

**Petition to Establish the  
Palestine Community Improvement District**

This petition (“Petition”) is submitted by the undersigned owners or representatives of the owners 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 proposed community improvement district (the “Petitioners”), who request that the City of Kansas City, Missouri (the “City”), establish the proposed Palestine Community Improvement District (the “District), pursuant to the authority of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”).

1. **Name of District.** The name of the District is the Palestine Community Improvement District.
2. **Legal Description.** A legal description of all the real property of the proposed District is set forth on Exhibit A, attached hereto and incorporated herein by reference.
3. **District Boundary Map.** A map illustrating the boundaries of the proposed District is set forth on Exhibit B, attached hereto and incorporated herein by reference.
4. **Tax Parcel List.** The list of tax parcels within the District, their respective ownership and assessed value, and the total District assessed value is set forth on Exhibit C, attached hereto and incorporated herein by reference.
5. **Five-Year Plan.** A five-year plan stating a description of the proposed District’s purposes, services of the District, list of improvements to be made, an estimate of costs incurred for the services and improvements, and anticipated sources and their terms for funding these costs (the “Five-Year Plan”), is set forth on Exhibit D, attached hereto and incorporated herein by reference.
6. **Type of District.** The District shall be a political subdivision of the State of Missouri and shall be governed by a board of directors as set forth in this Petition and pursuant to the CID Act.
7. **District Powers and General Purposes.** Notwithstanding anything in the CID Act or this Petition to the contrary and in addition to the specific purposes and services set forth in the Five-Year Plan, the proposed District shall have the powers provided in Section 67.1461.1 of the CID Act. The District shall generally encourage the growth and development of the District through an emphasis on the following:
  - a. Transit. Facilitate access and improvements to public transportation and transit-oriented development;
  - b. Security. Improve public safety and security efforts within the District and surrounding community improvement districts by coordinating new and existing resources;
  - c. Partnerships. Engage in partnerships and enter agreements with other community partners, organizations, and to collaborate on efforts to improve the District and promote development; and
  - d. Public Improvements. Provide for the repair, maintenance, construction, and installation of public improvements and infrastructure projects allowed under Section 67.1461.1 of the CID Act or described in this Petition.

8. **Board of Directors.** The District shall be governed by seven (7) directors (each individually a “Director” and collectively, the “Board”), all of which shall be appointed and meet the following qualifications pursuant to Section 37.1451.2 of the CID Act:
- a. be at least eighteen years of age;
  - b. be a resident of the State of Missouri for at least one year prior to serving on the Board; and
  - c. be an Owner, as defined in Section 67.1401 of the CID Act of real property or of a business operating within the District, or their legally authorized representative; or be a registered voter residing within the District.
9. **Initial Board of Directors.** Pursuant to Section 67.1451 of the CID Act, the following individuals shall be appointed as initial Directors with their respective terms set forth as follows:

<u>Name of Director</u>	<u>Type</u>	<u>Initial Term</u>
Mel Gross	Representative – Business Owner	4 years
Rhonda Iverson	Representative – Business Owner	2 years
Rick Abel	Representative – Business Owner	2 years
Simone Curls	Representative – Business Owner	4 years
Chuck Ferguson, KCATA	Representative of Property / Business Owner	2 years
Richard Bryant	Representative – Retail Owner	4 years
Arfan Paroya	Representative – Retail Owner	2 years

10. **Successor Directors.** Successor Directors shall serve for four-year terms or until their successor is appointed in accordance with this Petition, whichever occurs later. Successor Directors shall be appointed by the Mayor with the consent of the City Council resolution, subject to the procedure set forth in this section 10.
- 1) The Board shall select a slate for potential Successor Directors as follows:
    - a. Individuals meeting the qualifications set out in this Petition must be nominated by three sitting Directors; and
    - b. 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.
  - 2) Following the receipt of the slate submitted by the Board to the City Clerk, who shall deliver the slate to the Mayor and the City Council:
    - 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 state in writing the reasons for rejection of the slate and request that the Board submit an alternate slate.

3) If an alternate slate is requested, following receipt of the written request, the Board shall submit an alternate slate to the City Clerk pursuant to steps 1 and 2 listed above. The procedure described in this section shall continue until the successor Directors are appointed by the Mayor with the consent of the City Council.

In the event, for any reason, a Director is not able to serve his or her full term, any vacancy to the Board shall be filled by a vote of the Board. The interim Director shall serve for the remainder of the exiting Director unless otherwise appointed to the Board by the procedure set forth in this section.

11. **District Assessed Value.** The total assessed value of all real property located within the District is approximately \$4,620,585. The official total assessed valuation for the District may change by the time the District is created.
12. **District Sales Tax.** The District shall be authorized, upon approval by the qualified voters of the District, to impose a sales and use tax (the “District Sales Tax”) at a rate of up to one percent (1.0%) upon all eligible retail sales made within the District, which may be used to fund certain improvements or services provided within the District.
13. **Special Assessments.** The District shall have no power to levy special assessments. The maximum rates of special assessments proposed in this Petition are zero.
14. **Real Property and Business License Taxes.** The District shall have no power to levy a real property tax or business license tax. The maximum rates of real property taxes and business license taxes proposed in this Petition are zero.
15. **District Term.** The District will exist and function for twenty (20) years, commencing upon the approval of an ordinance establishing the District by the City Council (the “District Term”), unless terminated or extended in accordance with the CID Act.
16. **Blight Determination.** The Petition does not include a request for a determination of blight for any real property located within the proposed District.
17. **Petitioners.** The Petitioners represent more than 50% per capita of all owners of real property located within the boundaries of the proposed District and more than 50% of the assessed value of all real property located within the boundaries of the proposed District.
18. **Notice of Petitioners Signatures.** The signatures of Petitioners signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.
19. **Request to Establish District.** By execution and submission of this Petition, the Petitioners respectfully request that the proposed District be established by the City pursuant to the CID Act.
20. **District Limitations.** Except as otherwise provided by this Petition or the CID Act, there are no limitations on the borrowing capacity, revenue generation, or other powers of the District.
21. **Audits and Reports.** 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 is made. The District shall comply with the auditing and reporting requirements set forth in the City’s Code of Ordinances and the CID Act.

22. **Severability.** 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.

**[Signature pages follow]**

**CLERK’S RECEIPT OF PETITION**

This Petition was filed in the office of the City Clerk of Kansas City, Missouri on the \_\_\_\_ day of \_\_\_\_\_, 2023.

\_\_\_\_\_  
City Clerk

**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Basra Property LLC  
 Owner's Telephone Number: \_\_\_\_\_  
 Owner's Mailing Address: 3447 Prospect Ave  
Kansas City, MO 64128  
 \_\_\_\_\_  
 Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: \_\_\_\_\_  
 (If Owner is an individual):  single  married  
 Name of Signer: Swarnjit Singh  
 Basis of Signer's Legal Authority to Sign: Manager of LLC  
 Signer's Telephone Number: 913-206-5469  
 Signer's Mailing Address: 3447 Prospect  
Kansas City mo 64128  
 \_\_\_\_\_

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
28-930-32-16-00-00-0-000	3443 Prospect Ave	\$180,480
28-930-32-17-00-00-0-000	2626 E 35th St	\$570

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

Swarnjit Singh  
 \_\_\_\_\_  
 (Signature)

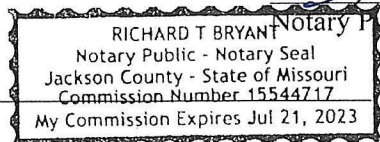
6-30-23  
 \_\_\_\_\_  
 (Date)

STATE OF MISSOURI     )  
   ) ss.  
 COUNTY OF JACKSON    )

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 30 day of June, 2023.

My Commission Expires:



**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Ddel Holdings LLC

Owner's Telephone Number: \_\_\_\_\_

Owner's Mailing Address: 32420 E Linwood Blvd Ste 109  
Kansas City, MO 64128

Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: \_\_\_\_\_

(If Owner is an individual):  single  married

Name of Signer: \_\_\_\_\_

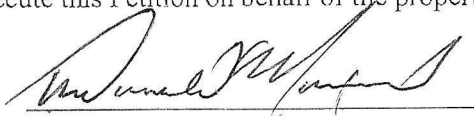
Basis of Signer's Legal Authority to Sign: \_\_\_\_\_

Signer's Telephone Number: \_\_\_\_\_

Signer's Mailing Address: \_\_\_\_\_

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
30-110-01-02-00-00-000	3510 Prospect Ave	\$88,320

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

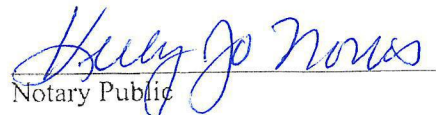
  
(Signature)

6-29-2023  
(Date)

STATE OF MISSOURI        )  
  ) ss.  
COUNTY OF JACKSON    )

Before me personally appeared Donald Maxwell to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 29<sup>th</sup> day of June, 2023.

  
Notary Public

My Commission Expires: September 20, 2024

**Keely Jo Norris**  
**Commission #2045168**  
**Notary Public - Notary Seal**  
**STATE OF MISSOURI**  
**Clay County**  
**My Commission Expires: Sept. 20, 2024**

**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Palestine Commons LP

Owner's Telephone Number: \_\_\_\_\_

Owner's Mailing Address: 6434 N Crooked Rd  
Parkville, MO 64152

Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: Limited Partnership

(If Owner is an individual):  single  married

Name of Signer: Melvin A. Gross

Basis of Signer's Legal Authority to Sign: Chair PVCDC Owner of PC GP, LLC

Signer's Telephone Number: 816-564-8501

Signer's Mailing Address: 5501 NE Northgate Crossing  
Lee's Summit, MO 64064

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
28-930-32-11-00-00-0-000	3427 Prospect Ave	\$570
28-930-32-31-00-00-0-000	2651 E 34th St	\$1,777,609
28-930-32-23-00-00-0-000	3434 Montgall Ave	\$570

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

Melvin A. Gross  
(Signature)

15 JUNE 2023  
(Date)

**KESHIA JEFFREY**  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires 11/14/2025  
Commission # 15056648

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 15<sup>th</sup> day of June, 2023.

[Signature]  
Notary Public

My Commission Expires: 11/14/25

**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Palestine Gardens, Inc.  
 Owner's Telephone Number: \_\_\_\_\_  
 Owner's Mailing Address: 3619 E 35th St  
Kansas City, MO 64128  
 \_\_\_\_\_  
 Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: \_\_\_\_\_  
 (If Owner is an individual):  single  married  
 Name of Signer: Wendell Jones  
 Basis of Signer's Legal Authority to Sign: Chairman  
 Signer's Telephone Number: 816-509-3876  
 Signer's Mailing Address: 2104 East 15<sup>th</sup> Terrace  
Kansas City, MO 64127

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
28-930-17-30-00-00-0-000	2627 E 33rd St	\$393,680

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

Wendell Jones  
 (Signature)

6-20-23  
 (Date)

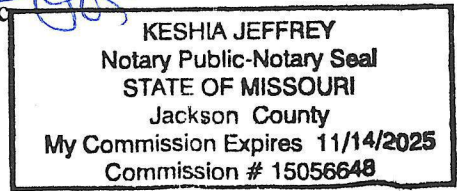
STATE OF MISSOURI     )  
   ) ss.  
 COUNTY OF JACKSON    )

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 20<sup>th</sup> day of JUNE, 2023.

Keshia Jeffrey  
 Notary Public

My Commission Expires: 11/14/25





**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Palestine Village Community Development Corporation

Owner's Telephone Number: \_\_\_\_\_

Owner's Mailing Address: 7920 Ward Pkwy  
Kansas City, MO 64114

Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: \_\_\_\_\_

(If Owner is an individual):  single  married

Name of Signer: Melvin A. Gross

Basis of Signer's Legal Authority to Sign: Chairman, PVCDC

Signer's Telephone Number: 816-564-8501

Signer's Mailing Address: 5501 NE Northgate Crossing  
Lee's Summit, MO 64064

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
28-930-32-12-00-00-0-000	3431 Prospect Ave	\$3,520
28-930-32-22-00-00-0-000	3436 Montgall Ave	\$570
28-930-32-13-00-00-0-000	3435 Prospect Ave	\$3,520
28-930-32-20-00-00-0-000	3444 Montgall Ave	\$570
28-930-32-21-00-00-0-000	3440 Montgall Ave	\$570

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

Melvin A. Gross  
(Signature)

15 JUNE 2023  
(Date)  
KESHIA JEFFREY  
Notary Public-Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires 11/14/2025  
Commission # 15056648

STATE OF MISSOURI        )  
  ) ss.  
COUNTY OF JACKSON    )

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 15<sup>th</sup> day of JUNE, 2023.

[Signature]  
Notary Public

My Commission Expires: 11/14/25

**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Palestine Senior Citizens Activity Center, Inc.  
 Owner's Telephone Number: \_\_\_\_\_  
 Owner's Mailing Address: 3619 E 35th St  
Kansas City, MO 64128  
 \_\_\_\_\_  
 Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: \_\_\_\_\_  
 (If Owner is an individual):  single  married  
 Name of Signer: \_\_\_\_\_  
 Basis of Signer's Legal Authority to Sign: \_\_\_\_\_  
 Signer's Telephone Number: \_\_\_\_\_  
 Signer's Mailing Address: \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
28-930-17-31-00-00-0-000	3325 Prospect Ave	\$733,760

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


  
 (Signature)

6-29-2023  
 (Date)

STATE OF MISSOURI     )  
   ) ss.  
 COUNTY OF JACKSON    )

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

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 29<sup>th</sup> day of June, 2023.

  
 Notary Public

My Commission Expires: September 20, 2024

**Keely Jo Norris**  
**Commission #20455168**  
**Notary Public - Notary Seal**  
**STATE OF MISSOURI**  
**Clay County**  
 My Commission Expires: Sept. 20, 2024

**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Kansas City, Missouri Homesteading Authority

Owner's Telephone Number: \_\_\_\_\_

Owner's Mailing Address: 414 E 12<sup>th</sup> Street, 15<sup>th</sup> Floor City Hall  
Kansas City, MO 64106

Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: \_\_\_\_\_

(If Owner is an individual):  single  married

Name of Signer: \_\_\_\_\_

Basis of Signer's Legal Authority to Sign: \_\_\_\_\_

Signer's Telephone Number: \_\_\_\_\_

Signer's Mailing Address: \_\_\_\_\_

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
29-740-32-24-00-00-000	3418 Prospect Ave	\$2,280

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

*Diane Binckley*  
(Signature)

06.14.23  
(Date)

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    )

Before me personally appeared DIANE BINCKLEY to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 14<sup>TH</sup> day of JUNE, 2023.

*Nathan Kline*  
Notary Public

My Commission Expires: 5/8/2025

**NATHAN KLINE  
NOTARY PUBLIC-NOTARY SEAL  
STATE OF MISSOURI  
JACKSON COUNTY  
MY COMMISSION EXPIRES 5/8/2025  
COMMISSION # 17501732**

**Signature Page to the Petition to Establish the  
Palestine Community Improvement District**

Property Owner Name: Jackson County Missouri

Owner's Telephone Number: \_\_\_\_\_

Owner's Mailing Address: 415 E 12th St  
Kansas City, MO 64106

Owner Type:  nonprofit corporation  
 for profit corporation  
 limited liability company  
 other: Local Government

(If Owner is an individual):  single  married

Name of Signer: Frank White, Jr.

Basis of Signer's Legal Authority to Sign: County Executive

Signer's Telephone Number: (816) 881-3329

Signer's Mailing Address: 415 E. 12th St, 2d Floor  
KANSAS CITY, MO 64106

<u>Parcel No.</u>	<u>Parcel Address</u>	<u>Assessed Value</u>
29-740-32-16-00-00-0-000	3443 Wabash Ave	\$3,520

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

[Signature]  
(Signature)

6/12/23  
(Date)

STATE OF MISSOURI     )  
  ) ss.  
COUNTY OF JACKSON    ) :

Before me personally appeared Frank White, Jr. to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 12<sup>th</sup> day of June, 2023.



CHRISTINE HOWARD  
My Commission Expires  
February 28, 2024  
Jackson County  
Commission #12308404

Christine Howard  
Notary Public

My Commission Expires: February 28, 2024

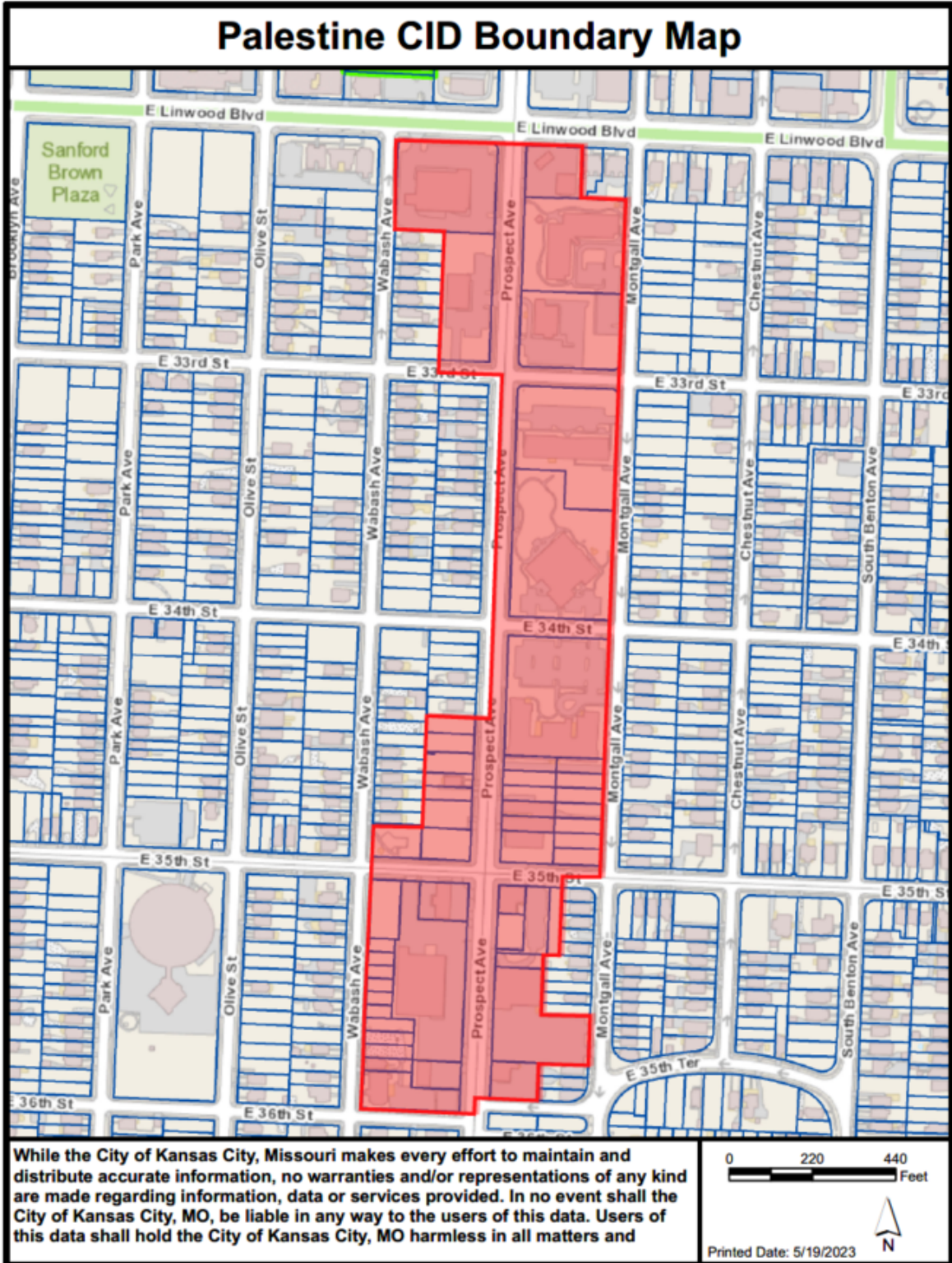
APPROVED AS TO FORM  
Jay D. Haden  
County Counselor

**EXHIBIT A**

**Legal Description**

**EXHIBIT B**

**District Boundary Map**



**EXHIBIT C**

**Tax Parcel List**

<b>Parcel No.</b>	<b>Parcel Address</b>	<b>Owner Name</b>	<b>Total Assessed Value</b>	<b>Total Exempt Value</b>
30-110-01-01-00-00-0-000	3500 Prospect Ave	Ampk Fueling Inc	\$62,720	\$0
29-740-16-23-00-00-0-000	3230 Prospect Ave	Autozone Inc	\$103,360	\$0
28-930-32-16-00-00-0-000	3443 Prospect Ave	Basra Property LLC	\$180,480	\$0
28-930-32-17-00-00-0-000	2626 E 35th St	Basra Property LLC	\$570	\$0
30-110-01-16-00-00-0-000	3544 Prospect Ave	Carter Jerome	\$32,960	\$0
30-110-01-02-00-00-0-000	3510 Prospect Ave	Ddel Holdings LLC	\$88,320	\$0
31-320-08-04-00-00-0-000	3501 Prospect Ave	England William M & E Louise	\$12,480	\$0
29-740-32-16-00-00-0-000	3443 Wabash Ave	Jackson County Missouri	\$3,520	\$3,520
29-740-32-21-00-00-0-000	3432 Prospect Ave	James John W & Joann	\$6,460	\$0
28-930-32-14-00-00-0-000	3437 Prospect Ave	Kansas City Area Transportation Authority	\$11,520	\$0
28-930-32-18-00-00-0-000	3454 Montgall Ave	Kansas City Area Transportation Authority	\$570	\$0
29-740-32-22-00-00-0-000		Kansas City Area Transportation Authority	\$960	\$960
28-930-32-15-00-00-0-000	3439 Prospect Ave	Kansas City Area Transportation Authority	\$17,600	\$17,600
29-740-32-18-02-00-0-000	3444 Prospect Ave	Kansas City Area Transportation Authority	\$53,120	\$53,120
29-740-32-17-00-00-0-000	3454 Prospect Ave	Kansas City Area Transportation Authority	\$12,160	\$12,160
29-740-32-23-01-00-0-000	3422 Prospect Ave	Kansas City Area Transportation Authority	\$2,470	\$2,470
29-740-32-18-01-00-0-000	3436 Prospect Ave	Kansas City Area Transportation Authority	\$3,520	\$3,520
28-930-32-19-00-00-0-000	3446 Montgall Ave	Kansas City Area Transportation Authority	\$570	\$570
29-740-32-24-00-00-0-000	3418 Prospect Ave	Kansas City Missouri Homesteading Auth	\$2,280	\$2,280
31-320-08-02-00-00-0-000	2611 E 35th St	Land Bank of Kansas City Missouri	\$570	\$570
31-320-08-21-00-00-0-000	2625 E 35th St	Land Bank of Kansas City Missouri	\$6,720	\$6,720
31-320-08-07-01-00-0-000	3517 Prospect Ave	Land Bank of Kansas City Missouri	\$5,760	\$5,760
31-320-08-08-00-00-0-000	3541 Prospect Ave	Land Barry	\$16,320	\$0
30-110-01-03-00-00-0-000	2501 E 35th St	Mt Washington Missionary Baptist Church	\$7,680	\$0
30-110-01-04-00-00-0-000	3515 Wabash Ave	Mt Washington Missionary Baptist Church	\$1,045	\$0
30-110-01-05-00-00-0-000	3517 Wabash Ave	Mt Washington Missionary Baptist Church	\$1,045	\$0
30-110-01-06-00-00-0-000	3521 Wabash Ave	Mt Washington Missionary Baptist Church	\$1,045	\$0
30-110-01-08-00-00-0-000	3527 Wabash Ave	Mt Washington Missionary Baptist Church	\$1,045	\$0
30-110-01-09-00-00-0-000	3529 Wabash Ave	Mt Washington Missionary Baptist Church	\$1,045	\$0
30-110-01-07-00-00-0-000	3523 Wabash Ave	Mt Washington Missionary Baptist Church	\$1,045	\$0
30-110-01-11-00-00-0-000	3535 Wabash Ave	Mt Washington Missionary Baptist Church	\$2,090	\$0
30-110-01-12-00-00-0-000	3537 Wabash Ave	Mt Washington Missionary Baptist Church	\$855	\$0
30-110-01-10-00-00-0-000	3533 Wabash Ave	Mt Washington Missionary Baptist Church	\$2,090	\$0
30-110-01-13-00-00-0-000	3541 Wabash Ave	Mt Washington Missionary Baptist Church	\$4,480	\$0
30-110-01-20-00-00-0-000	3551 Wabash Ave	Mt Washington Missionary Baptist Church	\$33,280	\$33,280
31-320-08-05-00-00-0-000	3509 Prospect Ave	New Ransom Temple Inc	\$3,520	\$0
28-930-32-11-00-00-0-000	3427 Prospect Ave	Palestine Commons LP	\$570	\$0
28-930-32-23-00-00-0-000	3434 Montgall Ave	Palestine Commons LP	\$570	\$0
28-930-32-31-00-00-0-000	2651 E 34th St	Palestine Commons LP	\$1,777,609	\$0
28-930-17-30-00-00-0-000	2627 E 33rd St	Palestine Gardens	\$393,680	\$393,680
28-930-16-26-00-00-0-000	3220 Montgall Ave	Palestine Gardens North, Inc.	\$405,651	\$405,651

28-930-17-31-00-00-0-000	3325 Prospect Ave	Palestine Senior Citizens Activity Center, Inc.	\$733,760	\$733,760
28-930-32-12-00-00-0-000	3431 Prospect Ave	Palestine Village Community Development Corporation	\$3,520	\$0
28-930-32-22-00-00-0-000	3436 Montgall Ave	Palestine Village Community Development Corporation	\$570	\$0
28-930-32-13-00-00-0-000	3435 Prospect Ave	Palestine Village Community Development Corporation	\$3,520	\$0
28-930-32-20-00-00-0-000	3444 Montgall Ave	Palestine Village Community Development Corporation	\$570	\$0
28-930-32-21-00-00-0-000	3440 Montgall Ave	Palestine Village Community Development Corporation	\$570	\$0
29-740-16-22-00-00-0-000	2501 E Linwood Blvd	Spirit Wg Kansas City (Linwood) MO LLC	\$310,720	\$113,216
28-930-16-27-00-00-0-000	3231 Prospect Ave	United States Postal Service	\$217,600	\$217,600
28-930-16-22-00-00-0-000	3201 Prospect Ave	Wrenn Thomas W & Wrenn Joel J	\$28,800	\$0
31-320-08-07-02-00-0-000	3523 Prospect Ave	Y M K Enterprises, Inc.	\$57,600	\$0



## EXHIBIT D

### **Five-Year Plan**

This Five-Year Plan of the Palestine Community Improvement District considers the District's purposes, services, proposed projects and public improvements, and anticipated funding for the District as a management plan for the first five years of the District Term. The Five-Year Plan will commence upon the establishment of the District with the acknowledgement that these activities may continue for the entirety of the District Term. The implementation of the District Sales Tax is to occur within the first year of the District Term following voter approval.

#### **I. DISTRICT PURPOSES**

The District's purposes shall be implemented according to the provisions of Section 67.1461.1 of the CID Act. In addition to those purposes set forth in Section 7 of this Petition, the District shall serve the following purposes:

- 1) Provide or cause to be provided for the benefit of the District, any of the services set forth in this Petition or in Section 2 of the Five-Year Plan;
- 2) Assist and implement financing tools such as bond issues, leaseback transactions, and other incentives to finance the costs incurred by carrying out the purposes District, District services and public improvement projects, or other costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the bonds;
- 3) Authorize and collect the District Sales Tax;
- 4) Hold fee simple interest in District properties;
- 5) Enter into agreements and partner with the City, development agencies, and other third-parties to complete projects, improvements, and services proposed by the District; and
- 6) Serve as an economic development tool that allows property or business owners, community partners, and others in the District to:
  - Coordinate efforts to improve the District and meet the District purposes;
  - Plan the District services and/or public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
  - Implement the District services and public improvements; and
  - Share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.
  - Initiate a petition to terminate the District pursuant to the CID Act and this Petition.

#### **II. IMPLEMENTATION OF PUBLIC SAFETY PRIORITY DURING THE FIRST FIVE YEARS**

The District has established an initial budget of approximately One Hundred Thousand Dollars (\$150,000) annually, as shown in the budget attached to this Five-Year Plan and incorporated herein (the "Proposed District Budget"). The Board of Directors of the District intends to concentrate this funding on collaborative public safety efforts with the City of Kansas City, the Kansas City Area Transportation Authority, and the Linwood Shopping Center Community Improvement Districts located north of Linwood Boulevard on Prospect Avenue. The District is located on the KCATA's Prospect Bus Rapid Transit System and will promote transportation-oriented development in the District. The public safety plan to be implemented will include common security services and coordinated public safety objectives

with the cooperative parties. The District will collaborate with the Kansas City Police Department and KCATA's professional security staff to better coordinate and implement new public safety efforts in the Prospect Corridor. Private sector businesses participating in the public safety plan will include Palestine and the Prospect Mini-Mart at the corner of 35<sup>th</sup> Street and Prospect Avenue. The Plan will also involve residential and retail entities such as the Walgreens located at Linwood Boulevard and Prospect Avenue.

### **III. DISTRICT SERVICES & PUBLIC SAFETY**

The District may undertake any service or activity set forth in Section 67.1461.1 of the CID Act or otherwise noted in this Petition to carry out the purposes and proposed improvements of the District. As stated herein, the Five-Year Plan will give priority to services that promote public safety. During the initial five (5) years, the District will also collaborate with the private sector and the City to expand the resources reflected in the Proposed District Budget to extend the Plan to other services authorized herein, including but not limited to trash removal, economic development, and business expansion of the District. The services will include the following:

- 1) Maintain, repair, construct, install or equip multi-modal transportation infrastructure and facilities to facilitate and improve access to public transportation within the District;
- 2) Manage and support transit-oriented development connecting to or within the District;
- 3) Contract, finance, coordinate, and provide public safety and security personnel and equipment within the District;
- 4) Identify and address public nuisances, exterior code violations, and other issues requiring stabilization;
- 5) Coordinate communications, economic development, public improvements and projects, and public safety efforts between the City, District personnel, residents and/or businesses within the District, and other organizations, such as nearby Community Improvement Districts (CID) and partners;
- 6) Develop partnerships with the Linwood Shopping Center Community Improvement District and Linwood Square Community Improvement District to support the purposes and services of all CIDs and efficiently share resources;
- 7) Provide for the repair, maintenance, cleaning, and ongoing upkeep of public and private areas within the District, including but not limited to cleaning, litter and graffiti removal, landscaping, or snow and ice removal;
- 8) Assist and develop partnerships, marketing efforts, or other initiatives to attract investment and foster business expansion within the District; and
- 9) Plan, manage, finance, and implement the public improvements and economic development projects described in Section 67.1461.1 of the CID Act and this Petition.

### **IV. PROJECTS AND PUBLIC IMPROVEMENTS**

Notwithstanding anything in the CID Act or this Petition to the contrary, the District may initiate any activity related to facilitating the management, planning, repair, maintenance, renovation, construction, or installation of any of the public improvements listed in RSMo. Section 67.1461.1, including but not limited to the following:

- 1) Pedestrian or shopping plazas;
- 2) Parks, lawns, trees, and landscaping;
- 3) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, and storm and sewer systems;
- 4) Streetscape and lighting, signage,
- 5) Site improvements that may include earthwork, retaining walls, abandoned or structurally unsound buildings;
- 6) Restrooms, information booths, kiosks, canopies, and other shelters;
- 7) Construction of pedestrian pathways and access improvements; and
- 8) Public transit, public transit facilities and connections, parking areas, and other facilities related to multi-modal transportation.

**V. PROPOSED DISTRICT BUDGET FOR ESTIMATED COSTS OF DISTRICT SERVICES AND PROJECTS**

The Five-Year Budget includes the estimated costs incurred for District services and public improvements as well as the anticipated sources of funding and their term to pay the costs.

<b>REVENUE</b>					
<b>Source</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Sales Tax Income <i>(throughout term of District)</i>	\$160,000	\$168,000	\$176,400	\$185,220	\$204,205
PIAC <i>(two years only)</i>		\$200,000	\$200,000		
<b>Total revenue</b>	<b>\$160,000</b>	<b>\$368,000</b>	<b>\$376,400</b>	<b>\$185,220</b>	<b>\$204,205</b>
<b>EXPENSES</b>					
<b>Type</b>	<b>Year 1</b>	<b>Year 2</b>	<b>Year 3</b>	<b>Year 4</b>	<b>Year 5</b>
Security Services Administration / Office	\$105,000	\$109,200	\$113,568	\$118,111	\$122,835
Expenses	\$8,000	\$8,400	\$8,736	\$9,085	\$9,449
Events				\$5,000	\$5,200
Landscaping / Streetscape		\$200,000	\$200,000		
Maintenance	\$45,000	\$47,700	\$50,085	\$52,589	\$55,219
<b>Total expenses</b>	<b>\$53,000</b>	<b>\$256,100</b>	<b>\$258,821</b>	<b>\$66,674</b>	<b>\$69,868</b>

