ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

PATRICIA R. JENSEN
pjensen@rousepc.com
816.502.4723

June 23, 2025

VIA ELECTRONIC MAIL
AND VIA FIRST CLASS U.S. MAIL
Marilyn.sanders@kcmo.org

Ms. Marilyn Sanders
City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64105

Re: Submittal of Petition to Form Grey Oaks Community Improvement District

Dear Marilyn:

Enclosed is the Petition to the City of Kansas City, Missouri for the Creation of the Grey Oaks Community Improvement District ("District"). The Petition has been signed by 100% of the property owners owning property within the proposed District as well as representing 100% of the assessed value of property within the District.

We have been working with Abbey Brinkley in preparation of this Petition. We have also been working with Councilpersons Lindsay French and Wes Rogers. Councilpersons French and Rogers have agreed to introduce the ordinance. Per an email from Abbey Brinkley by filing this Petition prior to June 16, 2025, this should allow for introduction before the Council on June 26, 2025, followed by proper advertising so that a public hearing can be held before the Neighborhood, Planning and Development Committee on July 15, 2025.

In addition, Section 74-303, Code of Ordinances, requests a summary that addresses the criteria listed in Section 74-303(a), this summary is as follows:

1. **Alignment with city goals expressed in the city's comprehensive plan, area plans, and economic development policies.**

   The District would encompass revitalizing and improved a commercial center along the N. Oak Corridor and providing and enhancing exterior improvements, security, sidewalks, landscaping and lighting to enhance this important corridor in the Northland. This project aligns with the City's goals, as stated in the Gashland/Nashua Area Plan, including the City's preference to redevelop existing and underperforming properties, enhance pedestrian safety and walkability, and promote public safety and provide an enhanced community feel. This project also aligns with the City's Comprehensive KC Spirit Playbook Plan by increasing mobility options, makes the neighborhood more accessible, and creates a more inclusive built environment that is ADA compliant and safer for area residents.

2. **Benefits to the community with preference for petitions that allocate at least ten percent of the CID's total projected sales tax revenues toward community benefits and services, including blight remediation.**

   The benefits to the community include the repair, remediation, and reconstruction of a building and site improvements that are blighted because of physical deterioration, insanitary or unsafe conditions, and conditions that endanger life or property. More specifically, the improvements suffer from deterioration of pavement and sidewalks that pose a tripping hazard and are not ADA compliant, the presence of water penetration and damage to the building roof, walls, and systems that could pose health risks if not cured, poor drainage across the site, and the installation of new security measures designed to make the site feel safer and discourage crime. The community will benefit from the CID project through enhanced aesthetics that beautify the neighborhood, cure unsafe conditions that pose tripping hazards and are not ADA compliance, create a more inclusive and walkable site, and attract new retail tenants that will enhance the tax base.

   The estimated revenue of the District to be used for public benefits is approximately $1,186,604.00 over twenty-seven (27) years. These public benefits include the installation and construction of public improvements within the District, including landscaping, streetscaping, enhanced lighting for additional security, exterior improvements to the building and sidewalk improvements, and will allow for the provision of mowing, maintenance and security services within the District. The current estimated project costs total $780,049.50 and it is expected the District's annual operating costs to be $10,000. The District estimates that 80% of District Revenue will be available to reimburse Project Costs and 20% of District Revenue will finance District operations, including annual reporting, payment of City fees and expenses, insurance, legal and accounting services. By statute, the District will terminate prior to the conclusion of the full 27-year term once all eligible CID project costs are reimbursed.

3. **Whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID as evidenced by a letter or similar evidence of support.**

   There are no other existing CIDs within the boundaries of the proposed District.

4. **The current tax rate and a breakdown of taxes being imposed within the proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the city's ability to impose additional taxes.**

   The following table summarizes the current and proposed sales tax rates on taxable sales located within the boundaries of the proposed Grey Oaks CID as confirmed by the City's Finance Department. The Grey Oaks CID proposes a 1% sales tax. Grey Oaks is located south of the Oak Barry CID which imposes a 1% CID sales tax, southeast of the Metro Square and Commons CID which imposes a 1% CID sales tax and southwest of the Metro North TIF

and CID which also imposes similar sales taxes. The proposed 1% sales tax imposed by the Grey Oaks CID will bring the overall combined sales tax rate for the existing shopping center in line with comparable sales taxes imposed on neighboring retail shopping centers.

State of Missouri	4.2250%
Clay County	1.125%
Kansas City	3.25%
Kansas City Zoo	0.1250%
Proposed CID	1.0%
Total	9.7250%

5. **Whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.**

A 27-year term is appropriate for the extensive public improvements, the cure of blighted conditions, and the provision of services within the District. It is expected that the District's Project Costs, which total $780,049, plus the estimated annual $10,000 District administration costs, will necessitate the full 27-year term. However, should the District reimburse the District's Project Costs before the end of the 27-year term, then the District will terminate automatically by operation of law.

Finally, Section 74-303(b) of the Code of Ordinances requests a summary that addresses the following additional criteria for CID Petitions seeking additional powers pursuant to Sec. 67.1461.2, RSMo. related to blighted areas:

1. **Whether the completion of exterior improvements and public improvements is prioritized above all other improvements.**

All of the proposed District Projects are either exterior improvements or public improvements, which include roof, concrete, asphalt, electrical, landscaping, trash enclosures, general conditions, district formation costs, and rooftop mounted heating and cooling.

2. **Whether any petitioner was the owner of property within the proposed CID boundaries at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated. For purposes of this provision, any current property owner sharing one or more common partners, members, directors or officers with the property owner(s) identified as being**

responsible for the blighting factors and conditions shall be deemed the same owner(s); and

The current owner, Patro Brothers, LLC first acquired the subject property on April 9, 2018 and remained the owner of the property for the past 7 years. The subject property was originally constructed in 2003. Most of the blighting conditions can be traced back to events or circumstances that predate current ownership of the property.

The cracking of EIFS resulted in water penetration and caused damage to the building's roof, walls, and systems and is the result of settling in the building's foundation which may not have been adequately designed or constructed at the time of original construction. Poor drainage and grading caused water to wash over retaining walls and site improvements damaging pavement and sidewalks during freezing and thawing cycles, and eroded the base under the pavement and sidewalks causing cracking and unevenness. The development standards that were applicable at the time of original construction for curb ramps does not comply with current ADA standards. Other District Projects, like enhanced lighting and other safety features, are designed to deter crime and enhance public safety beyond the minimum standards required by the City's Development Code and in response to a shooting that occurred at the subject property in March 2025.

3. **Whether more than 25 percent of the costs of remediation of blighting conditions located on the interior of any private property shall be funded by public revenues.**

None of the proposed District Project Costs intended to cure the blighted conditions are on the interior of any private property.

We look forward to the process and hearing for the formation of the Grey Oaks Community Improvement District. If you have any questions, please let me know. Thank you.

Sincerely,

Patricia R. Jensen

PRJ:hkm
cc: Councilwoman Lindsay French (via e-mail Lindsay.French@kcmo.org)
Councilman Wes Rogers (via e-mail Wes.Rogers@kcmo.org)
Abbey Brinkley (via e-mail Abbey.Brinkley@kcmo.org)
Eluard Alegre (via e-mail Eluard.Alegre@kcmo.org)
Michael Meier (via e-mail mmeier@aristocratrealty.com)
Prabhash Kumar Patro (via e-mail Patrocomm@sbcglobal.net)
Chris Mattix (via e-mail cmattix@rousepc.com)

GREY OAKS
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE CITY OF KANSAS CITY, MISSOURI FOR THE CREATION OF THE

GREY OAKS COMMUNITY IMPROVEMENT DISTRICT

Submitted June 23, 2025

PETITION FOR THE CREATION OF THE GREY OAKS COMMUNITY IMPROVEMENT DISTRICT

To the City Council ("City Council") of the City of Kansas City, Missouri ("City"):

The undersigned ("Petitioner"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described proposed community improvement district (the "District"), and (2) comprising more than fifty (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City Council create such District to fund all or part of the costs of services and improvements described herein and provided and made within the District under the authority of Sections 67.1401 to 67.1571, R.S.Mo., as amended (the "Act").

1. **Boundaries, Legal Description, and Map of District**

   The legal description of the District is attached hereto as Exhibit A. A map of the boundaries of the District is attached hereto as Exhibit B, confirming that the District is contiguous. The District is located entirely within the corporate boundaries of the City. A summary of the parcels within the District owned by each Petitioner is attached hereto as Exhibit C.

2. **Name of District**

   The name of the District is Grey Oaks Community Improvement District.

3. **Signatures May Not Be Withdrawn**

   Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan**

   A five-year plan stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred, as required by the Act, is attached hereto as Exhibit D. The costs of these services will be financed through conventional secured loans, reimbursement agreement or bonds issued by the district as described more fully in Exhibit D.

5. **District Type**

   The District will be established as a political subdivision of the State of Missouri in accordance with the Act.

6. District Governance, Number of Directors

The District will be governed by a board of directors ("Board"). The Board will consist of five (5) members ("Director") who shall be elected by the District, except that one (1) Director shall be appointed by the City Council, in accordance with the Act and this Petition.

7. Board of Directors

a. Independent Director. There are no registered voters in the District on the date the Petition is filed. Accordingly, as required by Section 67.1451.2(3), R.S.Mo., as amended, at least one Director shall, during his or her entire term, be a person who:

(1) Resides within Kansas City, Missouri;

(2) Is qualified and registered to vote under Chapter 115, R.S.Mo., according to the records of the applicable election authority as of the thirtieth day prior to the date of the applicable election;

(3) Has no financial interest in any real property or business operating within the District; and

(4) Is not a relative within the second degree of consanguinity or affinity to an owner of real property or a business operating within the District.

b. Initial Directors. Pursuant to Section 67.1451.6, R.S.Mo., as amended, the initial Board of Directors and their respective terms shall be:

Kevin Turley 819 NE Cookingham Drive Kansas City, MO 64155	4 years (Independent and City Appointed Director)
Michael Meier 1104 NW 94th Street Kansas City, MO 64155	4 years
Sam Blacksher 6070 N. Forest Drive Parkville, MO 64152	2 years
Dick Page 1705 NW 54th Terrace Kansas City, MO 64118	2 years
Rosemary Salerno 6704 N. Charleston Drive Kansas City, MO 64119	2 years

c. Successor Directors. Successor Directors shall be elected by the District for four-year terms, except that the Independent Director shall be appointed by the City Council, in accordance with the Act and this Petition. Pursuant to Mo. Const. Art. 7, § 8, each of the above initial board members are citizens of the United States and have resided in the State of Missouri for at least one year preceding the submittal date of this Petition.

8. Total Assessed Value

The total estimated assessed value of all real property located within the District, as reported by the Clay County Assessor's Office, is $1,038,110.00. As depicted on Exhibit C, Petitioners own real property within the District currently assessed at $1,038,110.00 representing approximately 100% of the assessed value of all of the real property within the District.

9. Determination of Blight

Petitioner is seeking a determination of blight. See attached Exhibit E, Construction Budget, identifying how the budgeted expenditures remediate blighting conditions. See attached Exhibit F, 5-Year Historic Expenditures, identifying capital expenditures, repairs, and maintenance performed over the previous 5-year period. The developer anticipates all of the District Projects will commence in July 2025 and conclude before December 31, 2026.

10. Proposed Length of Time

The life of the District shall begin from the effective date of the ordinance establishing the District and shall be in existence for twenty-seven (27) years to repay debt issued to fund capital improvements, unless the City extends the term of the District as provided by Section 67.1481, R.S.Mo. The District may be terminated prior to the expiration of its full term in accordance with the provisions of the Act and other applicable law, including Article VII of Chapter 74 of the City's Code of Ordinances, as amended from time to time (the "City CID Ordinance").

11. Right of Property Owners to Terminate

Property owners are hereby notified of their right to initiate a petition to terminate the District as provided by Section 67.1481, R.S.Mo.

12. Estimated Public Benefit from District Revenue

As required by Section 74.302(a)(3) of the City CID Ordinance, the estimated revenue of the District to be used for benefits to the public is approximately $1,186,604.00 over twenty-seven (27) years. The public benefit to be derived is the installation and construction of public improvements/other improvements within the District as permitted by Section 67.11461, RSMo, including but not limited to landscaping, streetscaping, pedestrian improvements, parking improvements, enhanced lighting, paving, and the provision of mowing, maintenance and security services within the

District. These improvements will enhance the aesthetics of the site and beautify the neighborhood, cure unsafe conditions that pose tripping hazards, improve ADA access, attract tenants that will enhance the tax base, and reduce and discourage crime.

13. Proposed Method of Financing District Projects - Sales Tax

The proposed District Projects will be financed through a conventional secured loan, and/or reimbursement agreement or bonds issued by the District or other authorized body, any of which will be secured by the pledge of revenue received from the imposition of a one percent District sales tax within the District ("CID Sales Tax").

14. Maximum Rates of Business Licenses and Real Property Taxes

The District will impose no real property tax levy or business license taxes within the District.

15. Method of Assessment and Maximum Rates of Special Assessments

The District will impose no special assessments within the District.

16. Limitations on Borrowing Capacity

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

17. Limitations on Revenue Generation

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

18. Other Limitations on District Powers

Petitioner does not seek limitations on the powers of the District.

19. 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.

20. Severability / Exhibits

It is the intention of the Petitioner that the provisions of this Petition shall be enforced to the fullest extent permissible under the laws and public policies of the State of Missouri and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Petition. Accordingly, if any provision of this Petition shall be deemed invalid or unenforceable in whole or in part, this Petition shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of

this Petition in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Petition by reference.

21. Request for Establishment

By execution and submission of this Petition, the Petitioner respectfully requests that the City Council establish the Grey Oaks Community Improvement District as set forth in this Petition.

[Remainder of page intentionally left blank; signature pages immediately follow]

IN WITNESS WHEREOF, I, the undersigned Petitioner, have executed the above foregoing Petition to create a Community Improvement District:

Name of Owner	Patro Brothers LLC
Owner's Telephone Number	(913) 515-7325
Owner's Mailing Address	21192 W. 113th Place Olathe, Kansas 66061
Name of Signer	
Signer's Legal Authority to Sign	Authorized Representative/Signer by LLC
Signer's Telephone Number	Same as above.
Signer's Mailing Address	Same as above.
Type of Entity	Missouri limited liability company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See following pages

By executing this Petition, the undersigned represents and warrants that he is legally authorized to execute this Petition on behalf of the property owner named immediately above. The undersigned acknowledges that it has been given notice that its signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

Patro Brothers LLC
a Missouri Limited Liability Company

By: Prabhash K Patro
Name: PRABHASH K PATRO
Its: Authorized Representative/Signer
Date: _____

STATE OF Kansas)
) ss.
COUNTY OF Johnson)

BE IT REMEMBERED, that on this 12th day of May, 2025, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came PRABHASH K PATRO authorized representative/signer of Patro Brothers LLC who executed the within instrument on behalf of said limited liability company and he duly acknowledged the execution of the same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

Vicki Warrior
NOTARY PUBLIC

My Commission Expires: 8/3/2025

VICKI WARRIOR
NOTARY PUBLIC - State of Kansas
My Appt. Exp. 8/3/2025

Parcel Numbers and Assessed Values (2024):

Map ID	Parcel ID	Commercial Value	Assessed Value
	CL1360600040010001	$ 3,244,100	$ 1,038,110.00
	Total	**$**	**$ 1,038,110.00**

MAP: See Exhibit B.

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of the City of Kansas City, Missouri on the 23rd day of June, 2025.

_____
City Clerk

[SEAL]

EXHIBIT A
LEGAL DESCRIPTION OF DISTRICT

Grey Oaks CID

Lot 1, Grey Oaks Commons, a subdivision lying in Kansas City, Clay County, Missouri.

EXHIBIT B
MAP OF DISTRICT

GREY OAKS CID

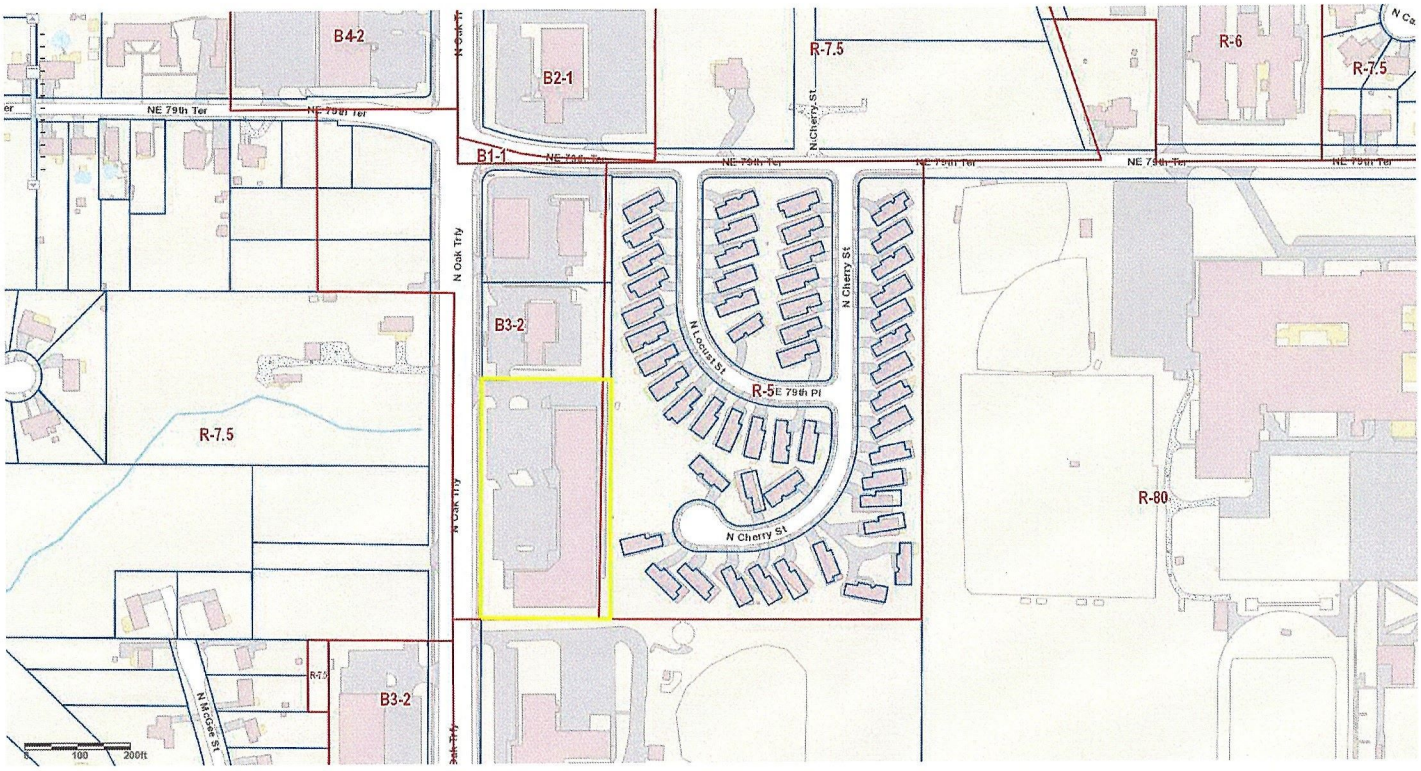

EXHIBIT C
PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

PETITIONERS' TRACT:

Patro Brothers LLC
Parcel Numbers and Assessed Values (2024):

Map ID	Parcel ID	Commercial Value	Assessed Value
270132	CL 13606000400100	$ 3,244,100	$ 1,038,110.00
	Total	**$**	**$ 1,038,110.00**

PETITIONERS' PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels		**$1,038,110.00**
Total AV CID		**$1,038,110.00**
Percentage of Total AV		**100 %**

EXHIBIT D

FIVE-YEAR PLAN OF DISTRICT

A. General. The District will be established for the purposes of providing funding for the financing, design, construction, removal, renovation, reconstruction or rehabilitation of certain public improvements or portions thereof, located within the District and related improvements and structures, as authorized pursuant to the Act. Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue as shown in greater detail in the budget described below. The District's purposes also include providing funding for the initial start-up costs and ongoing operating costs of the District.

B. Purposes. The purposes of the District are to:

(1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;

(2) Provide or cause to be provided for the benefit of the District, certain improvements and services described herein;

(3) Obtain financing for the costs, expenditures, and undertakings of the District;

(4) To levy and collect the CID sales tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, or to pledge toward the repayment of CID Obligations issued to finance the District Projects; and

(5) Such other purposes authorized by the Act.

C. District Administrative/Operation Costs. The administrative/operational services to be performed by the District shall include, but not be limited to, the following:

(1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;

(2) Developing funding sources, including the levying of the CID sales tax, necessary in order to pay for the required expenses, costs and expenses of the District in a manner authorized by the Act;

(3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;

(4) Employing or contracting for necessary agents, attorneys, engineers, appraisers, construction managers, environmental inspectors and experts of various types and descriptions in order to obtain competent plans and contracts for the construction (such term to include, inter alia, construction, demolition, removal, renovation, reconstruction or rehabilitation) of District Projects as described in this Petition;

(5) Arranging for the construction of the District Projects in accordance with approved plans for same; and

(6) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District;

The estimated costs for the District's Administrative/Operational Costs are approximately $10,000 annually.

D. District Services. The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is $0.

E. District Projects. The District Projects to be constructed by the District shall include, but not be limited to the following costs necessary for the repair, remediation, and reconstruction of building and site improvements comprising a 30,000 square feet retail shopping center, and which includes the following public improvements within the District and the curing of blighting conditions found within the District's boundaries:

Project Costs	
1. Roof	$186,440.00
2. Concrete	$125,000.00
3. Asphalt	$86,950.00
4. Electrical	$25,000.00
5. Landscaping	$25,000.00
6. Trash Enclosure	$45,000.00
7. General Conditions	$47,000.00
8. Start-Up	$40,000.00
9. Rooftop Heating & Cooling	$194,922.00
Sales Tax	$4,737.50
Subtotal	$780,049.50

F. Budget and Sources of Funds. The commencement of the construction of District Projects and commencement of District Services which are anticipated to be financed through conventional secured loans, reimbursement agreement or bonds issued by the district are expected to occur within the first year of the District's existence. It is also anticipated that the District will levy and collect CID Sales Tax within the first year of the District's existence and each year thereafter during the initial 27-year life of the district until such time that all District Projects and District Services are reimbursed.

G. Initial Start Up Costs. The District's purpose includes providing funding for initial start-up costs associated with the formation of the District, including, but not limited to, the drafting, filing and prosecuting of this Petition, the negotiation of any and all agreements between the District and the City, including but not limited to legal fees, insurance and accounting fees which shall be reimbursable project costs. The estimated cost of the initial startup of the District is approximately $40,000.

EXHIBIT E

Construction Budget

Project Costs	Amount	Blight Factor	Location
Roof	$186,440.00	2a, 2b, 2c, 2d, 2e, 2g, 2h	Exterior
2. Concrete	$125,000.00	1a, 1b, 1c, 1d, 2i, 2k, 2l, 3a	Exterior/Public
3. Asphalt	$86,950.00	1a, 2i	Exterior/Public
4. Electrical	$25,000.00	2e	Exterior
5. Landscaping	$25,000.00	1e, 3a	Exterior / Public
6. Trash Enclosure	$45,000.00	1e, 2j	Exterior / Public
7. General Conditions	$47,000.00	N/A	N/A
8. Start-Up	$40,000.00	N/A	N/A
9. Rooftop HVAC	$194,922.00	2e, 2f	Exterior
Sales Tax	$4,737.50	N/A	N/A
Subtotal	$780,049.50		

Blight Factors

1. Insanitary or unsafe conditions identified in the report include:
    a. Deterioration of pavement throughout the surface parking lots and drive aisles which creates fall and tripping hazards.
    b. Deterioration/damage of sidewalks which creates fall/tripping hazards, especially on the west side of the strip center between the parking lot and access to the businesses, and a portion of the sidewalk that runs along N. Oak Trafficway.
    c. Faded or nonexistent directional signage and pavement markings in the parking lots and drive aisles;
    d. Poor drainage, across the sidewalks adjacent to the building, and on the eastern edge of the service drive.
    e. Trash/debris, especially on the southern and eastern edges of the property.
2. Deterioration of Site Improvements
    a. Water damage to the EIFS siding was evident on all four sides of the building, especially on the south and east elevations where water appeared to be coming through the wall at the parapet level. Damage was also widespread along the bottom of the EIFS at the joint with the split-face concrete masonry units, likely from a lack of venting that would allow moisture to dry out behind the EIFS.
    b. Cracking of the EIFS was also common, especially near building corners, possibly from settling of the building or other variables;
    c. Failure of finishes on the EIFS, likely due to water washing over the wall and/or a failure of the paint coating;
    d. Damage to some downspouts.
    e. Corrosion of metal, such as the gas lines and the roof access ladder on the south side of the strip center.
    f. Deterioration of the doors fronting onto the service drive.

g. Deterioration of the soffits, likely due to water intrusion.
h. Although the roof could not be accessed for inspection, it would appear from the location of the water damage on the EIFS that the roof requires repair/replacement due to water penetration of the wall at the parapet.
i. Deterioration of parking surfaces, drive aisles, curbs and islands require repairs or replacement.
j. Repair or replacement of trash dumpster enclosure.
k. A portion of the sidewalk along N. Oak Trafficway on the western edge of the Study Area needs to be replaced.
l. Sidewalk providing access to the businesses requires repair/replacement in areas due to deterioration, cracking, and uneven pavement. The transition in elevation where steps have been installed also needs improvement.

3. Existence of Conditions which Endanger Life or Property by Fire and Other Causes
   a. Tripping hazards, including deteriorated and unevensidewalks, and deterioration of the surface parking that serves the retail building. Draining water across sidewalks also poses a tripping hazard, especially in the winter if the water freezes. And water intrusion into building components, as evidenced by the damage to the EIFS on all sides of the retail strip center, will be costly to repair/replace.
   b. In addition, a shooting took place on March 31, 2025 in the Study Area that took the life of one of the shop owners.

EXHIBIT F

5-Year Historic Expenditures

PATRO BROTHERS LLC(GREY OAKS COMMONS)								
Year		2019	2020	2021	2022	2023	2024	TOTAL
Repairs and Maintenance								
	Lighting	1,307.60	-	5,727.60	219.36	338.25	88.36	**7,681.17**
	Locks & Keys	90.93	-	-	-	-	226.15	**317.08**
	Other Repair Materials	-	-	1,575.74	3,768.93	693.98	410.27	**6,448.92**
	Cleaning	-	365.48	3,250.00	3,230.00	3,910.00	3,480.00	**14,235.48**
	General Repairs	3,670.33	6,660.00	9,611.51	12,350.00	10,077.39	18,541.00	**60,910.23**
	Grounds	8,004.00	4,435.00	3,000.00	1,890.00	2,395.00	3,220.00	**22,944.00**
	HVAC	138.00	1,380.00	1,491.00	962.00	16,375.80	5,344.50	**25,691.30**
	Parking Lot	12,167.00	-	13,065.00	7,190.00	143.83	7,675.00	**40,240.83**
	Plumbing	4,637.07	-	-	1,200.00	1,160.00	701.00	**7,698.07**
	Roof Repair	6,808.17	5,863.57	8,169.71	500.00	-	-	**21,341.45**
	Snow Removal	8,297.50	9,593.50	1,800.00	2,850.00	1,020.00	1,720.00	**25,281.00**
Total Repairs and Maintenance		**45,120.60**	**28,297.55**	**47,690.56**	**34,160.29**	**36,114.25**	**41,406.28**	**232,789.53**