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February 17, 2023

HAND DELIVERED AND EMAILED  
Office of the City Clerk  
414 E. 12th Street  
Kansas City, MO 64106

**Re: Petition for Termination of the N.W. 97th Terrace & N. Congress Avenue Community Improvement District, and; Petition for Termination of the N.W. Plaza Circle Community Improvement District (the “CIDs”).**

Dear Sir or Madam:

I am filing the enclosed Petitions for Termination on behalf of the N.W. 97th Terrace & N. Congress Avenue Community Improvement District and the N.W. Plaza Circle Community Improvement District.

The CIDs were initially established in 2020, but were never utilized. The CIDs never imposed a sales tax, collected any revenue, and do not have any assets. Instead of allowing the CIDs to exist in name only, the owners of the CIDs have decided to terminate the districts. Should you have any questions regarding the Petitions, please contact me.

Sincerely,

LEWIS RICE LLC



Timothy A. Winkler

TAW  
enclosures

cc: Jeffrey Williams (e-mail: [jeffrey.williams@kcmo.org](mailto:jeffrey.williams@kcmo.org))  
Eluard Alegre (e-mail: [eluard.alegre@kcmo.org](mailto:eluard.alegre@kcmo.org))

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**PETITION FOR TERMINATION OF THE N.W. PLAZA CIRCLE  
COMMUNITY IMPROVEMENT DISTRICT KANSAS CITY, PLATTE  
COUNTY, MISSOURI  
FEBRUARY 17, 2023**

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**PETITION FOR THE TERMINATION OF THE N.W. PLAZA CIRCLE COMMUNITY  
IMPROVEMENT DISTRICT**

To the City Council of Kansas City, Missouri:

The undersigned real property owner (the "Petitioner"), being the owner of all of the real property, and therefore:

- (1) owning more than fifty percent by assessed value of real property, and
- (2) constituting more than fifty percent per capita of all owners of real property

within the boundaries of the hereinafter described community improvement district, does hereby petition and request that the City Council (the "City Council") of the City of Kansas City, Missouri (the "City") terminate the community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo, as amended (the "CID Act") and consistent with Article VII, Chapter 74 of the Kansas City Code of Ordinances ("Chapter 74"). In support of this petition, the Petitioner sets forth the following in compliance with the CID Act and Chapter 74:

1. District Name. The name of the community improvement district ("CID" or "District") is N.W. Plaza Circle Community Improvement District.
2. District Formation: The District was formed pursuant to Ordinance No. 200529 adopted by the City Council of Kansas City on August 20<sup>th</sup>, 2020.
3. Obligations: The District has not entered into any contracts or agreements and has no outstanding obligations.
4. Plan for Dissolution and Distribution of the Assets: The District provided no services, collected no revenues, and made no expenditures; the District has not imposed a sales tax or any other funding source, and the District does not have any assets, revenues, or excess revenues to be transferred to the City or any other party or political subdivision of the State prior to termination.

**WHEREFORE**, Petitioner respectfully requests that the City Council terminate the N.W. Plaza Circle Community Improvement District in accordance with this Petition, take all other appropriate and necessary action to terminate the District consistent with the CID Act, Chapter 74, and other applicable law, and, in light of the fact that the District never imposed a sales tax or any other funding source, and collected no revenues, waive all fines and penalties, if any.

**SIGNATURE PAGE FOLLOWS**



**EXHIBIT A**

**Legal Description**

**TRACT 1:**

**LOT 4, GATEWAY PLAZA, A SUBDIVISION IN KANSAS CITY, PLATTE COUNTY, MISSOURI.**

**TRACT 2:**

**ALL THAT PART OF LOT 3, GATEWAY PLAZA FIRST FLAT, A SUBDIVISION OF LAND IN SECTION 23, TOWNSHIP 52, RANGE 34, KANSAS CITY, PLATTE COUNTY, MISSOURI, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST NORTHERLY NORTHWEST CORNER OF SAID LOT 3; THENCE SOUTH 89 DEGREES 41 MINUTES 07 SECONDS EAST, ALONG THE NORTH LINE OF SAID LOT 3, A DISTANCE OF 119.15 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 22 SECONDS WEST, A DISTANCE OF 500.86 FEET, TO A POINT ON THE SOUTHERLY LINE OF SAID LOT 3, AND 179.37 FEET NORTHWESTERLY OF THE MOST SOUTHERLY CORNER THEREOF; THENCE NORTH 48 DEGREES 11 MINUTES 04 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE 329.73 FEET, THENCE SOUTH 62 DEGREES 08 MINUTES 49 SECONDS WEST, ALONG THE SOUTHERLY LINE OF SAID LOT 3, A DISTANCE OF 249.49 FEET, TO THE MOST WESTERLY SOUTHWEST CORNER THEREOF, THENCE NORTH 2 DEGREES 53 MINUTES 36 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 152.24 FEET; THENCE NORTH 0 DEGREES 09 MINUTES 58 SECONDS EAST, A DISTANCE OF 34.75 FEET, TO THE MOST WESTERLY NORTHWEST CORNER THEREOF; THENCE SOUTH 89 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 137.21 FEET; THENCE SOUTH 0 DEGREES 16 MINUTES 27 SECONDS WEST, ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 1 FOOT; THENCE SOUTH 89 DEGREES 43 MINUTES 33 SECONDS EAST, ALONG THE NORTHERLY LINE OF SAID LOT 3, A DISTANCE OF 203.55 FEET; THENCE NORTH 0 DEGREES 16 MINUTES 27 SECONDS EAST, ALONG THE WESTERLY LINE OF SAID LOT 3, A DISTANCE OF 214.06 FEET, TO THE POINT OF BEGINNING.**

**EXHIBIT B**  
**Boundary Map**

