sup> Street Community Improvement District.**”

B. Legal Description

The District includes all of the real property legally described on Exhibit A, attached hereto and incorporated herein by reference (the “**District Property**”).

C. Boundary Map

A map graphically depicting the boundaries of the District, which boundaries are contiguous, is included on Exhibit B, attached hereto and incorporated herein by reference (the “**District Boundary Map**”).

2. **FIVE YEAR PLAN**

A five-year plan for the proposed District providing a description of the purposes of the District, the services it will provide, the improvements to be made in the District, an estimate of the costs of such services and improvements, the anticipated sources of funds to pay the costs, and the anticipated term of the sources of funds to pay the costs is set forth in the Five-Year Plan attached hereto as Exhibit C, and incorporated herein by reference.

3. **GOVERNANCE OF THE DISTRICT**

A. Type of District

The District shall be a separate political subdivision of the State of Missouri and shall have all of the powers granted to and/or exercisable by a community improvement district pursuant to the CID Act, except as otherwise expressly limited to by the provisions of this Petition, and shall be governed by a Board of Directors.

B. Board of Directors

1. Number

The District shall be governed by a Board of Directors (the “**Board**”) consisting of five (5) directors (the “**Directors**”, or individually a “**Director**”).

2. Qualifications

Each Director, during the entire term, shall meet the following requirements:

- (a) be at least 18 years of age;
- (b) be and must declare to be one of the following:
  - an owner of real property within the District (“**Owner**”) or an authorized representative of an Owner, an owner of a business operating within the District (“**Operator**”) or an authorized representative of an Operator, in either case being an “Owner Director”; or
  - a person that resides within the City, is qualified and registered to vote under Chapter 115, RSMo, according to the records of the election authority as of the thirtieth day prior to the date of appointment, has no financial interest in any real property or business operating within the District, and is not a relative within the second degree of consanguinity or affinity to an owner of real

property or a business operating in the District, such person being a “**Resident Director**;”

- (c) be a citizen of the State of Missouri for at least one year prior to taking office; and
- (d) Except for the initial Directors named in this Petition, be elected or appointed as described in this Petition.

3. Board Representation

Pursuant to Section 67.1451.2(3) of the Act, at least one Director shall be a Resident Director.

4. The Initial Directors

The initial Directors to serve on the Board of Directors and their respective terms shall be the following individuals, to be appointed as representatives of the Petitioner:

<b>NAME</b>	<b>Classification</b>	<b>TERM</b>
Alex Block	Owner	Two Years
Steve Caffey	Owner	Two Years
Russ Kline	Owner	Four Years
Angie Rogers	Owner	Four Years
Amy Ehlers	Resident	Four Years

5. Terms

The initial Directors named above shall serve for the terms set out opposite their names or until their successor is appointed in accordance with this Petition and their successors shall serve for four-year terms or until their successor is appointed in accordance with this Petition. In the event for any reason a Director is not able to serve his or her full term (“**Exiting Director**”), any vacancy to the Board shall be filled by appointment of a Director (“**Interim Director**”) by a majority vote of the Board. Any Interim Director shall be of the same Classification as the Exiting Director, unless otherwise stated in the bylaws adopted by the Board upon formation of the District, as they may be amended from time to time.

6. Successor Directors

Successor Directors, selected to serve a new term on the Board, shall be appointed by the Mayor of the City with the consent of the City Council by resolution according to a slate submitted to the City Clerk by the

Board. The City Clerk shall immediately deliver the slate to the Mayor and the City Council. Not later than 30 days following the date the slate is submitted to the City Clerk:

- (a) The Mayor shall appoint the successor Directors according to the slate submitted and the City Council shall consent by resolution to the appointment; or
- (b) the Mayor or the City Council may reject the slate submitted and request in writing with written reasons for rejection of the slate that the Board submit an alternate slate. If no action is completed within the 30-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the slate submitted as of the expiration of the 30-day period.

If an alternate slate is requested, the Board shall, within 10 days following receipt of the written request, submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternate slate to the Mayor and the City Council. Not later than 15 days following the date the alternate slate is submitted to the City Clerk:

- (c) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the City Council shall consent by resolution to the appointment; or
- (d) the Mayor or the City Council may reject the alternate slate submitted and request in writing with written reasons for rejection of the alternate slate that the Board submit another alternate slate. If no action is completed within the 15-day period, the successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the alternate slate submitted as of the expiration of the 15-day period.

The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the City Council; provided however, the time period for action by the Mayor and the City Council following the submission of each alternate slate shall be reduced to 10 days.

The Board shall select the slate as follows:

- (e) individuals meeting the qualifications set out in this Petition must be nominated by an Owner;
- (f) the Directors shall then vote for a slate of nominees who shall

consist of the number needed to fill vacancies and the seats of expiring terms; and

- (g) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Subsection 3.B.3.

4. **REAL PROPERTY TAXES; BUSINESS LICENSE TAXES**

The District does not seek to submit to qualified voters any proposition to levy real property taxes or business license taxes. Therefore, the maximum real property tax levy is zero and the maximum rate of a business license is zero.

5. **SPECIAL ASSESSMENTS**

The District does not seek to submit to qualified voters any proposition to levy a special assessment.

6. **SALES TAXES**

The District shall have the authority, upon and by approval of the qualified voters of the District, to impose by resolution a sales and use tax at a rate not to exceed one percent (1%) on all retail sales made in the District which are subject to taxation, except as prohibited by Section 67.1545, R.S.Mo. (the “**CID Sales Tax**”). The District shall maintain the levy of the CID Sales Tax at such rate until the earlier of the full satisfaction and defeasance of the District obligations or the termination of the District.

7. **ASSESSED VALUE**

As of the date of this Petition, the total assessed value of all of the real property within the District is estimated at \$676,732.

8. **BLIGHT DETERMINATION REQUEST**

Petitioner does not seek a determination that the property within the District is a “blighted area,” as that term is used and defined in the CID Act.

9. **AUDIT**

The City Auditor shall have the right to examine or audit the records of the District and shall require that the District make such records available to the City Auditor within ten (10) days after a written request for the same is made.

10. **LIFE OF DISTRICT**

The District will continue to exist and function until the earlier of: (i) the full satisfaction and defeasance of all District obligations or (ii) the date which is twenty-seven (27) years

from the date of the ordinance establishing the District. The owners of real property within the boundaries of the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.

11. **REQUEST TO ESTABLISH DISTRICT**

By execution and submittal of this Petition, the Petitioner requests that the City Council hold a public hearing in accordance with section 67.1421 of the CID Act and adopt an ordinance to establish the District as set out in this Petition and in accordance with the CID Act and this Petition.

12. **NOTICE TO PETITIONER**

The signature of the Petitioner may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

13. **BORROWING CAPACITY AND REVENUE GENERATION**

Petitioner does not seek limitations on the borrowing capacity or revenue generation of the District.

14. **SEVERABILITY; CONFLICTS**

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever. The undersigned request that the City Council of the City of Kansas City, Missouri establish the I-29 & NW 72<sup>nd</sup> Street Community Improvement District according to the preceding Petition and authorize the creation of the District.

**Signature Page for Petition to Establish the  
I-29 & NW 72<sup>nd</sup> Street Community Improvement District**

The undersigned requests that the City Council of the City of Kansas City, Missouri establish the I-29 & NW 72<sup>nd</sup> Street Community Improvement District according to the preceding Petition.

**Name of Owner:** NORTH K I -29 2004, LLC  
**Owner's Telephone Number:** 816-753-6000  
**Owner's Mailing Address:** 605 West 47<sup>th</sup> Street, Ste. 100, Kansas City, MO 64112

**If signer is different from owner:**

**Name of Signer:** David M. Block  
**State basis of legal authority to sign:** Manager  
**Signer's Telephone Number:** 816-753-6000  
**Signer's Mailing Address:** 605 West 47<sup>th</sup> Street, Ste. 100, Kansas City, MO 64112

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity:** Missouri limited liability company

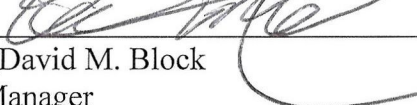
**The Map number and assessed value of the property owned:**

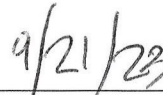
**Map Number** 19-4.0-19-200-001-001.001  
**Assessed Value:** \$384,000.00  
**Parcel Number:** 19-4.0-19-200-001-001.001

**Map Number** 19-4.0-19-200-001-001.004  
**Assessed Value:** \$6,985.00  
**Parcel Number:** 19-4.0-19-200-001-001.004

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner and named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

NORTH K I-29 2004, LLC,  
a Missouri limited liability company

By:   
Name: David M. Block  
Title: Manager

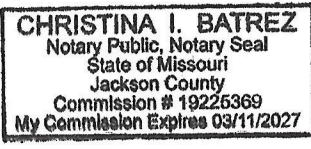
  
Date

State of Missouri  
County of Jackson ss:

On this 21<sup>st</sup> day of September, 2023 before me personally appeared David M. Block, to me personally known, and who, being by me duly sworn, did say that he is the Manager of NORTH K I-29 2004, LLC, a Missouri limited liability company, and that the proceeding Petition was signed in behalf of said limited liability company and acknowledged said Petition to be the free act and deed of said limited liability company.

Witness my hand and official seal this 21 day of September, 2023.  
Christina I. Batrez  
Notary Public

My Commission Expires:  
3/11/27





**Signature Page for Petition to Establish the  
I-29 & NW 72<sup>nd</sup> Street Community Improvement District**

The undersigned requests that the City Council of the City of Kansas City, Missouri establish the I-29 & NW 72<sup>nd</sup> Street Community Improvement District according to the preceding Petition.

**Name of Owner:** I-29 & 72<sup>ND</sup> ASSOCIATES LLC  
**Owner's Telephone Number:** 816-753-6000  
**Owner's Mailing Address:** 605 West 47<sup>th</sup> Street, Ste. 100, Kansas City, MO 64112

**If signer is different from owner:**

**Name of Signer:** David M. Block  
**State basis of legal authority to sign:** Manager  
**Signer's Telephone Number:** 816-753-6000  
**Signer's Mailing Address:** 605 West 47<sup>th</sup> Street, Ste. 100, Kansas City, MO 64112

**If the owner is an individual, state if the owner is single or married:**

**If the owner is not an individual, state what type of entity:** Missouri limited liability company

**The Map number and assessed value of the property owned:**

**Map Number** 19-4.0-19-200-001-001.000  
**Assessed Value:** \$285,747.00  
**Parcel Number:** 19-4.0-19-200-001-001.000

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, is authorized to execute this Petition on behalf of the property owner and named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

I-29 & 72<sup>ND</sup> ASSOCIATES LLC,  
a Missouri limited liability company

By:   
Name: David M. Block  
Title: Manager

9/21/23  
Date

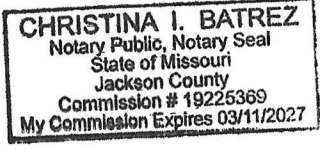
State of Missouri  
County of Jackson ss:

On this 21<sup>st</sup> day of September, 2023 before me personally appeared David M. Block, to me personally known, and who, being by me duly sworn, did say that he is the Manager of I-29 & 72<sup>ND</sup> ASSOCIATES LLC, a Missouri limited liability company, and that the proceeding Petition was signed in behalf of said limited liability company and acknowledged said Petition to be the free act and deed of said limited liability company.

Witness my hand and official seal this 21 day of September 2023.

Christina I Batrez  
Notary Public

My Commission Expires:  
3/11/27



**Exhibit A**

**Legal Description of District**

Lots 1, 2, and 5, K-MART PLAZA, a subdivision in Kansas City, Platte County, Missouri, according to the recorded plat thereof.