AMENDED PETITION WITH RESPECT TO THE RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT

FOURTH COUNCIL DISTRICT

KANSAS CITY, JACKSON COUNTY, MISSOURI

SUBMITTED _____, 2025

TABLE OF CONTENTS

I. DESCRIPTION OF THE DISTRICT 1

II. PETITIONERS 1

III. FIVE YEAR PLAN 1

IV. EFFECTIVE DATE AND TERM OF THE DISTRICT 4

V. GOVERNANCE OF THE DISTRICT 4

VI. TAXES 4

VII. SPECIAL ASSESSMENTS 4

VIII. ASSESSMENT VALUE 5

IX. BLIGHT DETERMINATION 5

X. REQUEST TO AMEND PETITION 6

XI. NOTICE TO PETITIONERS 6

XII. SEVERABILITY 6

EXHIBITS

EXHIBIT A - DISTRICT LEGAL DESCRIPTION AND BOUNDARY MAP

ATTACHMENTS

SIGNATURE PAGE TO AMENDED PETITION

ATTACHMENT A TO SIGNATURE PAGE (PARCEL NUMBER, STREET ADDRESS AND COUNTY ASSESSED VALUE OF EACH TRACT OF REAL PROPERTY OWNED WITHIN THE DISTRICT)

AMENDED PETITION WITH RESPECT TO THE RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT

This Amended Petition ("Amended Petition") is submitted pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the "Act"), by those persons and entities whose signatures appear below (the "Petitioners") who request that the City of Kansas City, Missouri City Council (the "City Council") approve this Amended Petition with respect to the existing River Market Community Improvement District (the "District") located in the City of Kansas City, Missouri (the "City"), in order to extend the term of the District for an additional ten (10) years and change the District's methodology and maximum authorized amounts of the District's Special Assessments prospectively, all in accordance with this Amended Petition. The history of the District is set forth in Section IV below.

I. DESCRIPTION OF THE DISTRICT

A. Name of the District: The name of the District shall continue to be River Market Community Improvement District.

B. Legal Description: The District includes all of the real property (the "District Land") legally described in Exhibit A ("Legal Description and Boundary Map") attached to and made a part of this Petition. No change to the existing boundaries of the District is proposed by this Amended Petition.

C. Boundary Map: A map illustrating the existing boundaries of the District is attached to and made a part of this Amended Petition as Exhibit A ("Legal Description and Boundary Map").

II. PETITIONERS

Petitioners represent: (1) more than fifty percent (50%) per capita of all owners of the District Land, and (2) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

III. FIVE YEAR PLAN

A. Purposes of the District. The District's purposes shall continue to be implemented according to the provisions of Section 67.1461 ("Powers of the District") of the Act.

1. The purposes of the District continue to be to:
   (a) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described in Paragraph B of this Article; and
   (b) levy and collect special assessments
2. The District allows landowners in the District to:
   (a) coordinate efforts to improve the District and meet the District's purposes;
   (b) plan Eligible Services and/or public improvements that are deemed by the District to be necessary and desirable to the District;

(c) implement Eligible Services and public improvements; and
(d) share the costs incurred by the District through special assessments imposed and collected in accordance with this Amended Petition and the Act.

B. Eligible Services

The Eligible Services generally include, without limitation, the following: (1) safety and security services, (2) maintenance of public and privately owned areas, (3) landscape and streetscape installation, maintenance, repair and replacement, and (4) management and operations (which may include the establishment of reserves).

1. Safety and Security Services

The District may employ or contract for the provision of personnel to assist patrons, residents and users to improve safety conditions of the District. Such services may include, but are not necessarily limited to:

(a) addressing public safety problems;
(b) coordinating communications between the City and its departments and the District safety personnel;
(c) identifying and reporting public nuisances and exterior code violations;
(d) providing public safety education for residents, businesses and visitors;
(e) enhanced weekend safety patrols;
(f) enhanced night safety patrols.

2. Maintenance

The District may provide or contract for the provision of exterior cleaning and maintenance services to public and private property in order to improve the appearance and image of the District. Such services may include, but are not necessarily limited to:

(a) litter removal;
(b) purchase and maintenance of additional trash receptacles;
(c) sidewalk sweeping through manual and mechanical devices;
(d) pressure washing surfaces;
(e) steam cleaning sidewalks and street surfaces;
(f) weed abatement; and
(g) graffiti, poster and handbill removal.

3. Landscape and Streetscape

The District may employ or contract for the provision of landscape and streetscape maintenance services to public and private areas to improve the appearance and image of the District. Such services may include, but are not limited to:

(a) purchase, install, and/or maintain trees, shrubs, flowers and other vegetation;

(b) purchase, install, maintain, service and/or replace pots and planters;

(c) plant, install, maintain, service and/or replace trees located or planned to be located in the public right of way;

(d) provide, or cause to be provided, design services for planning and selecting the type and the location of benches, lighting, public art, banners, trash receptacles, newspaper and periodical vending devices, trees, shrubs, flowers, sidewalk repairs and replacements, and street repairs and replacements;

(e) purchase, install maintain, repair and/or replace benches, lighting, public art, banners, trash receptacles, newspaper and periodical vending devices, trees, shrubs, flowers and sidewalks; and

(f) mowing, seeding, watering and fertilizing grass and other vegetation located in parks, boulevards and other public rights of way.

4. Management and Operations

The District may hire or contract for personnel to staff and provide services to the District. Moreover, the District may furnish, equip and house staff necessary to provide the "Eligible Services."

C. Budget

The provision of the Eligible Services is intended to be expanded from that provided by the District prior to the approval of this Amended Petition by Ordinance, which will be made possible by the increased revenue anticipated from the levy of special assessments at the revised rates set forth in this Amended Petition. The estimated costs of the Eligible Services are:

EXPENDITURES	Year 1[1]	Year 2	Year 3	Year 4	Year 5
Maintenance & Landscaping	$162,163	$167,028	$172,038	$177,200	$182,516
Communications & Marketing	$15,000	$15,000	$15,000	$15,000	$15,000
Management	$91,702	$94,453	$97,287	$100,206	$103,212
County Collection Charge	$9,603	$9,891	$10,188	$10,493	$10,808
Program Expenses	$18,540	$19,096	$19,669	$20,259	$20,866
Safety	$434,163	$439,028	$444,038	$449,200	$454,516
Totals	**$731,172**	**$744,497**	**$758,222**	**$772,359**	**$786,920**

[1] "Year 1" is the fiscal year beginning May 1, 2026

The Board in its discretion may establish a reserve account to provide funds to offset slow or delinquent payments from property owners. Such reserve funds also may be used at the discretion of the Board to fund unanticipated ordinary expenses and/or capital expenditures.

IV. EFFECTIVE DATE AND TERM OF THE DISTRICT

The District was initially established pursuant to City Ordinance No. 060805 for a term of perpetuity effective August 3, 2006, but was later revised for a term of nine years pursuant to City Ordinance No. 070749. The District's term of existence was extended pursuant to City Ordinance 140842 for a term of ten years commencing August 3, 2015. The term of the District pursuant to this Amended Petition will be an additional ten (10) years, beginning on August 3, 2025. From and after August 3, 2025, the District will continue to exist and function under this Amended Petition, and Petitions previously approved by the City Council with respect to the District shall be superseded by this Amended Petition.

V. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a continuation of the currently existing River Market Community Improvement District, a not-for-profit corporation in good standing and with all of the powers granted to and/or exercisable by a community improvement district pursuant to the Act except to the extent such powers are expressly limited by this Amended Petition or the District's Bylaws. There are no limitations on the borrowing capacity of the District, the revenue generation of the District or the authority of the District, and the District shall have the full range of powers authorized under the provisions of the CID Act, except solely as expressly limited by this Amended Petition.

B. Board of Directors

The Board of Directors shall be appointed pursuant to Chapter 355 of the Revised Statutes of Missouri, as amended.

VI. TAXES

The District shall have no power to levy real estate, business license, sales or use taxes.

VII. SPECIAL ASSESSMENTS

The maximum rates of special assessments and the respective methods of assessment that may be proposed by petition, pursuant to sections 67.1521 of the Act, are as follows:

Residential Market Value: With respect to the assessment year in which there occurs the approval of this Amended Petition by Ordinance (expected to be 2025), the maximum rate shall imposed by the District shall not exceed $0.0575 per $100 of Market Value (defined below) and $0.09 per square foot of Parcel Land Area (defined below). Thereafter, the maximum rate that may be imposed by the District shall not exceed that amount equal to the immediately preceding

year's rate multiplied by 1.03, and in all events the annual rate for any assessment year shall not exceed $0.075 per $100 of Market Value and $0.117 per square foot of Parcel Land Area.

Commercial Market Value: With respect to the assessment year in which there occurs the approval of this Amended Petition by Ordinance (expected to be 2025), the maximum rate shall imposed by the District shall not exceed $0.0675 per $100 of Market Value and $0.09 per square foot of Parcel Land Area. Thereafter, the maximum rate that may be imposed by the District shall not exceed that amount equal to the immediately preceding year's rate multiplied by 1.03, and in all events the annual rate for any assessment year shall not exceed $0.088 per $100 of Market Value and $0.117 per square foot of Parcel Land Area.

For purposes of calculating the District's special assessments: (1) "Market Value" of a Parcel shall be equal to the fair market value of such parcel for ad valorem tax purpose with respect to the applicable tax year as determined by the Jackson County, Missouri Assessor according to the records of Jackson County, Missouri, and (2) "Parcel Land Area" of a Parcel shall be equal to the total ground level square footage of such parcel as last determined by the Jackson County, Missouri Assessor according to the records of Jackson County, Missouri.

With respect to special assessments on real property owned by the City or any other governmental body or political subdivision whose real property is not legally subject to the District's special assessments pursuant to applicable law because such real property is owned by a governmental body or political subdivision (a "Governmental Body"), such Governmental Body's joinder in this Petition as a Petitioner does not override the status of such Governmental Body's real property as unassessable by the District. Notwithstanding the foregoing, any such Governmental Body may nevertheless agree to make voluntary payments in lieu of such special assessments in any amounts such Governmental Body from year to year appropriates for such purpose.

Such authorization to levy the special assessment shall expire on August 3, 2035.

VIII. ASSESSMENT VALUE

The total assessed value of all the real property within the District for tax year 2024 is $120,691,555.

IX. BLIGHT DETERMINATION

This Amended Petition does not include a request for a determination of blight for any real property within the District.

X. RIGHT TO TERMINATE DISTRICT

The property owners shall retain the right to initiate a petition to terminate the District as provided by Section 67.1481, RSMo

XI. CITY AUDITOR

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

XII. NOTICE TO PETITIONERS

The signatures of Petitioners signing this Amended Petition may not be withdrawn later than seven (7) days after this Amended Petition is filed with the clerk of the City

XIII. SEVERABILITY

If any provision of this Amended Petition shall be held or deemed 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 Amended 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 Amended Petition invalid, inoperative or unenforceable to any extent whatsoever.

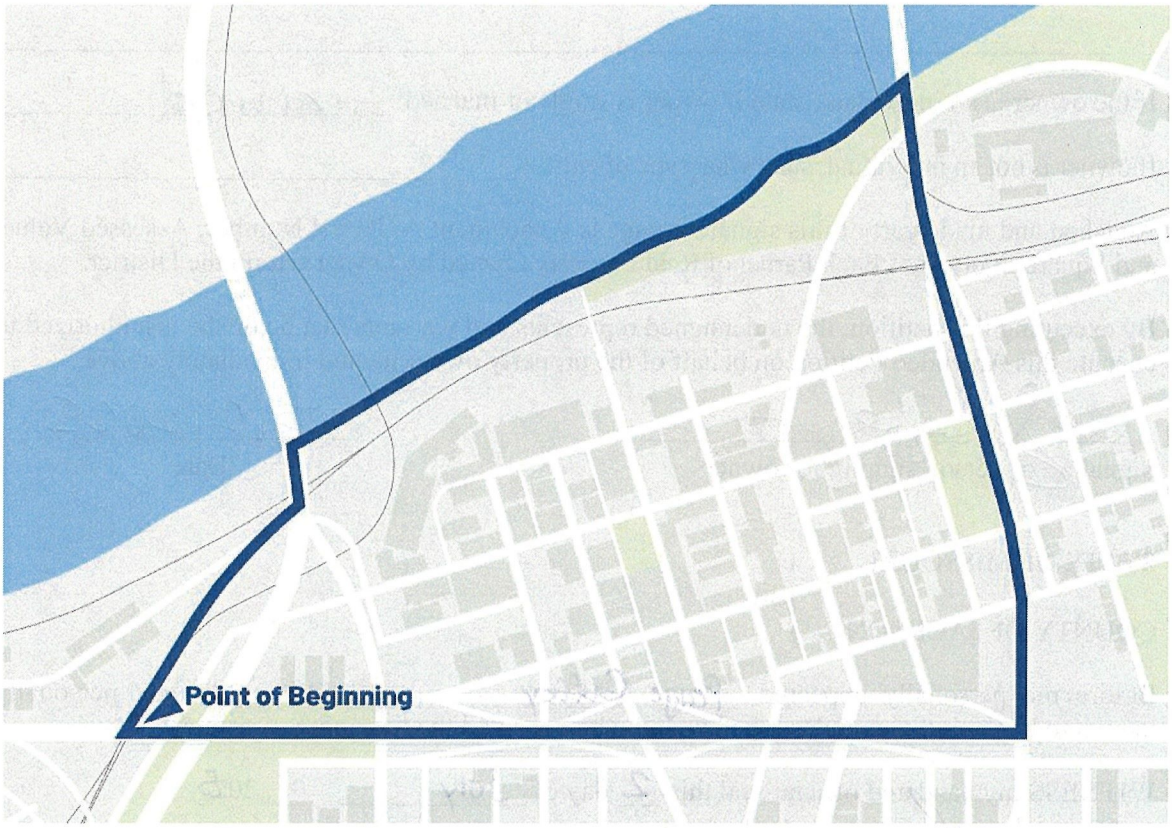
XIV. REQUEST TO AMEND DISTRICT'S PETITION

By execution and submission of this Amended Petition, the Petitioners request that the City Council amend the District's Petition as set forth in this Amended Petition.

EXHIBIT A
LEGAL DESCRIPTION AND BOUNDARY MAP

The following legal description sets out the River Market Community Improvement District boundaries:

Beginning at the intersection of the center line of I-70/35 and the east right of way line of Burlington Northern Santa Fe Railroad; Thence east along the center line of I-70/35 to the intersection of Missouri 9 Highway; Thence north along the center line of Missouri 9 Highway north to the intersection of the south bank of the Missouri River; Thence west along the south bank of the Missouri River to the intersection of the west right of way line of Broadway Avenue; Thence south along the west right of way of Broadway Avenue to the south right of way line of Burlington Northern Santa Fe Railroad; Thence south and west along the east right of way line of the Burlington Northern Santa Fe Railroad to the point of beginning (except that part owned by KCMO between BNSF Railway and the Missouri River).



TOMMY WILSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires Aug. 23, 2024
Commission #13202429

SIGNATURE PAGE TO AMENDED PETITION WITH RESPECT TO THE
RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT

I request that the City Council of Kansas City, Missouri amend the Petition with respect to the River Market Community Improvement District pursuant to the foregoing Amended Petition.

Name of owner: JOSH + paige guffey Guffey Josh + Paige

Owner's telephone number and mailing address: 313 E 5th St. Kansas City MO, 64106 (316) 518-8598

If signer is different from owner:

Name of signer: _____

State basis of legal authority to sign: _____

Signer's telephone number and mailing address: _____

_____

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

If owner is not an individual, state what type of entity: _____

Attached and made part of this signature page is Attachment A: Parcel Number, Assessed Value, and Square Footage of Each Parcel of Real Property Owned by Owner within the District.

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this Amended Petition on behalf of the property owner named immediately above.

_____ 7/2/2025

Signature of person signing for owner Date

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

Before me personally appeared Paige Guffey, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 2 day of July, 2025.

Notary Public _____ My Commission Expires: 08/23/26

TOMMY WILSON
Notary Public - Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires: Aug. 23, 2026
Commission #07020429

RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT

ATTACHMENT A TO SIGNATURE PAGE
PETITION TO AUTHORIZE SPECIAL ASSESSMENTS

Parcel Number	Owner Name	Street Address	Assessed Value	Market Value	Parcel SF	Market Value Levy	Square Foot Levy	Total RMCID Levy
12-830-34-12-00-0-00-000	GUFFEY JOSH & PAIGE	313 E 5TH ST	$104,168	$548,250	1,853.00	$315.24	$329.19	$644.43