210666

VINE STREET
COMMUNITY IMPROVEMENT DISTRICT

PETITION TO THE
CITY OF KANSAS CITY, MISSOURI
FOR THE CREATION OF THE
VINE STREET
COMMUNITY IMPROVEMENT DISTRICT

Submitted August 4, 2021

PETITION FOR THE CREATION OF THE
VINE STREET COMMUNITY IMPROVEMENT DISTRICT

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

The undersigned (together, the "Petitioners"), (1) being the owners of record owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the proposed Vine Street 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 67.1400 to 67.1571, R.S.Mo. (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 corporate boundaries of the City.

2. Name of District

The name of the District is the "Vine Street 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 Signatures May Not Be Withdrawn

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.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 (the "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 is attached hereto as **Exhibit C**.

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 elected by the District, which board shall consist of five (5) members.

7. Board of Directors

Pursuant to Section 67.1451.6, RSMo., the initial board of directors and their respective terms shall be:

Kelvin Simmons	4 years
Brian Platt	4 years
Leonard Graham	2 years
Vince Bennet	2 years
Allison Bergman	2 years

Successor directors shall be elected by the District for four year terms. 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. The terms and conditions pursuant to which directors shall be appointed and replaced shall be governed by the bylaws of the District.

8. Total Assessed Value

The District is comprised of nearly entirely vacant land. The total estimated assessed value of all real property located within the District, as reported by the Jackson County Assessor's Office as of the date of this Petition, is summarized on **Exhibit D** attached hereto, and totals $160,310. Petitioners own all of the real property within the District.

9. Determination of Blight

Petitioner is not seeking a determination of blight. However, all of the District located north of 19th Street is within the Jazz District 353 Redevelopment Area and the Planned Industrial Expansion Authority 18th & Vine General Development Plan Area, and all of the District located south of 19th Street is within the Planned Industrial Expansion Authority 18th & Vine General Development Plan Area. Both the Jazz District 353 Redevelopment Area and the Planned Industrial Expansion Authority 18th & Vine General Development Plan Area required a blight finding by the City of Kansas City, Missouri.

10. Proposed Length of Time

Unless sooner terminated by the property owners in accordance with Section 67.1481, RSMo. of the Act, the District shall begin from the effective date of the ordinance establishing the District, and shall be in existence for thirty (30) years to repay debt issued to fund capital improvements; provided, however, the District life may be automatically continued for successive ten year terms, until all of the District Project costs are satisfied and to pay debt service coverage ratio requirements associated with the CID Obligations (as hereinafter defined), without having to submit a new petition, subject to the condition precedent that the City Council shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced.

11. Right of Property Owners to Terminate

The District 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. Proposed Method of Financing District Projects - Sales Tax

The proposed 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 (each and collectively, the "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 (the "CID Sales Tax").

In addition to the District Projects, the CID Sales Tax will be used to provide all of those services authorized by the Act (the "District Services"), including maintenance of the District Projects 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.

13. 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.

14. Method of Assessment and Maximum Rates of Special Assessments

The District will not impose any special assessments within the District.

15. Limitations on Borrowing Capacity

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

16. Limitations on Revenue Generation

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

17. Other Limitations on District Powers

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

18. 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.

19. 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.

20. Request for Establishment

By execution and submission of this Petition, the Petitioners respectfully request that the City Council establish the Vine Street Community Improvement District as set forth in this Petition.

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

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 10 day of August, 2021.

[SEAL]

City Clerk

IN WITNESS WHEREOF, the undersigned Petitioners have executed the foregoing Petition to create the Vine Street Community Improvement District:

Name of Owner	1900 VINE STREET, LLC
Owner's Telephone Number	(816) 213-4460
Owner's Mailing Address	924 NW 1st Street Ft. Lauderdale, FL 33311
Name of Signer	Kelvin Simmons
Signer's Legal Authority to Sign	Managing Member
Signer's Telephone Number	816.213.4460
Signer's Mailing Address	8108 Forest Park Drive Parkville, Missouri 64152
Type of Entity	Missouri limited liability company
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See Exhibit D

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 he has been given notice that his signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

[SIGNATURES BEGIN ON NEXT PAGE]

Name of Owner: 1900 VINE STREET, LLC
Type of Entity: Missouri limited liability company

By: _____
Name: Kelvin Simmons
Its: Managing Member
Date: August 4, 2021

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 9th day of August, 2021, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Kelvin Simmons of 1900 Vine Street, LLC, a Missouri limited liability company, 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.

_____
NOTARY PUBLIC

My Commission Expires:

MEGAN M SMITH
Notary Public, Notary Seal
State of Missouri
Jackson County
Commission # 20808234
My Commission Expires 03-18-2024

03-18-2024

Name of Owner	CITY OF KANSAS CITY, MISSOURI
Owner's Telephone Number	(816) 513-1408
Owner's Mailing Address	City Hall 414 East 12th Street 29th Floor Kansas City, Missouri 64106
Name of Signer	Brian Platt
Signer's Legal Authority to Sign	City Manager
Signer's Telephone Number	(816) 513-1408
Signer's Mailing Address	City Hall 414 East 12th Street 29th Floor Kansas City, Missouri 64106
Type of Entity	Constitutionally chartered municipal corporation
Map, Parcel Number and Assessed Value of Each Tract of Property Owned within the District	See Exhibit D

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 he has been given notice that his signature below may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk.

[SIGNATURES CONTINUE ON NEXT PAGE]

CITY OF KANSAS CITY, MISSOURI

By: _____
Name: Brian Platt
Its: City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

BE IT REMEMBERED, that on this 10th day of August, 2021, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Brian Platt, City Manager of City of Kansas City, Missouri, a municipal corporation, who executed the within instrument on behalf of said municipal corporation and he duly acknowledged the execution of the same to be the act and deed of said municipal corporation.

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

_____
NOTARY PUBLIC

My Commission Expires:
Oct. 3, 2021

LAURIE L ABBOTT
Notary Public – Notary Seal
Clay County – State of Missouri
Commission Number 13534149
My Commission Expires Oct 3, 2021

Approved as to form:

_____
Eluard Alegre
Assistant City Attorney

EXHIBIT A

LEGAL DESCRIPTION OF DISTRICT

(Generally bounded by 18th Street on the north, 19th Street on the south, Vine Street on the east, and The Paseo on the west in Kansas City, Jackson County, Missouri):

PROPERTY OF THE CITY OF KANSAS CITY, MISSOURI

1501 E 18TH ST / LOT 44 BLK 3 H W ARMFIELDS ADDITION

1505 E 18TH ST / LOT 45 BLK 3 H W ARMFIELDS ADDITION

1507 E 18TH ST H W ARMFIELDS ADD LOT 46 & 47 BLK 3

1511 E 18TH/LOT 48-LOT 49 BLK 3 H W ARMFIELDS ADDITION & TH N 1/2 OF TH EW VAC ALLEY LY S & SD LOTS

1517 E 18TH ST / VAC LOT H W ARMFIELDS ADD LOT 50 & TH W 19.25 FT LOT 51 BLK 3 ALSO ALL TH PRT OF EW VAC ALLEY LY S & ADJ SD LOTS

1519-21-23 E 18TH ST/VAC LOT H W ARMFIELDS ADD E 5.75 FT OF LOT 51 & ALL LOTS 52 & 53 BLK 3 ALSO ALL THAT PRT OF TH EW VAC ALLEY LY S &ADJ SD LOTS

/PARKING LOT LOT 54 BLK 3 H W ARMFIELDS ADD & ALL TH PRT OF TH EW VAC ALLEY LY N & ADJ SD LOT

1814 VINE / LOT 55 BLK 3 H W ARMFIELDS ADDITION

ARMFIELD'S H W ADD E 52' MOL OF LOT 56

JAZZ DISTRICT APARTMENTS BLOCK 4 LOT 2

1510-20 E 19TH ST / & 1824-38 VINE ST H W ARMFIELDS ADD LOT 61 BLK 3 & LOTS 1 & 2 BLK 1 MURDOCKS ADDITION

EXHIBIT A (continued)

LEGAL DESCRIPTION OF DISTRICT

PROPERTY OF 1900 VINE STREET, LLC

TRACT 1:

LOTS 1 AND 2, EXCEPT THAT PART OF SAID LOTS NOW IN VINE STREET, BLOCK 2, MURDOCK'S ADDITION, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJACENT THERETO, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND THE EAST HALF OF VACATED ALLEY WEST OF AND ADJOINING SAID LOTS, EXCLUDING VINE STREET AND LOTS 26, 27, 28, 29, 30, 31, 32, 33 AND 34 AND THE WEST 1/2 OF VACATED ALLEY EAST OF AND ADJOINING SAID LOTS, EXCLUDING PART IN PASEO, BLOCK 2, MURDOCKS ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:

LOTS 20, 21, 22, 23, 24 AND 25 AND THE WEST 1/2 OF VACATED ALLEY EAST OF AND ADJOINING SAID LOTS, EXCEPT THAT PART OF SAID LOTS IN THE PASEO, BLOCK 2, MURDOCK'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 4:

THE FOLLOWING DESCRIBED PORTIONS OF LOTS 35 AND 36, BLOCK 2, MURDOCK'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE PASEO WITH THE SOUTH LINE OF 19TH STREET; THENCE EAST ALONG THE SOUTH LINE OF 19TH STREET, A DISTANCE OF 50 FEET TO THE EAST LINE OF THE PASEO;

THENCE SOUTH ALONG THE EAST LINE OF THE PASEO, A DISTANCE OF 375 FEET TO THE TRUE POINT OF BEGINNING, ON THE NORTH LINE OF SAID LOT 35; THENCE EAST ALONG THE NORTH LINE OF LOT 35, A DISTANCE OF 107.5 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 35, A DISTANCE OF 20 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF LOT 35, A DISTANCE OF 18 FEET TO A POINT; THENCE SOUTH, PARALLEL TO THE EAST LINE OF THE PASEO A DISTANCE OF 30 FEET TO A POINT ON THE SOUTH LINE OF LOT 36; THENCE WEST ALONG THE SOUTH LINE OF LOT 36, A DISTANCE OF 89.5 FEET TO THE EAST LINE OF THE PASEO; THENCE NORTH ALONG THE EAST LINE OF THE PASEO, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY, INCLUDING THE ALLEY TURNAROUND LYING EAST OF AND ADJOINING SAID LOTS.

TRACT 5:

ALL THAT PART OF LOTS 13, 15, 17, 19, 21, 23 AND 25 TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 17, 19, 21, 23, AND 25, AND PARTS OF LOTS 27 TO 40, BOTH INCLUSIVE TOGETHER WITH ALL OF THE VACATED NORTH-SOUTH ALLEY LYING BETWEEN SAID LOTS, AND PART OF LOT 41,

TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT, ALL IN ELDER'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF VINE STREET, AS NOW ESTABLISHED, 10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13, MEASURED ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH ALONG SAID EAST LINE OF VINE STREET, 375 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 41, 10 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE, AND ITS PROLONGATION EAST, 134.46 FEET TO A POINT OF THE EAST LINE OF THE WEST HALF OF THE AFOREMENTIONED VACATED ALLEY; THENCE NORTH ALONG SAID EAST LINE, 25 FEET TO A POINT ON THE PROLONGATION WEST OF THE SOUTH LINE OF SAID LOT 40; THENCE EAST ALONG SAID PROLONGATION WEST, AND ALONG SAID SOUTH LINE, 42.77 FEET TO A POINT 101.69 FEET WEST OF THE WEST LINE OF HIGHLAND AVENUE, AS NOW ESTABLISHED, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH, PARALLEL WITH AND 101.69 FEET DISTANT WEST FROM SAID WEST LINE OF HIGHLAND AVENUE, 175 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 28; THENCE WEST, ALONG SAID NORTH LINE, AND ITS PROLONGATION WEST, 42.90 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE AFOREMENTIONED VACATED ALLEY; THENCE NORTH ALONG SAID WEST LINE, 125 FEET TO A POINT OF THE PROLONGATION EAST OF THE SOUTH LINE OF SAID LOT 15; THENCE WEST ALONG SAID PROLONGATION EAST, 7.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 15 AND 13, 50 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 126.97 FEET TO THE POINT OF BEGINNING, COLLECTIVELY REFERRED TO AS "PROPERTY", INTENDED TO BE ALL OF THE PROPERTY CONVEYED TO THE GRANTOR PURSUANT TO THAT SPECIAL WARRANTY DEED RECORDED APRIL 11, 2013, AS INSTRUMENT NO. 2013E0036429 FROM THE LAND TRUST OF JACKSON COUNTY, MISSOURI, WHICH ITSELF OBTAINED TITLE PURSUANT TO THE COURT ADMINISTRATOR'S DEED RECORDED MARCH 26, 2012, AS INSTRUMENT NO. 2012E0031238; COMMONLY KNOWN AS 1905-1927 VINE STREET, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT LOCATED WITHIN LOT 1, BASIE COURT ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:

THE EAST 127 FEET OF LOTS 9 AND 11, ELDER'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

EXHIBIT B

MAP OF DISTRICT (Boundaries)

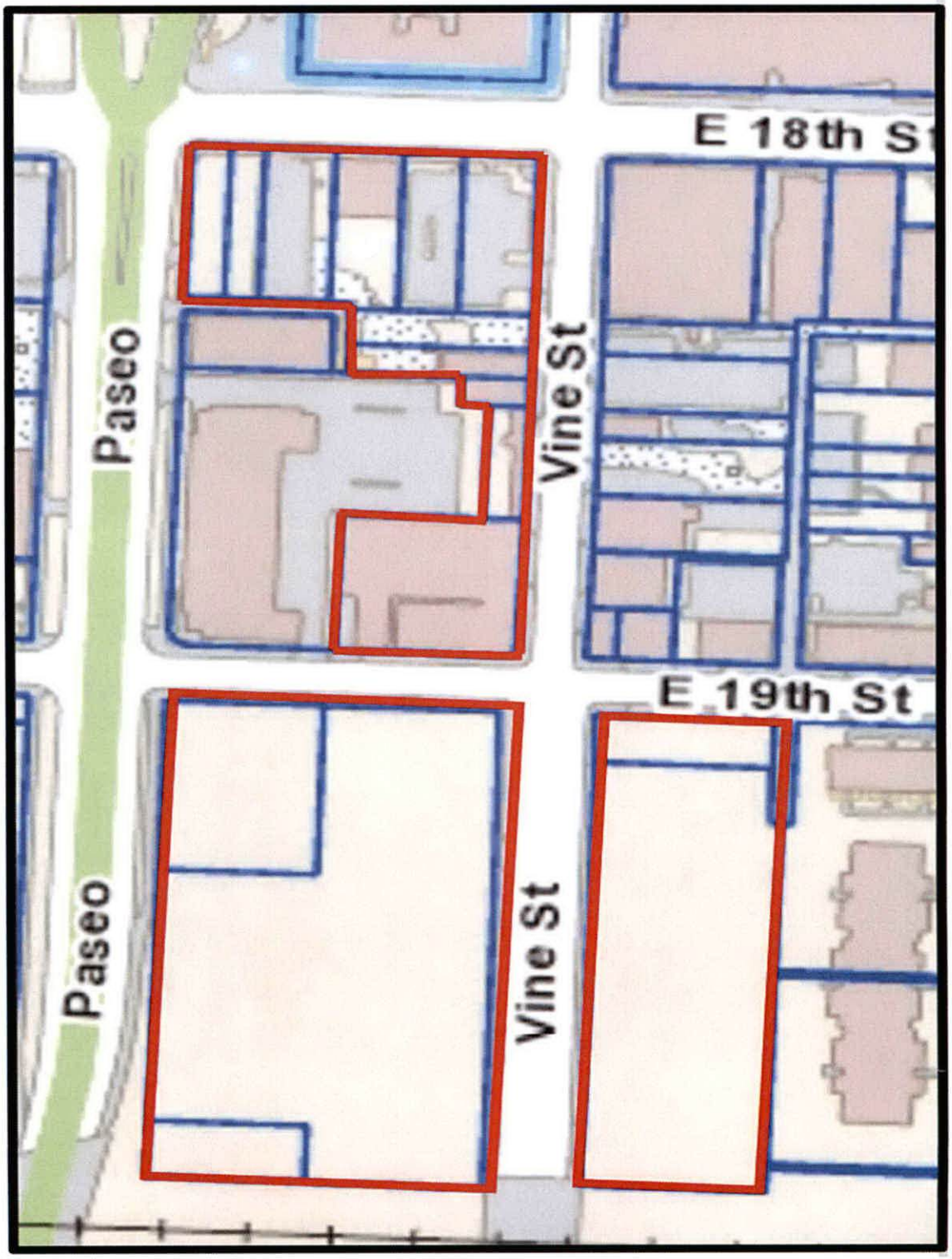
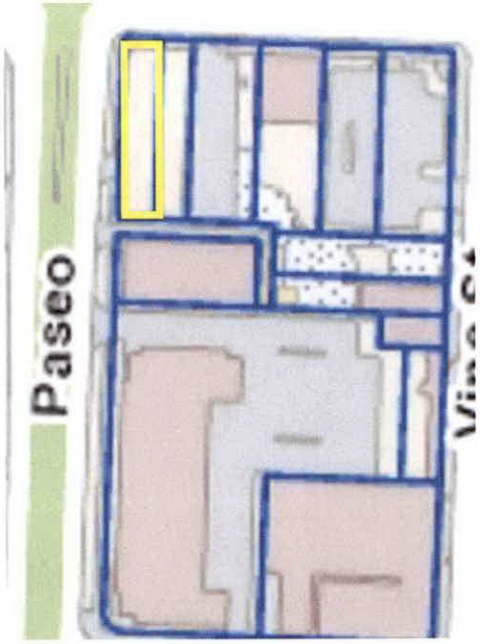


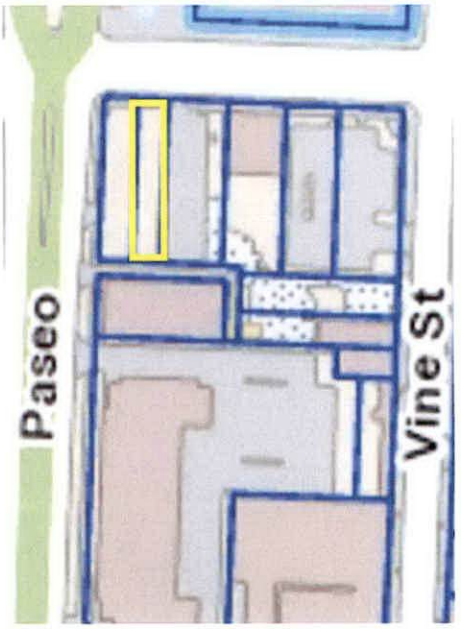
EXHIBIT B (continued)

MAP OF DISTRICT (By Owner and Address)

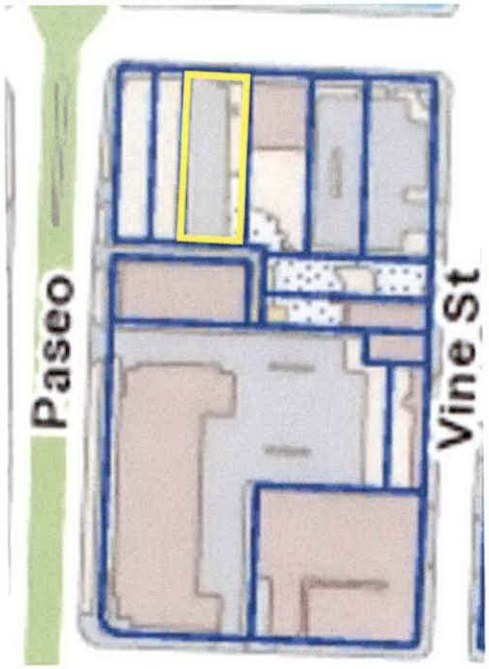
OWNER: City of Kansas City, Missouri
1501 E 18th Street



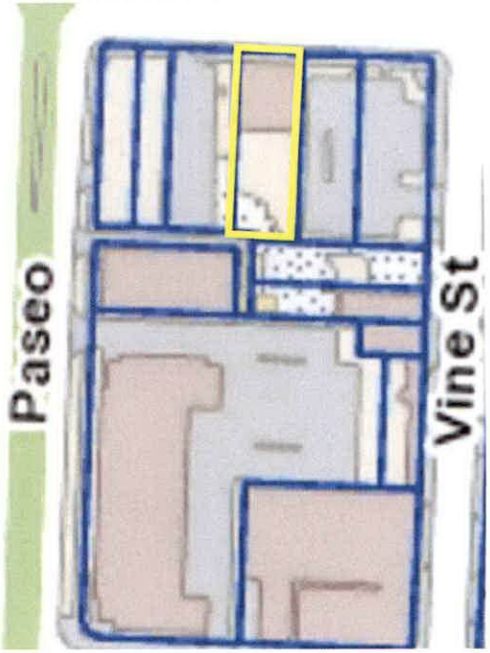
OWNER: City of Kansas City, Missouri
1505 E 18th Street



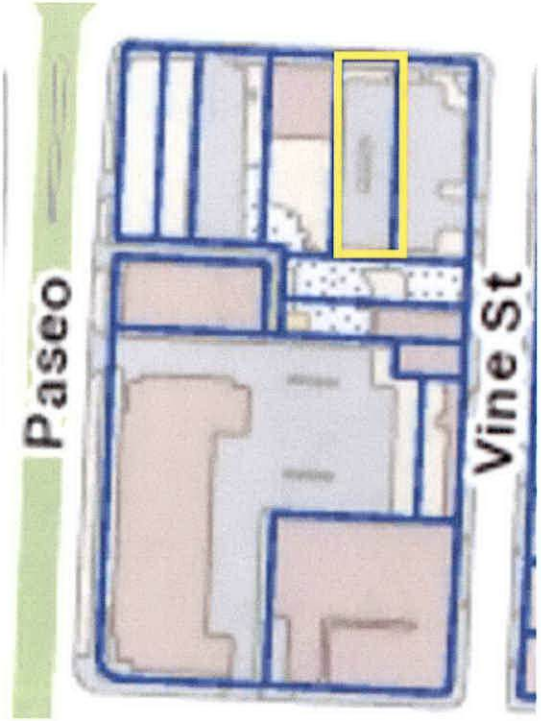
OWNER: City of Kansas City, Missouri
1507 E 18th Street



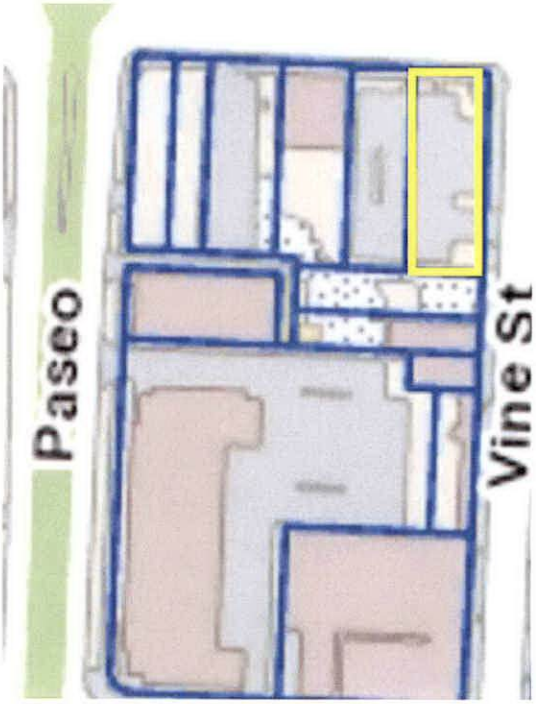
OWNER: City of Kansas City, Missouri
1511 E 18th Street



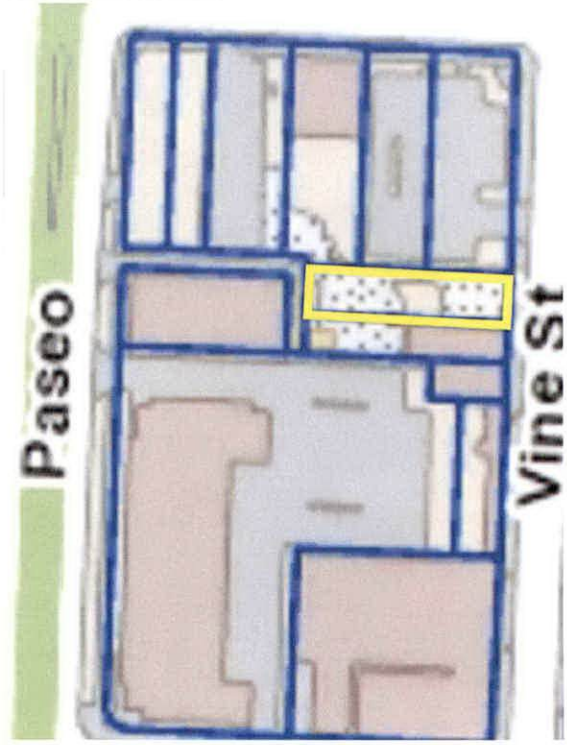
OWNER: City of Kansas City, Missouri
1517 E 18th Street



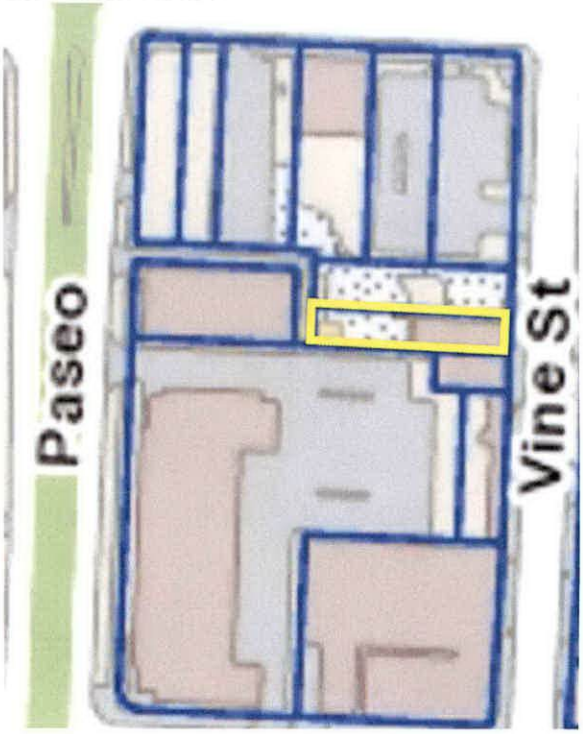
OWNER: City of Kansas City, Missouri
1523 E 18th Street



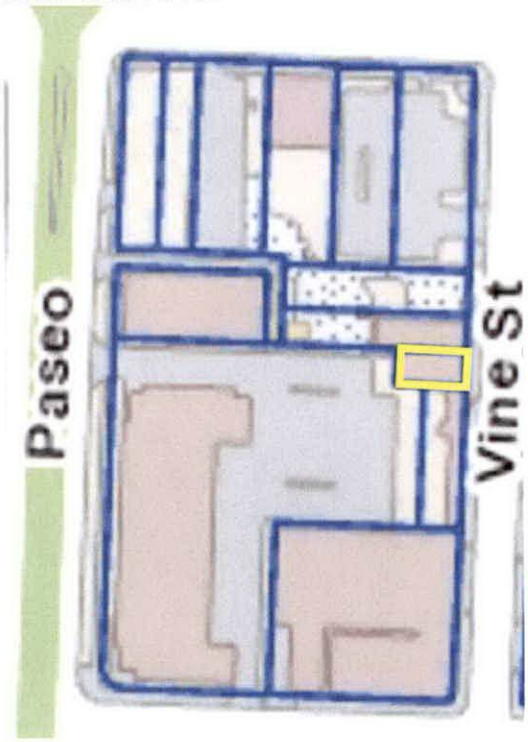
OWNER: City of Kansas City, Missouri
1812 Vine Street



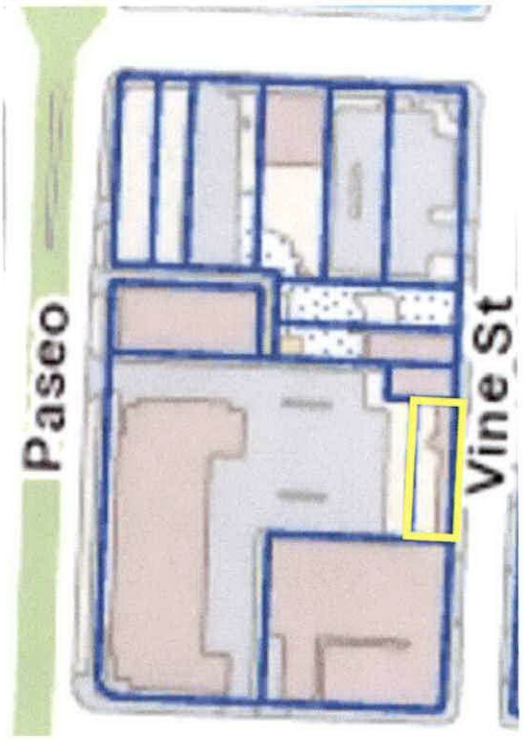
OWNER: City of Kansas City, Missouri
1814 Vine Street



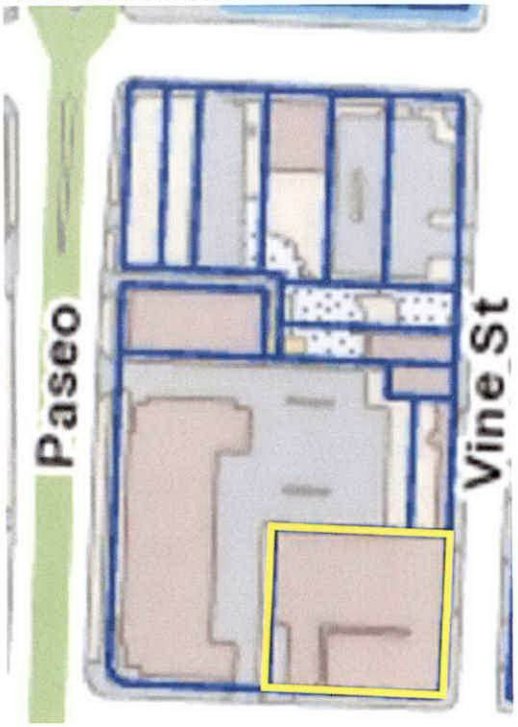
OWNER: City of Kansas City, Missouri
1816 Vine Street



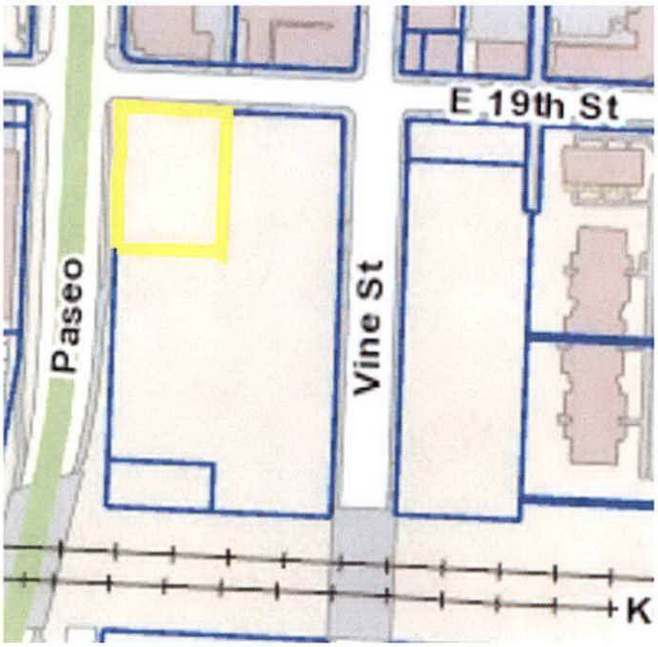
OWNER: City of Kansas City, Missouri
1822 Vine Street



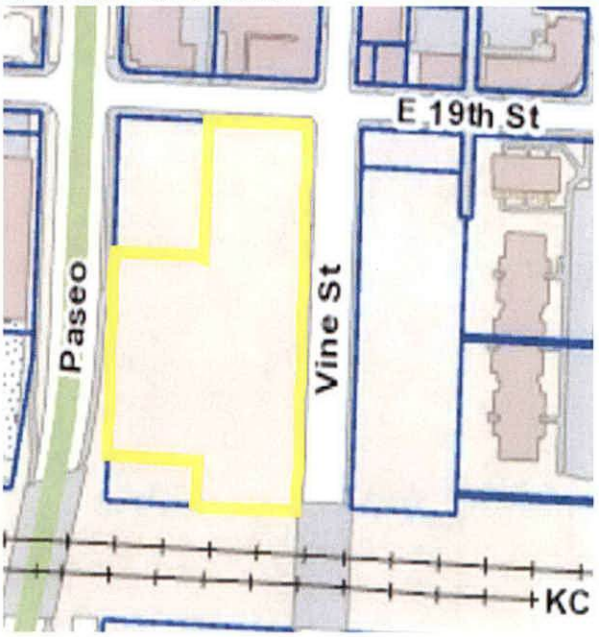
OWNER: City of Kansas City, Missouri
1510 E 19th Street



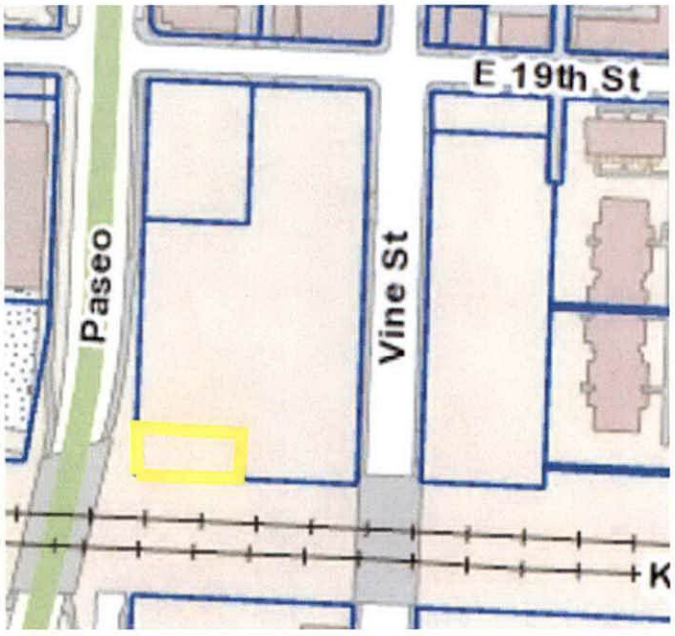
OWNER: 1900 Vine Street, LLC
1903 Paseo



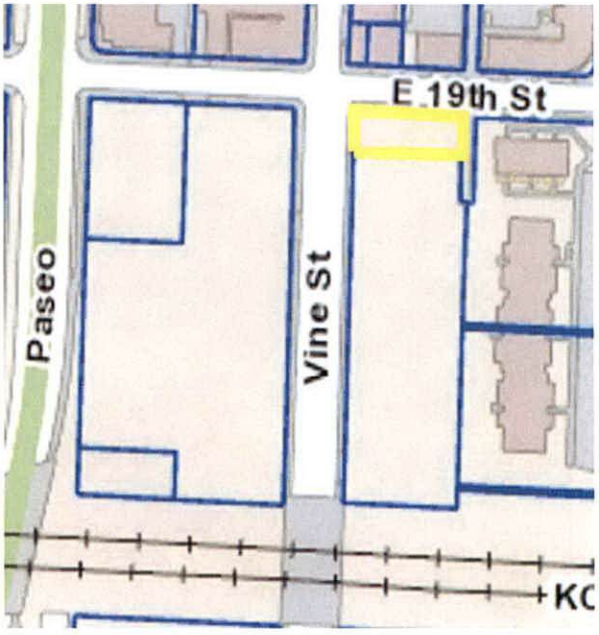
OWNER: 1900 Vine Street, LLC
1900 Vine Street Land



OWNER: 1900 Vine Street, LLC
1931 Paseo



OWNER: 1900 Vine Street, LLC
1901 Vine Street



OWNER: 1900 Vine Street, LLC
1905 Vine Street

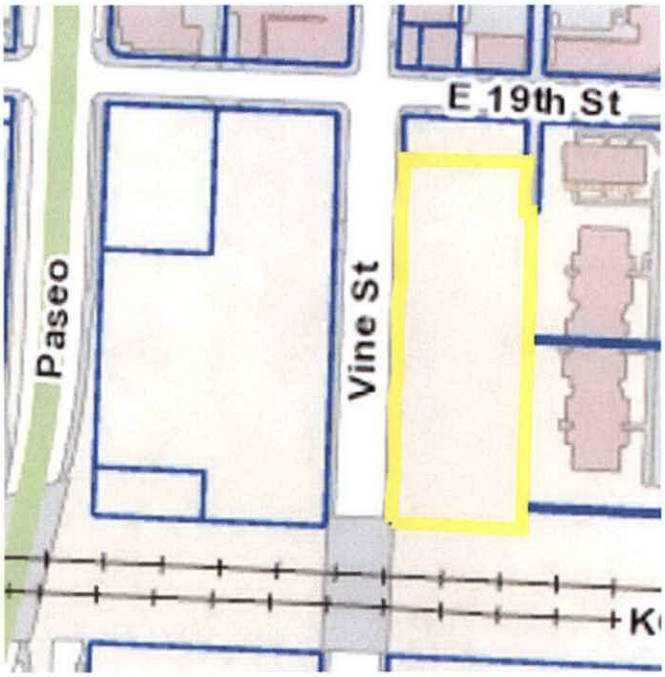


EXHIBIT C

FIVE-YEAR PLAN OF DISTRICT

A. General. The District will be established for the purposes of providing funding to finance the 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 (the "District Project Activities"). 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. District 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 debt service repayment for revenue bonds (the "CID Obligations") issued by the CID 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/Operational 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.

D. 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, all of which shall be District Project costs and reimbursable by the District.

E. District Services. The District is authorized to provide all of those services authorized by the Act (the "District Services"). Such District Services may include, by way of example and not of limitation:

(1) Providing and/or contracting for cleaning, maintenance and other services to public and private property within the District, including, but not limited to:

i. monitoring of City services;

ii. cleaning common areas, trash containers, alley ways, streets and sidewalks within the District;

iii. providing and maintaining seasonal decorations and entertainment;

iv. providing landscape care, maintenance, weed abatement and providing and/or replacing landscape;

v. providing graffiti removal; and

vi. providing other beautification efforts designed to improve the District's appearance and encourage private investment within the District.

(2) Providing security for the District, including, but not limited to:

i. armed patrol areas, building checks, alarm calls, security escorts and a central dispatch system for the District;

ii. security training for the District's personnel, agents and independent contractors;

iii. two-way radios, bicycles, security uniforms and traffic bollards; and

iv. programs to educate tenants and residents within the District.

(3) Performing marketing and public relations for the District, including, but not limited to:

i. promotion of the history of the area;

ii. promotion of any tourism, recreational activity or cultural activity in the District;

iii. preparation and distribution of newsletters;

iv. preparation and distribution of District maps and directories;

v. provision and maintenance of banners and signage; and

vi. promotion of, organization of and funding for special events.

(4) Providing for the administration of the District's business, including, but not limited to:

i. financing the costs of creating the District;

ii. managing the District's budget and personnel;

iii. maintaining insurance for the District and contracting for legal counsel on matters pertaining to the District;

iv. levying and collecting the Sales Tax;

v. obtaining grants and other funds to pay for the costs incurred to meet the District Purposes;

vi. coordinating meetings, events and the dissemination of additional information necessary or desirable to meet the District Purposes; and

vii. publishing promotional brochures necessary or desirable to meet the District Purposes.

(5) The District may assist in attracting additional public or private investment in the District. Such assistance may include, but is not necessarily limited to:

i. conducting or contracting for the completion of market research and/or financial analysis for District Services and District Projects;

ii. preparing or contracting for the preparation of investor marketing packages; and

iii. applying for grants, tax credits and other public and private assistance.

F. District Projects. The District Projects to be constructed by the District shall include, but not be limited to, the following costs necessary for the construction of the following public improvements within the District:

(1) Initial Start-Up Costs and Fees

(2) District Projects

i. 400-stall secured parking garage

ii. Sidewalks and other public infrastructure

iii. Transit-oriented development improvements

iv. Street lighting

v. Landscaping and streetscape improvements

(3) Annual District Services

i. Security and patrol (3 officers, 24/7)

ii. District maintenance (3 persons)

iii. Community engagement, planning and sponsorships

(4) Annual Administrative

i. Executive Director

ii. Legal

G. Budget. Commencement of the Initial Start-Up Costs, District Services, Annual Administrative Functions, and the levy and collection of the CID Sales Tax are anticipated to occur as soon as possible pursuant to the Act. Planning and construction of District Projects and all other activities contemplated by this Petition are anticipated to commence within 24 months after formation of the District, subject to the issuance of applicable permits and other approvals. A preliminary budget for each of the foregoing is estimated to be as follows:

District Projects	
400-stall secured parking garage	$20,000,000
Sidewalks and other public infrastructure	$750,000
Transit-oriented improvements	$100,000
Street lighting	$500,000
Landscaping and streetscape improvements	$350,000
Annual District Services	
Security and patrol (3 officers, 24/7)	$225,000
District maintenance (3 persons)	$90,000
Community engagement, planning and sponsorships	$60,000
Annual Administrative	
Executive Director	$70,000
Legal	$10,000
Initial Start-Up Costs and Fees	$25,000
Miscellaneous	
Annual debt service on CID Obligations issued to finance District Project construction costs	1:35 DSCR (actual figure unknown)
TOTAL BUDGET	Miscellaneous plus $22,180,000

The foregoing costs are subject to periodic adjustment based upon market conditions and contractual obligations.

H. Anticipated Revenue. Nearly all of the District is currently undeveloped. Therefore, annual revenue to be generated by sales taxes in the District cannot be ascertained until final redevelopment plans for the District have been approved by the City of Kansas City, Missouri, in cooperation with the Petitioner. Petitioner anticipates such approvals will be available within 24 months of the date of this Petition.

EXHIBIT D

DISTRICT ASSESSMENT, BY PARCEL

ADDRESS	LEGAL DESCRIPTION	PARCEL NUMBER	ASSESSMENT
OWNER: CITY OF KANSAS CITY, MISSOURI			
1501 E 18th St	1501 E 18TH ST / LOT 44 BLK 3 H W ARMFIELDS ADDITION	29-620-11-06-00-0-00-000	$1,808
1505 E 18th St	1505 E 18TH ST / LOT 45 BLK 3 H W ARMFIELDS ADDITION	29-620-11-05-00-0-00-000	$12,027
1507 E 18th St	1507 E 18TH ST H W ARMFIELDS ADD LOT 46 & 47 BLK 3	29-620-11-04-00-0-00-000	$4,157
1511 E 18th St	1511 E 18TH/LOT 48-LOT 49 BLK 3 H W ARMFIELDS ADDITION & TH N 1/2 OF TH EW VAC ALLEY LY S & SD LOTS	29-620-11-03-00-0-00-000	$13,087
1517 E 18th St	1517 E 18TH ST / VAC LOT H W ARMFIELDS ADD LOT 50 & TH W 19.25 FT LOT 51 BLK 3 ALSO ALL TH PRT OF EW VAC ALLEY LY S & ADJ SD LOTS	29-620-11-02-00-0-00-000	$3,966
1523 E 18th St	1519-21-23 E 18TH ST/VAC LOT H W ARMFIELDS ADD E 5.75 FT OF LOT 51 & ALL LOTS 52 & 53 BLK 3 ALSO ALL THAT PRT OF TH EW VAC ALLEY LY S &ADJ SD LOTS	29-620-11-01-00-0-00-000	$4,613
1812 Vine St	/PARKING LOT LOT 54 BLK 3 H W ARMFIELDS ADD & ALL TH PRT OF TH EW VAC ALLEY LY N & ADJ SD LOT	29-620-11-25-00-0-00-000	$1,920
1814 Vine St	1814 VINE / LOT 55 BLK 3 H W ARMFIELDS ADDITION	29-620-11-24-00-0-00-000	$5,136
1816 Vine St	ARMFIELD'S H W ADD E 52' MOL OF LOT 56	29-620-11-30-00-0-00-000	$3,481
1822 Vine St	JAZZ DISTRICT APARTMENTS BLOCK 4 LOT 2	29-620-11-29-00-0-00-000	$5,984

ADDRESS	LEGAL DESCRIPTION	PARCEL NUMBER	ASSESSMENT
1510 E 19th St	1510-20 E 19TH ST / & 1824-38 VINE ST H W ARMFIELDS ADD LOT 61 BLK 3 & LOTS 1 & 2 BLK 1 MURDOCKS ADDITION	29-620-11-26-00-0-00-000	$22,186
Total Assessed Value of City of Kansas City, Missouri Property			$78,365
OWNER: 1900 VINE STREET, LLC			
1903 Paseo	1903 PASEO/VAC LOT MURDOCKS ADD E 107.5 FT LOTS 20 THRU 25 BLK 2 ALSO W 1/2 VAC ALLEY LY E & ADJ	29-620-16-02-00-0-00-000	$6,560
1900 Vine St Land	1900-08 VINE MURDOCKS ADD W 124.5 FT LOTS 1 THRU 17 & E 107.5 FT LOTS 26 THRU 34 BLK 2 ALSO E 1/2 VAC ALLEY W & ADJ LOTS 1 THRU 17 & W 1/2 VAC ALLEY LY E & ADJ LOTS 26 THRU 34	29-620-16-08-00-0-00-000	$31,097
1931 Paseo	MURDOCK'S ADD---LOTS 35 & 36 BLK 2 & W 1/2 VAC ALLEY LY E & ADJ	29-620-16-09-00-0-00-00	$3,104
1901 Vine St	1901 VINE ELDERS ADD ALL E OF VINE ST OFLOT 9 ALL E OF VINE ST LOT 11	29-620-15-02-00-0-00-000	$2,912
1905 Vine St	1905-27 VINE ELDERS ADD E 127 FT OF LOTS 13 15 17 19 21 23 25 27 29 31 33 35 37 39 & 41 & W 1/2 VAC ALLEY LY E & ADJ TO LOT 41	29-620-15-05-05-0-00-000	$38,272
Total Assessed Value of 1900 Vine Street, LLC Property			$81,945
TOTAL ASSESSED VALUE OF ALL OF THE DISTRICT			$160,310