

**PETITION FOR THE CREATION OF A  
COMMUNITY IMPROVEMENT DISTRICT  
AND AUTHORIZE SPECIAL ASSESSMENTS**

To the City of Kansas City, Missouri:

This petition (“**Petition**”), for the creation of a community improvement district within a certain limited portion of the City of Kansas City, Missouri (the “**City**”), is filed with the Clerk of the City (the “**City Clerk**”) and submitted to the City in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “**CID Act**”).

The undersigned (collectively or individually as context may require, the “**Petitioners**”) is the owner or representative of the owner 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 community improvement district.

Petitioners hereby petition and request that the City Council of the City (the “**City Council**”) hold a public hearing to approve and adopt this Petition and create a community improvement district, to be known as the WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT (the “**District**”), as described herein and in accordance with the CID Act.

In support of this Petition and request, Petitioners state as follows:

1. **DESCRIPTION OF THE DISTRICT**

A. Name of District

The name of the District shall be the “**West Bottoms Central Community Improvement District.**”

B. Legal Description

The District includes all of the real property legally described on Exhibit A, attached hereto and incorporated herein by reference (the “**District Property**”).

C. Boundary Map

A map graphically depicting the boundaries of the District, which boundaries are contiguous, is included on Exhibit B, attached hereto and incorporated herein by reference (the “**District Boundary Map**”).

2. **FIVE YEAR PLAN**

A five-year plan for the proposed District providing a description of the purposes of the District, the services it will provide, the improvements to be made in the District, an estimate of the costs of such services and improvements, the anticipated sources of funds to pay the costs, and the anticipated term of the sources of funds to pay the costs is set forth in the Five-Year Plan attached hereto as Exhibit C, and incorporated herein by reference.

3. **GOVERNANCE OF THE DISTRICT**

A. Type of District

The District shall be a separate political subdivision of the State of Missouri and shall have all of the powers granted to and/or exercisable by a community improvement district pursuant to the CID Act, except as otherwise expressly limited to by the provisions of this Petition, and shall be governed by a Board of Directors.

B. Board of Directors

1. Number

The District shall be governed by a Board of Directors (the “**Board**”) consisting of five (5) directors (the “**Directors**”, or individually a “**Director**”).

2. Qualifications

Each Director, during the entire term, shall meet the following requirements:

- (a) be at least 18 years of age;
- (b) be a citizen of the State of Missouri for at least one year prior to taking office;
- (c) except for the initial Directors named in this Petition, be appointed as described in this Petition;
- (d) shall be and must declare to be one of the following:
  - an owner of real property within the District or an authorized representative of an Owner (“**Owner**”), an owner of a business operating within the District (“**Operator**”) or an authorized representative of an Operator, in either case being an “Owner Director”; or
  - a person that resides within the City, is qualified and

registered to vote under Chapter 115, RSMo, according to the records of the election authority as of the thirtieth day prior to the date of appointment, has no financial interest in any real property or business operating within the District, and is not a relative within the second degree of consanguinity or affinity to an owner of real property or a business operating in the District, such person being a “**Resident Director**”;

- (e) in addition to the forgoing requirements, at least three of the Directors shall be an Owner; and
- (f) at least three of the Directors shall be deemed designees by a majority of Owners of the assessed value of all real property within the District (“**Major Owner**”).

3. Board Representation

Pursuant to Section 67.1451.2(3) of the Act, at least one Director shall be a Resident Director.

4. The Initial Directors

The initial Directors to serve on the Board of Directors and their respective terms shall be the following individuals, to be appointed as representatives of the Petitioners:

NAME	CLASSIFICATION	TERM
Jake Baker	Owner / Major Owner	Two Years
Trevor Stevens	Owner / Major Owner	Two Years
Trip Mohr	Owner / Major Owner	Two Years
Mark Horne	Resident Director	Four Years
Lynn Carlton	Owner / Major Owner	Four Years

5. Terms

The initial Directors named above shall serve for the terms set out opposite their names or until their successor is appointed in accordance with this Petition and their successors shall serve for four-year terms or until their successor is appointed in accordance with this Petition. In the event for any reason a Director is not able to serve his or her full term (“**Exiting Director**”), any vacancy to the Board shall be filled by appointment of a Director (“**Interim Director**”) by the Owner, Operator, Resident Director, and/or Major Owner(s) having designated such Exiting Director as their representative; *provided, however*, if the Exiting Director is a Resident Director, then the Interim Director shall be

appointed by a majority vote of the Board. Any Interim Director shall be of the same Classification as the Exiting Director, unless otherwise stated in the bylaws adopted by the Board upon formation of the District, as they may be amended from time to time.

6. Successor Directors

Successor Directors, selected to serve a new term on the Board, shall be appointed by the Mayor of the City with the consent of the City Council by resolution according to a slate submitted to the City Clerk by the Board. The City Clerk 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 request in writing with written reasons for rejection of the slate that the Board submit an alternate slate.

If an alternate slate is requested, the Board shall, within 10 days following receipt of the written request, submit an alternate slate to the City Clerk. The City Clerk shall deliver the alternate slate to the Mayor and the City Council:

- (c) the Mayor shall appoint the successor Directors according to the alternate slate submitted and the City Council shall consent by resolution to the appointment; or
- (d) the Mayor or the City Council may reject the alternate slate submitted and request in writing with written reasons for rejection of the alternate slate that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the City Council.

The Board shall select the slate as follows:

- (e) individuals meeting the qualifications set out in this Petition must be nominated by an Owner;
- (f) 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; and

- (g) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Subsection 3.B.3.

4. **REAL PROPERTY TAXES; BUSINESS LICENSE TAXES**

The District does not seek to submit to qualified voters any proposition to levy real property taxes or business license taxes. Therefore, the maximum real property tax levy is zero and the maximum rate of a business license is zero.

5. **SPECIAL ASSESSMENTS**

A. Maximum Rates and Methods.

The maximum rate of the special assessment (the “**Special Assessment**”) and the method of assessment that may be proposed by petition are set out in the Special Assessment Petition attached to this Petition as Exhibit D (the “**Special Assessment Petition**”), which is annexed to and made an integral part of this Petition. By execution of this Petition the Petitioners have executed the Special Assessment Petition and authorized the Special Assessments set out in the Special Assessment Petition.

Upon the City’s adoption of an ordinance establishing the District according to the CID Act and as provided in this Petition, the Petitioners shall present the Special Assessment Petition to the Board for its approval.

B. Levy of Assessments.

Each calendar year the Board shall establish the rate of the Special Assessment and shall levy the Special Assessment for that calendar year against all real property within the District. The Board shall notify the County Collector of Jackson County, Missouri, of the Special Assessment rate; *provided, however*, that the rate of Special Assessment shall not exceed the maximum rate set out in the Special Assessment Petition.

6. **SALES TAXES**

The District shall have the authority, upon and by approval of the qualified voters of the District, to impose by resolution a sales and use tax at a rate not to exceed one percent (1%) on all retail sales made in the District which are subject to taxation, except as prohibited by Section 67.1545, R.S.Mo. (the “**CID Sales Tax**”). The District shall maintain the levy of the CID Sales Tax at such rate until the earlier of the full satisfaction and defeasance of the District obligations or the termination of the District.

7. **ASSESSED VALUE**

As of the date of this Petition, the total assessed value of all of the real property within the District is \$621,824.00. The official documentation provided by the Jackson County Assessor’s Office, denoting the total assessed valuation of each parcel located within the District for each of the five (5) immediately preceding tax years is included in Exhibit E, attached hereto and incorporated by reference.

8. **BLIGHT DETERMINATION REQUEST**

Petitioners seek a request for a determination of blight for the District Property. The District is entirely within that certain West Bottoms TIF (the “**TIF**”) Plan area, which was deemed to be a “blighted area”, as that term is used and defined in the CID Act, by that certain 2023 Blight Study by Belke Appraisal & Consulting Services, Inc. (the “**Blight Study**”) and that certain City Ordinance No. 240256, passed on March 21, 2024. The Blight Study is included in Exhibit F, and the District’s blight remediation schedule is included in Exhibit G, each attached hereto and incorporated herein by reference.

All blight factors existed before 2021, when WEST BOTTOMS – PROPCO MASTER, LLC, a Delaware limited liability company (a petitioner to this Petition and referred to hereinafter as the “Developer”), began acquiring the District Property with the intention of remediating blight. Since obtaining fee title to the District Property, Developer has conducted all maintenance for the District, as is further outlined in Exhibit H, attached hereto and incorporated herein by reference. Petitioners have no knowledge of the District maintenance that occurred before 2021.

9. **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.

10. **LIFE OF DISTRICT**

The District will continue to exist and function until the earlier of: (i) the full satisfaction and defeasance of all District obligations or (ii) the date which is twenty-seven (27) years from the date of the ordinance establishing the District. Pursuant to Section 74-302(b) of the City’s Code of Ordinances, throughout the life of the District, the sales tax revenue will be used to repay debt issued to fund blight removal and to fund capital improvements. The owners of real property within the boundaries of the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.

11. **REQUEST TO ESTABLISH DISTRICT**

By execution and submittal of this Petition, the Petitioners request that the City Council hold a public hearing in accordance with section 67.1421 of the CID Act and adopt an

ordinance to establish the District as set out in this Petition and in accordance with the CID Act and this Petition.

**12. NOTICE TO PETITIONERS**

The signature of the Petitioners may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

**13. BORROWING CAPACITY AND REVENUE GENERATION**

Petitioners do not seek limitations on the borrowing capacity or revenue generation of the District.

**14. SEVERABILITY; CONFLICTS**

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. The undersigned request that the City Council of the City of Kansas City, Missouri establish the West Bottoms Central Community Improvement District according to the preceding Petition and authorize the creation of the District.

## Exhibit A

### **Legal Description of District**

Beginning at the Southeast Corner of the intersection of Union Avenue and Santa Fe Street (Point of Beginning), thence South along the Eastern Right of Way line of Santa Fe Street to a point 120 feet North of the Southeast Corner of the intersection of W 12<sup>th</sup> Street and Santa Fe Street; thence West to the West Right of Way line of Santa Fe Street; thence North along the West Right of Way line of Santa Fe Street to Southeast Corner of the North 60 feet of Lot 16, Block 54, Turner & Co's Addition; thence West to the Southwest Corner of the North 60 feet of Lot 13, Block 54, Turner & Co's Addition, thence North along the West line of said Lot 13 to the South Right of Way line of W 11<sup>th</sup> Street; thence West along the South Right of Way line of W 11<sup>th</sup> Street to the Southeast Corner of the intersection of W 11<sup>th</sup> Street and Mulberry Street; thence South along the East Right of Way line of Mulberry Street a distance of 50 feet; thence West to the West Right of Way line of Mulberry Street; thence North to the Southwest Corner of the intersection of W 11<sup>th</sup> Street and Mulberry Street, thence West 15 feet along the South Right of Way line of W 11<sup>th</sup> Street; thence North to the North Right of Way line of W 11<sup>th</sup> Street; thence East 15 Feet along the North Right of Way line of W 11<sup>th</sup> Street to the West Right of Way line of Mulberry Street; thence North along the West Right of Way line of Mulberry Street to the Southwest Corner of the intersection of Mulberry Street and Union Avenue; thence West 20 feet along the South Right of Way line of Union Avenue; thence North to the North Right of Way line of the Union Avenue; thence West to the Southwest Corner of Lot 22, Block 39, Turner & Co's Addition; thence North along the West line of said Lot 22 to the point of intersection of Lot 22 lying South of the Railroad Right of Way; thence Northeast along the Railroad Right of Way to the East Right of Way line of Mulberry Street; thence East along the South line of the North 50 feet of Lot 2, Block 40 lying south of said Railroad Right of Way; thence North along said Lot 2, to the Railroad Right of Way line; thence East 24 feet along the Railroad Right of Way and the North line of Lot 3, Block 40, Turner & Co's Addition; thence Northeast along the Railroad Right of Way to the centerline of St. Louis Avenue; thence East along the centerline of St. Louis Ave to a point in the centerline, directly South of the Southwest Corner of that part of Lot 22, Block 29, lying South and East of the Railroad Right of Way, West Kansas Addition No. 1; thence North to the Southwest Corner of that part of Lot 20, Block 29, lying South and East of the Railroad Right of Way, West Kansas Addition No. 1; thence North along that part of Lot 20, Block 29, lying South and East of the Railroad Right of Way, West Kansas Addition No. 1 to the South line of the Railroad Right of way; thence East to the Northeast Corner of Lot 20, Block 29, West Kansas Addition No. 1; thence North to the Northeast Corner of Lot 18, Block 29, West Kansas Addition No. 1; thence East to the East Right of Way line of Santa Fe Street; thence North along the East Right of Way line of Santa Fe Street to the Northwest Corner of Lot 5, Block 28, West Kansas Addition No. 1; thence East along the North line of said Lot 5 to the Northeast Corner of Lot said Lot 5; thence South 70 feet; thence Southeast to the South Right of Way Line of St. Louis Ave; thence along the South Right of Way Line of St. Louis Ave, a distance of 148 feet; thence East along the South Right of Way Line of St. Louis Ave to the Southeast Corner of the intersection of St. Louis Avenue and Santa Fe Street; thence South along the East Right of Way Line of Santa Fe Street to the Northeast Corner of the intersection of Santa Fe Street and Union Avenue; thence East along the North Right of Way line of Union Avenue a distance of 105 feet; thence continuing along the North Right of Way line of Union Avenue a distance of 190 feet; thence Southeast to the South Right of Way line of Union Avenue; thence

Southwest and West along the South Right of Way line of Union Avenue to the point of beginning, all in Kansas City, Jackson County, Missouri,  
AND

A tract of land located in part of the Northeast and Northwest Quarter of Section 6, Township 49, Range 33, Jackson County, Missouri; being more particularly described as follows:

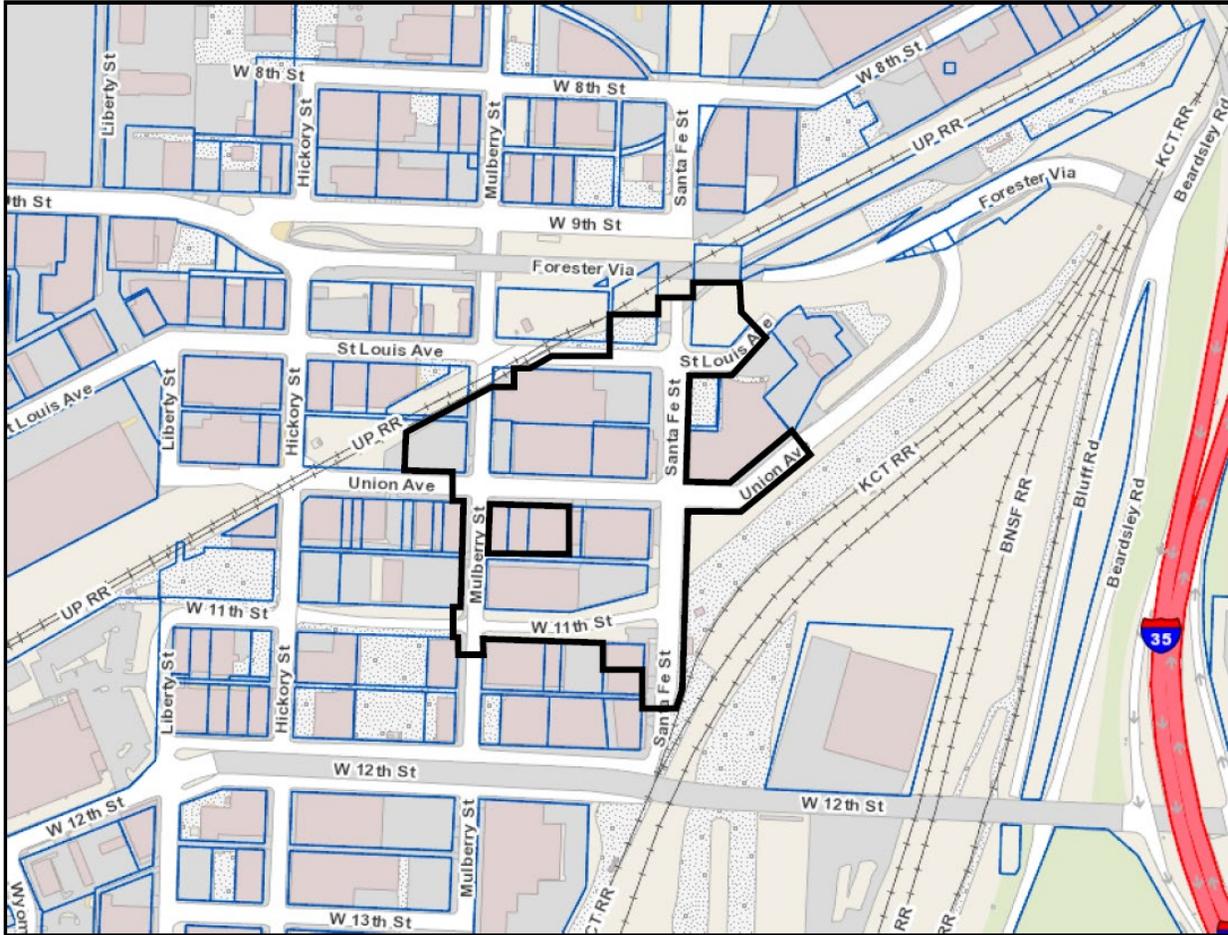
Beginning at the Northwest corner of said Lot 5, being also a point on the East right-of-way line of said Santa Fe Street; thence South along the West line of said Lots 5 through 10, Block 28, WEST KANSAS ADDITION NO. 1, and along the East right-of-way line of St. Louis Avenue, a distance of 150.72 feet (150' platted) to the Southwest corner of said Lot 10, said point also being the point of intersection of the former North right-of-way line of said St. Louis Avenue with the East right-of-way line of said Santa Fe Street; thence South along the Southerly prolongation of the West line of said Lot 10, 2.10 feet to a point on the new North right-of-way line for said St. Louis Avenue established by Ord. No. 63077, filed as Document No. K-896399, in Book K-1957, Page 262 on September 28, 1989; thence the following courses and distances along said new North right-of-way line: thence South 89 degrees 52 minutes 49 seconds East, 77.24 feet; thence North 40 degrees 16 minutes 38 seconds East, 157.26 feet to an angle point therein; thence North 59 degrees 44 minutes 26 seconds East, 439.64; thence South 30 degrees 15 minutes 34 seconds East, perpendicular to the last described course, 5.90 feet; thence North 59 degrees 44 minutes 26 seconds East, perpendicular to the last described course, 40 feet; thence North 30 degrees 15 minutes 34 seconds West, perpendicular to the last described course, 5.90 feet; thence North 59 degrees 44 minutes 26 seconds East, perpendicular to the last described course, 98.25 feet; thence North 30 degrees 15 minutes 34 seconds West, perpendicular to the last described course, 2.10 feet to a point on current North right-of-way line of said St. Louis Avenue; thence North 59 degrees 44 minutes 26 seconds East, perpendicular to the last described course, 487.75 feet to a point of intersection with the West right-of-way line of said Chicago Burlington & Quincy Railway Company; thence North 25 degrees 28 minutes 59 seconds East along said West right-of-way line, a distance of 449.84 feet to a point of intersection with the South right-of-way line of said Missouri Pacific Railway Company; thence the following courses and distances along said South right-of-way line: thence generally Southwesterly along a curve to the right, having an initial tangent bearing of South 34 degrees 47 minutes 18 seconds West, a radius of 850 feet and a central angle of 9 degrees 26 minutes 30 seconds, an arc distance of 140.07 feet to a point of compound curvature; thence continuing Southwesterly along a curve to the right, having a common tangent with last described curve, a radius of 1,943 feet and a central angle of 15 degrees 12 minutes 27 seconds, an arc distance of 515.71 feet; thence South 59 degrees 25 minutes 59 seconds West, tangent to the last described curve, a distance of 788.14 feet to a point on the West line of Northwest Quarter of the Northeast Quarter of said Section 6, said point being also on the East line of a 10 foot wide alley; thence South along said West line and along said East line, a distance of 85.62 feet to a point of intersection with the Easterly prolongation of the North line of Lot 5 of said Block 28; thence North 89 degrees 53 minutes 24 seconds West, along said Easterly prolongation and along the North line of said Lot 5, a distance of 120 feet to the point of beginning. EXCEPT that part conveyed to the City of Kansas City by General Warranty Deed recorded May 29, 2002 as Document No. 2002K0032811; ALSO EXCEPT that part conveyed to Kansas City Terminal Railway Company by General Warranty Deed recorded December 3, 2003 as Document No. 2003K0093192; ALSO EXCEPT that part conveyed to the City of Kansas City by Right of Way Deed recorded March 3, 2009 as Document No. 2009E0020039; ALSO EXCEPT that part conveyed to Kansas City Terminal Railway Company by Special Warranty Deed recorded June

22, 2011 as Document No. 2011E0058042; ALSO EXCEPT that part taken for street right-of-way pursuant to Ordinance No. 160094, recorded April 4, 2016 as Document No. 2016E0029104. ALSO, EXCEPT Lots 1 through 8, Block 43, Turner & Co's Addition, Kansas City, Jackson County, Missouri.

## Exhibit B

### Boundary Map of the District

The boundaries of the District are outlined in black as shown on the map below.



### WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT

APRIL 18, 2024

#### LEGEND:

— DISTRICT BOUNDARY

— PARCEL BOUNDARY

## Exhibit C

### **FIVE-YEAR PLAN THE WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT**

The petitioners of the foregoing Petition for the Creation of a Community Improvement District and Authorize Special Assessments (collectively or individually as context may require, the “Petitioners”) propose to create the West Bottoms Central Community Improvement District (the “District”) pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, RSMo, as amended, (the “CID Act”). Section 67.1421 of the CID Act requires that the petition for the creation of the proposed District be accompanied by a five-year plan, which includes a description of the purposes of the proposed District, the services it will provide, the improvements it will make, an estimate of the costs of these services and improvements to be incurred, the anticipated sources of funds to pay the costs, and the anticipated term of the sources of funds to pay the costs. This Five-Year Plan (this “Plan”) is presented in order to comply with the statutory requirement referenced above.

This Plan contains the following: (A) a description of the location and formation of the proposed District; (B) a description of the anticipated sources of funds to pay the costs, the anticipated term of the sources of funds to pay the costs and a description of the anticipated proposed District revenues over a five-year period; (C) a summary of the improvements and services to be provided by the proposed District over a five-year period; (D) an estimate of costs of the services and improvements to be incurred over a five-year period; (E) a description of the governance of the proposed District; and (F) an anticipated schedule for the proposed District’s improvements, activities and services over a five-year period. This Plan is an integral and composite part of the Petition for the Creation of a Community Improvement District and Authorize Special Assessments (the “Petition”) to which it is attached and incorporated therein by reference.

#### **A. District Location and Formation**

The proposed District consists of twelve (12) parcels and consisting of approximately 6.144 acres. The proposed District is generally South and West of the Union Pacific railroad tracks, North of 11th Street, and West of the KCT railroad tracks in the West Bottoms, in Jackson County, Missouri. The parcel locator numbers are 29-320-35-06-00-0-00-000; 29-320-28-06-00-0-00-000 ; 29-320-35-01-00-0-00-000; 29-320-36-01-00-0-00-000; 29-320-28-07-00-0-00-000; 29-320-28-08-00-0-00-000; 29-320-28-04-00-0-00-000; 29-320-25-04-00-0-00-000; 29-320-29-01-00-0-00-000; 29-320-35-02-00-0-00-000; 29-320-26-02-01-1-00-000; and 29-320-29-02-00-0-00-000 in the City of Kansas City, Missouri (the “City”). The proposed district is contiguous. The District is proposed to be a political subdivision of the State of Missouri.

#### **B. Source of Funds and Anticipated Term**

The proposed District is being formed to raise revenues by imposing an additional sales tax (the “**CID Sales Tax**”) and a special assessment (the “**Special Assessment**”). The CID Sales Tax will be imposed at the rate of one percent (1.0%) on all taxable retail sales within its boundaries which are subject to taxation pursuant to Sections 144.010 to 144.525,

RSMo, as amended, except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable or video services. The District shall maintain the levy of the CID Sales Tax at such rate until the full satisfaction and defeasance of the District obligations (not to exceed the date which is twenty-seven (27) years from the date of the ordinance establishing the District).

The Special Assessment may be levied annually against each Lot (as described in Exhibit D) within the District. The cost of the services and/or projects shall be equally allocated among each of the Lots in an annual amount not to exceed two dollars (\$2.00) (i) per Operational Square Foot<sup>1</sup> of building space for improved Lots, and (ii) per square foot of the Lot for vacant or non-operational Lots. The maximum amount shall be adjusted annually beginning in 2025 pursuant to increases to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (or, if not available, then by another reasonable index selected by the board of directors of the District). The District's authorization to levy the Special Assessment shall not exceed the date which is twenty-seven (27) years from the date of the ordinance establishing the District.

The imposition of the CID Sales Tax is subject to approval by the qualified voters within the proposed District. To the extent that there are no registered voters within the proposed District, the CID Act provides that the qualified voters are the owners of one or more parcels of real property located within the proposed District. Once the proposed District is established by ordinance of the City, the proposed District's Board will submit the question of whether it shall be authorized to impose the CID Sales Tax to the qualified voters for approval in accordance with this Plan.

Notwithstanding anything in the CID Act, the proposed District shall have no power to levy real property taxes or business license taxes.

### **C. Summary of Improvements and Services**

In general, the purpose of the proposed District is to undertake any of the public improvements or provide for any activities or services set forth in the CID Act. The proposed District may provide assistance to or construct, reconstruct, install, repair, maintain, and equip certain public improvements, and to support business activity and economic development in the proposed District and to provide services and activities as allowed under Section 67.1461 of the CID Act.

Pursuant to Section 67.1461 of the CID Act, the proposed District may acquire by purchase, lease, gift, grant, bequest, devise or otherwise, any real property within its boundaries, personal property, or any interest in such property. The proposed District may also sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property. The proposed District may dedicate to the City, with the City's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use.

---

<sup>1</sup>Operational Square Foot is defined as the usable square feet that is occupied.

Specifically, the proposed District will provide funding for the TIF to construct public infrastructure improvements, including, without limitation, sanitary and storm sewers, utilities, sidewalks, and any other required or desirable infrastructure located within the District (“**TIF Project**”), as more particularly described in Schedule 1 attached to this Exhibit C, as well as, security for the District and administrative services for the proposed district, together with any public improvements, activities or services allowed under the CID Act (such improvements, activities or services are currently expected to include those items identified in the table captioned “**CID Project Costs**” attached hereto) (collectively, the “**CID Project**”). The proposed District may fund any portion of the costs of acquisition, design, construction, operation, and maintenance of the CID Project. Pursuant to Section 74-302(a)(3) of the City’s Code of Ordinance, the District’s anticipated improvements and services are further described in the CID Project Costs and the Estimated Five-Year Budget attached to this Exhibit C.

On an annual basis, revenues from the CID Sales Tax will be applied as follows: (a) first, 50% of the CID Sales Tax will be captured under the TIF as economic activity taxes (“**EATs**”) to fund a portion of the TIF Project; (b) second, up to but not to exceed 40% of the CID Sales Tax not captured by the TIF as EATs, will be pledged to fund a portion of the TIF Project; (c) third, to fund on-going administrative costs of the proposed District, the amount of which will be determined by the proposed District’s Board in connection with the adoption of the annual budget of the proposed District, and (d) fourth, to fund security for the proposed District, as well any public improvements, activities or services allowed under the CID Act.

The CID Act mandates that existing City services will continue to be provided within a proposed District at the same level as before the proposed District was created (unless services are decreased throughout the City) and that any proposed District services shall be in addition to existing City services. The Petitioners anticipate that City services will continue to be provided within the proposed District at the same level as before the proposed District was created, and the proposed District will not cause the level of City services within the proposed District to diminish.

#### **D. Estimated Costs**

The total estimated cost of the CID Project over the initial five-year period is approximately \$3,850,318 excluding cost of issuance<sup>2</sup>, if any, and the proposed District’s administrative fees and expenses, including but not limited to, fees and costs related to the proposed District’s formation, planning consultants, advisors, auditors and legal counsel. An estimate of the costs associated with the proposed CID Project is attached hereto in Exhibit C and incorporated herein by reference. Additionally, the proposed budget, for the first five years of the existence of the District is attached hereto in Exhibit C and incorporated herein by reference.

The CID Sales Tax and Special Assessment revenues may be used to fund either direct costs of the CID Project or financing costs of the CID Project, or both. To fund any or all of its activities in connection with the exercise of the powers under Section 67.1461 of the CID Act, the

---

<sup>2</sup>“Cost of Issuance” shall mean all costs reasonably incurred by the proposed District in furtherance of the issuance of any bonds or notes, singly or in series, issued by or on behalf of the proposed District pursuant to the CID Act, if any, including, but not limited to accrued interest, the fees and expensed of financial advisors, municipal advisors and consultants, the proposed District’s attorneys (including issuer’s counsel and bond counsel), underwriters’ discounts and fees, the costs of printing any obligations of the proposed District and any official statements relating thereto, the cost, if any, of credit enhancement, capitalized interest, debt services reserves and the fees of any rating agency rating any obligations of the proposed District.

proposed District may borrow money from any public or private source and issue obligations or cause obligations to be issued on its behalf, in one or more series, and provide security for repayment of the same as provided in the CID Act. The District does not intend to limit its ability to issue debt under the CID Act.

#### **E. Remediation of Blighting Factors and Conditions**

The Blight Study identifies numerous blighting factors and conditions that are present within the boundaries of the District, such as environmental conditions, failing structural components, trash and illegal dumping, deterioration of site improvements, functional obsolescence, defective/inadequate street design, trespassing, vandalism, graffiti, and illegal camping (collectively, the “Blighting Factors”). While the CID Project will not directly remediate many of the Blighting Factors, construction of the CID Project makes it financially feasible for the Developer to redevelop the District Property in the following phases (collectively, the “Developer Project”):

##### **Phase 1:**

- 1015-1019 Mulberry St. (Moline Plow Building) - One adaptive reuse mixed-use building with approximately 110 - 130 residential units and 20,000 – 25,000 square feet of commercial space;
- 1100 Santa Fe St. (Avery) - One hotel with approximately 40 - 60 keys and 10,000 – 15,000 square feet of commercial space;
- 1200 Union Ave. (Perfection Stove Building) - One adaptive reuse mixed-use building with approximately 25,000 – 35,000 square feet of office space and 15,000 – 25,000 square feet of commercial space;
- 1201 & 1215 Union Ave. (Crooks Terminal/Laramie) - One adaptive reuse mixed-use building with approximately 60,000 – 80,000 square feet of office space and 22,000 – 32,000 square feet of commercial space; and
- 933 Mulberry St. , 1218 & 1230 Union Ave. (Weld Wheel) – Demolition of existing building and construction of a new residential building with approximately 270 - 300 residential units and 6,000 – 10,000 square feet of commercial space.

##### **Phase 2:**

- 914 Santa Fe St. and 1080 St. Louis Ave. (Weld Wheel 2) - One new residential building with approximately 65 - 95 residential units and 400 new parking stalls in a structured parking garage; and

- 930 & 938 Mulberry St. (Union Lots) - One new mixed-use building with approximately 65 - 95 residential units and 1,000 – 5,000 square feet of commercial space.

It is anticipated that the following Blighting Factors will be remediated upon completion of the Developer Project: (i) environmental conditions, (ii) failing structural components, (iii) deterioration of site improvements, (iv) functional obsolescence, and (v) defective/inadequate street design. Furthermore, the District will contract for security services in order to remediate the following Blighting Factors: (i) trash and illegal dumping, (ii) trespassing, (iii) vandalism, (iv) graffiti, and (v) illegal camping.

#### **F. Governance**

The District will be governed by a Board of Directors (the “**Board**”) consisting of five (5) members appointed by the Mayor with the consent of the City Council, as provided in the Petition and the CID Act. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City. The District’s budgets and policies will be refined annually, within the limitations set forth in this Plan, by the Board. It is anticipated that the District will enter into a Cooperation Agreement or similar agreement with the City regarding the operation of the District (the “**Agreement**”), the imposition and collection of the CID Sales Tax, and any other relevant aspects of the overall financing for the CID Project and administration and operation of the District, including reimbursement to the City for the reasonable and actual expenses incurred by the City in relation to the District in accordance with the CID Act.

#### **G. Anticipated Schedule**

The following pages summarize the improvements, activities and services anticipated for the proposed District over the initial five-year period.

<u><b>Year</b></u>	<u><b>Improvements, Activities and Services</b></u>
2024	<ul style="list-style-type: none"> <li>• Approval of ordinance establishing District</li> <li>• Approval of Agreement between District and City (and other parties thereto)</li> <li>• Notice of creation of the District to the State of Missouri</li> <li>• CID Project commences</li> <li>• Blight remediation commences</li> <li>• Board authorizes election for imposition of CID Sales Tax</li> </ul>

- District holds mail-in election to impose CID Sales Tax
- District provides for CID Sales Tax collection
- 50% of the CID Sales Tax captured as EATs
- Up to, but not to exceed, 40% of the CID Sales Tax pledged to TIF to fund a portion of the TIF Project
- Levy and collect Special Assessments
- Issuance of District obligations, if any
- District provides for its on-going administration, including the District's annual report and annual budget

2025

- CID Project continues
- Blight remediation continues
- District provides for CID Sales Tax collection
- 50% of the CID Sales Tax captured as EATs
- Up to, but not to exceed, 40% of the CID Sales Tax pledged to TIF to fund a portion of the TIF Project
- Levy and collect Special Assessments
- Financial monitoring and payment/reimbursement for project expenditures and/or repayment of District obligations, if any
- District provides for its on-going administration, including the District's annual report and annual budget

2026

- CID Project continues
- Blight remediation continues
- District provides for CID Sales Tax collection
- 50% of the CID Sales Tax captured as EATs

- Up to, but not to exceed, 40% of the CID Sales Tax pledged to TIF to fund a portion of the TIF Project
- Levy and collect Special Assessments
- Financial monitoring and payment/reimbursement for project expenditures and/or repayment of District obligations, if any
- District provides for its on-going administration, including the District's annual report and annual budget

2027

- CID Project continues
- Blight remediation continues
- District provides for CID Sales Tax collection
- 50% of the CID Sales Tax captured as EATs
- Up to, but not to exceed, 40% of the CID Sales Tax pledged to TIF to fund a portion of the TIF Project
- Levy and collect Special Assessments
- Financial monitoring and payment/reimbursement for project expenditures and/or repayment of District obligations, if any
- District provides for its on-going administration, including the District's annual report and annual budget

2028

- CID Project continues
- Blight remediation continues
- District provides for CID Sales Tax collection
- 50% of the CID Sales Tax captured as EATs
- Up to, but not to exceed, 40% of the CID Sales Tax pledged to TIF to fund a portion of the TIF Project
- Levy and collect Special Assessments

- Financial monitoring and payment/reimbursement for project expenditures and/or repayment of District obligations, if any
- District provides for its on-going administration, including the District's annual report and annual budget

*[The remainder of this page was intentionally left blank, see next page.]*

## CID Project Costs

<b>Public Improvements*</b>	<b>Estimated Cost**</b>
New water mains (Santa Fe from 9th Street to 12th Street)	\$1,600,000
New water mains (Union Ave. from Mulberry Street to a point approximately 475 feet east of Santa Fe Street)	\$400,000
New sanitary sewers (Santa Fe Street from 9th street to 12th street, from Union Ave. from Mulberry to a point approximately 150 east of Santa Fe and along 11th Street from Mulberry to Santa Fe)	\$825,000
Conversion of existing combined sewer system to separate storm sewer system (Santa Fe from 9th to 12th street with storm sewer trunks at Union Ave. and 11th Street)	\$3,787,500
Construction of regional detention basins	\$1,750,000
Construction of the Public Gathering Open Spaces	\$6,500,000
Reconstruction of streets, curbs, sidewalks, alleys, associated streetscape improvements along Santa Fe from 9th to 12th Street, Union Ave. and 11th Street	\$6,100,000
Installation of modern street light systems	\$3,250,000
Installation of street trees and other amenities	\$1,750,000
Reconstruction of streets, curbs, sidewalks, driveway and associated streetscape improvements along Mulberry Street, 11th Street, and Liberty Street, including intersection improvements at the intersection of 12th Street and Liberty	\$5,900,000
Rehabilitation of sanitary sewers and storm sewers along the same streets Mulberry Street, 11th Street, and Liberty Street	\$4,100,000
Utility Allowance	\$1,350,000
Contingency	\$2,787,500
Security	\$470,734
	<b>TOTAL: \$40,570,734</b>

\*The District shall only fund a portion of those TIF Projects located within the District.

\*\*The budget categories are presented as anticipated at this time and are subject to change.

## Five Year Budget

	Year 1	Year 2	Year 3	Year 4	Year 5
Revenues					
Sales Tax*	\$ 27,602	\$ 245,498	\$326,372	\$334,210	\$402,266
Special Assessments	\$503,474	\$ 503,474	\$503,474	\$503,474	\$503,474
Total Revenue	\$531,076	\$ 748,972	\$826,846	\$837,684	\$905,740
Expenses					
Initial One Time Set-up	\$ 30,000	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TIF Captured Sales Tax	\$ 13,801	\$122,749	\$163,186	\$167,105	\$201,633
TIF Pledged Sales Tax	\$ 11,041	\$ 98,199	\$130,549	\$133,684	\$161,306
City Admin Fee	\$ 1,000	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Administration	\$ 3,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
Insurance	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500	\$ 1,500
Security	\$470,734	\$520,024	\$529,611	\$528,895	\$534,801
Total Expenses	\$531,076	\$748,972	\$826,846	\$837,684	\$905,740

\*Sales tax projections based on anticipated tenant mix at stabilized occupancy.

## **SCHEDULE 1 TO EXHIBIT C**

### **TIF Project Public Improvements**

The CID shall fund a portion of the following TIF Projects, located within the boundary of the District:

#### Phase 1A

1. New water mains along Santa Fe from 9th Street to 12th Street;
2. New water mains along Union Ave. from Mulberry Street to appoint approximately 475 feet east of Santa Fe Street;
3. New sanitary sewers along Santa Fe Street from 9th street to 12th street, from Union Ave. from Mulberry to a point approximately 150 east of Santa Fe and along 11th Street from Mulberry to Santa Fe;
4. Conversion of existing combined sewer system to separate storm sewer system along Santa Fe from 9th to 12th street with storm sewer trunks at Union Ave. and 11th Street;
5. Construction of regional detention basins;
6. Construction of the Public Gathering Open Spaces;
7. New water mains along Santa Fe from 9th Street to 12th Street;
8. New water mains along Union Ave. from Mulberry Street to appoint approximately 475 feet east of Santa Fe Street; and
9. New sanitary sewers along Santa Fe Street from 9th street to 12th street, from Union Ave. from Mulberry to a point approximately 150 east of Santa Fe and along 11th Street from Mulberry to Santa Fe.

#### Phase 1B

1. Reconstruction of streets, curbs, sidewalks, driveway and associated streetscape improvements along Mulberry Street, 11th Street, and Liberty Street, including intersection improvements at the intersection of 12th Street and Liberty; and
2. Rehabilitation of sanitary sewers and storm sewers along the same streets Mulberry Street, 11th Street, and Liberty Street.

**Exhibit D**

**SPECIAL ASSESSMENT PETITION**

**Petition for Levy of Special Assessment**

The West Bottoms Central Community Improvement District (the “**District**”) shall be authorized to levy Special Assessments against real property benefited within the District for the purpose of providing revenue for costs incurred by the District for the purposes identified in Section C of Exhibit C herein.

The Special Assessments may be levied annually against each Lot (as described below) within the District. The cost of the services and/or projects shall be equally allocated among each of the Lots in an annual amount not to exceed two dollars (\$2.00) (i) per Operational Square Foot of building space for improved Lots, and (ii) per square foot of the Lot for vacant or non-operational Lots. The maximum amount shall be adjusted annually beginning in 2025 pursuant to increases to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (or, if not available, then by another reasonable index selected by the board of directors of the District). The District’s authorization to levy the Special Assessment shall not exceed the date which is twenty-seven (27) years from the date of the ordinance establishing the District. The properties located in the District that will receive special benefit from the services and/or projects are set forth below (each individually being a “**Lot**”, and collectively, “**Lots**”):

1. Parcel Number: 29-320-35-06-00-0-00-000  
Common Address: 1015-1019 Mulberry St., Kansas City, MO 64101  
Legal Description: TRACT 1: ALL THAT PART OF THE SOUTH ½ OF BLOCK 43, TURNER & CO'S ADDITION TO THE CITY OF KANSAS, NOW KANSAS CITY, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF LOT 32, IN SAID BLOCK 43, WHICH CORNER IS THE INTERSECTION OF THE EAST LINE OF MULBERRY STREET WITH THE NORTH LINE OF 11TH STREET, AS SAID STREETS ARE NOW LOCATED AND ESTABLISHED; THENCE EAST, ALONG THE NORTH LINE OF SAID 11TH STREET, A DISTANCE OF 192.21 FEET, MORE OR LESS, TO A POINT MARKING THE CENTER, EAST AND WEST, OF THE SOUTH LINE OF SAID BLOCK 43; THENCE NORTHEASTERLY 201.35 FEET, MORE OR LESS, TO A POINT IN THE WEST LINE OF SANTA FE STREET, AS NOW LOCATED AND ESTABLISHED, WHICH IS 60 FEET NORTH OF THE NORTH LINE OF SAID 11TH STREET; THENCE NORTH, ALONG THE WEST LINE OF SAID SANTA FE STREET, A DISTANCE OF 58.69 FEET, MORE OR LESS, TO A POINT WHICH IS 2 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 17 OF SAID

BLOCK 43, SAID POINT BEING ON THE SOUTH LINE OF THE ALLEY; THENCE WEST, ALONG THE SOUTH LINE OF SAID ALLEY, SAID LINE BEING 2 FEET SOUTH OF THE NORTH LINE OF LOTS 17 THROUGH 32, INCLUSIVE, OF BLOCK 43, TO A POINT ON THE WEST LINE OF SAID BLOCK 43, SAID POINT BEING ALSO ON THE EAST LINE OF MULBERRY STREET; THENCE SOUTH, ALONG THE EAST LINE OF MULBERRY STREET 119.12 FEET, MORE OR LESS, TO THE POINT OF BEGINNING.

TRACT 2: ALL THAT PART OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, TOWNSHIP 49 NORTH, RANGE 33 WEST OF THE FIFTH PRINCIPAL MERIDIAN, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 6, 30 FEET NORTH OF THE SOUTHWEST CORNER THEREOF, SAID POINT BEING ON THE NORTH LINE OF 12TH STREET AS NOW ESTABLISHED IN SAID CITY; THENCE EAST ALONG SAID NORTH LINE OF 12TH STREET, BEING A LINE 30 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF SAID 1/4 1/4 SECTION, A DISTANCE OF 91.58 FEET TO THE TRUE POINT OF BEGINNING OF THE TRACT OF LAND BEING HEREBY CONVEYED; THENCE FROM SAID TRUE POINT OF BEGINNING, EAST ALONG THE SAID NORTH LINE OF 12TH STREET, A DISTANCE OF 339.92 FEET TO A POINT; THENCE NORTHEASTERLY ALONG A LINE WHICH DEFLECTS TO THE LEFT 77 DEGREES 01 MINUTE 30 SECONDS FROM THE EASTERLY PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 406.35 FEET TO A POINT WHICH IS 396 FEET NORTH OF SAID NORTH LINE OF 12TH STREET, AS MEASURED PARALLEL WITH THE WEST LINE OF SAID 1/4 1/4 SECTION; THENCE WEST AND PARALLEL WITH THE SAID NORTH LINE OF 12TH STREET, A DISTANCE OF 339.92 FEET TO A POINT; THENCE SOUTHWESTERLY ALONG A LINE WHICH DEFLECTS TO THE LEFT 77 DEGREES 01 MINUTE 30 SECONDS FROM THE WESTERLY PROLONGATION OF THE LAST DESCRIBED COURSE, A DISTANCE OF 406.35 FEET TO THE TRUE POINT OF BEGINNING AFORESAID.

2. Parcel Number: 29-320-28-06-00-0-00-000  
Common Address: 1200 Union Ave., Kansas City, MO 64101

Legal Description: LOTS 17, 18 AND 19 AND THE EAST 5 FEET OF LOT 20, EXCEPT THAT PART OF LOT 17, NOW IN SANTA FE STREET, BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

ALL THAT PART OF LOTS 20, 21, AND 22, BLOCK 40, TURNER & CO'S ADDITION, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 20, 5 FEET WEST OF THE NORTHEAST CORNER THEREOF, SAID POINT OF BEGINNING BEING 71 FEET WEST OF THE WEST LINE OF SANTA FE STREET, THENCE SOUTH ALONG A LINE 5 FEET WEST FROM AND PARALLEL TO THE EAST LINE OF SAID LOT 20, 120 FEET TO A POINT IN THE NORTH LINE OF UNION AVENUE, WHICH POINT IS 71 FEET WEST OF WEST LINE OF SAID SANTA FE STREET, THENCE WEST ALONG THE NORTH LINE OF SAID UNION AVENUE 66.19 FEET TO CENTER LINE OF A CERTAIN WALL WHICH CENTER LINE IS 0.81 FEET EAST OF WEST LINE OF SAID LOT 22; THENCE IN A NORTHERLY DIRECTION ALONG CENTER LINE OF SAID WALL AND ITS PROLONGATION 120 FEET TO A POINT IN THE NORTH LINE OF SAID LOT 22, WHICH POINT IS 0.51 FEET EAST OF WEST LINE OF SAID LOT 22, THENCE EAST 66.49 FEET TO A POINT OF BEGINNING, IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCEPT PART IN ROADS AND STREETS.

3. Parcel Number: 29-320-35-01-00-0-00-000  
Common Address: 1201 Union Ave., Kansas City, MO 64101  
Legal Description: LOT 10, EXCEPT THE WEST 6 FEET THEREOF, AND LOTS 11, 12, 13, 14, 15 AND 16, BLOCK 43, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.
4. Parcel Number: 29-320-36-01-00-0-00-000  
Common Address: 1100 Santa Fe St., Kansas City, MO 64101  
Legal Description: THAT PART OF THE NORTH 1/2 OF LOTS 13, 14, 15 AND 16, BLOCK 54, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS BEGINNING AT THE NORTHEAST CORNER OF SAID LOT I 6 AND RUNNING THENCE SOUTH ALONG THE EAST LOT LINE 59.55 FEET; THENCE WEST IN A STRAIGHT LINE ACROSS LOTS 16, 15, 14 AND 13 TO A POINT IN THE WEST LINE OF SAID LOT I 3 THAT IS 58.86 FEET SOUTH OF THE NORTHWEST CORNER OF SAID LOT

13; THENCE NORTH ALONG THE WEST LOT LINE TO THE NORTHWEST CORNER OF SAID LOT 13, AND THENCE EAST ALONG THE NORTH LINES OF SAID LOTS 13, 14, 15 AND 16 TO THE POINT OF BEGINNING.

AN EASEMENT APPURTENANT TO TRACT 3 FOR PARTY WALL WHOLLY LOCATED ON THE TRACT OF LAND ADJACENT ON THE SOUTH AS DESCRIBED IN THE INSTRUMENT IN BOOK B-78, PAGE 465, FILED SEPTEMBER 11, 1882, IN THE OFFICE OF THE RECORDER OF DEEDS FOR JACKSON COUNTY, MISSOURI, AT KANSAS CITY, AS MODIFIED BY INSTRUMENT AS DOCUMENT NO. B-441801 IN BOOK B-845, PAGE 215, FILED MARCH 24, 1903.

AN EASEMENT APPURTENANT TO TRACT 3 FOR PARTY WALL LOCATED ON AND ALONG THE WEST BOUNDARY LINE OF THE AFORESAID PREMISES AS DESCRIBED IN THE INSTRUMENT AS DOCUMENT NO. B-441800 IN BOOK B-841, PAGE 381, FILED MARCH 24, 1903.

5. Parcel Number: 29-320-28-07-00-0-00-000  
Common Address: 933 Mulberry St., Kansas City, MO 64101  
Legal Description: LOTS 1 THRU 16, BOTH INCLUSIVE, TOGETHER WITH THE VACATED ALLEY LYING SOUTH OF AND ADJOINING SAID LOTS FROM THE EAST RIGHT OF WAY LINE OF MULBERRY STREET TO A LINE 0.51 FEET EAST OF THE WEST LINE OF LOT 22, EXCEPT THE SOUTH 1/2 OF SAID VACATED ALLEY THAT LIES NORTH OF AND ADJOINING LOTS 31 AND 32, AND EXCEPT THE NORTH 50 FEET OF LOTS 1 AND 2, AND EXCEPT THE EAST 6 FEET OF LOT 16 TAKEN FOR STREET PURPOSES, ALL IN BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, EXCEPT PART IN ROADS AND STREETS.
6. Parcel Number: 29-320-28-08-00-0-00-000  
Common Address: 1218 Union Ave., Kansas City, MO 64101  
Legal Description: THAT PART OF LOT 22 LYING WEST OF A LINE DRAWN FROM A POINT IN THE NORTH LINE OF LOT 22 WHICH IS 0.51 FEET EAST OF THE NORTHWEST CORNER THEREOF TO A POINT IN THE SOUTH LINE WHICH IS 0.81 FEET EAST OF THE SOUTHWEST CORNER OF SAID LOT 22; AND ALL OF LOTS 23 TO 30 BOTH INCLUSIVE, ALL IN BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, EXCLUDING THE SOUTH 1/2 OF THE VACATED ALLEY ADJOINING THE PREMISES ON THE NORTH, EXCEPT THAT PART IN ROADS AND STREETS.

7. Parcel Number: 29-320-28-04-00-0-00-000  
Common Address: 1230 Union Ave., Kansas City, MO 64101  
Legal Description: LOTS 31 AND 32, AND THE SOUTH 1/2 OF VACATED ALLEY LYING NORTH OF AND ADJOINING BLOCK 40, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
8. Parcel Number: 29-320-25-04-00-0-00-000  
Common Address: 914 Santa Fe St., Kansas City, MO 64101  
Legal Description: THAT PART OF LOTS 20, 21, AND 22, LYING EAST OF MISSOURI PACIFIC RAILWAY RIGHT OF WAY, BLOCK 29, PLAT OF WEST KANSAS, COMMONLY CALLED WEST KANSAS ADDITION NO. 1, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
9. Parcel Number: 29-320-29-01-00-0-00-000  
Common Address: 930 Mulberry St., Kansas City, MO 64101  
Legal Description: THAT PART OF LOTS 14, 15 AND 16, BLOCK 39, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID LOT 16 AND RUNNING THENCE WEST ALONG THE SOUTH LINE OF SAID LOTS 16, 15 AND 14, A DISTANCE OF 72 FEET TO THE SOUTHWEST CORNER OF SAID LOT 14; THENCE NORTHEASTERLY IN A STRAIGHT LINE 83.14 FEET, MORE OR LESS, TO A POINT IN THE EAST LINE OF LOT 16 AFORESAID, WHICH IS 43.2 FEET NORTH OF THE SOUTHEAST CORNER OF SAID LOT 16; THENCE SOUTH ON SAID LOT LINE 43.2 FEET TO BEGINNING, EXCEPT PART IN ROADS AND STREETS.
10. Parcel Number: 29-320-26-02-01-1-00-000  
Common Address: 1180 St. Louis Ave., Kansas City, MO 64101  
Legal Description: All that part of the Northeast and Northwest Quarter of Section 6, Township 49, Range 33, together with Lots 5 through 10, Block 28, WEST KANSAS ADDITION NO. 1, a subdivision according to the recorded plat thereof, together with that part of the now vacated North-South alley lying East of and adjacent to the East line of said Lots 5 through 9, together with a vacated strip of St. Louis Avenue right-of-way, all being more particularly described as follows: Beginning at the Northwest corner of said Lot 5, being also a point on the East right-of-way line of said Santa Fe Street; thence South along the West line of said Lots 5 through 10, inclusive, and along

said East right-of-way line, a distance of 150.72 feet (150' platted) to the Southwest corner of said Lot 10, said point also being the point of intersection of the former North right-of-way line of said St. Louis Avenue with the East right-of-way line of said Santa Fe Street; thence South along the Southerly prolongation of the West line of said Lot 10, thence along the North right-of-way line for said St. Louis Avenue a distance of 75 feet; thence Northwest a distance of 40 feet; thence North, parallel with the East line of Lots 5 through 10 inclusive, a distance of 70 feet; thence West a distance of 110 feet to the point of beginning.

11. Parcel Number: 29-320-35-02-00-0-00-000  
Common Address: 1215 Union Ave., Kansas City, MO 64101  
Legal Description: LOT NINE (9) AND THE WEST SIX (6) FEET OF LOT TEN (10), IN BLOCK FORTY-THREE (43), TURNER AND CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.
  
12. Parcel Number: 29-320-29-02-00-0-00-000  
Common Address: 938 Mulberry St., Kansas City, MO 64101  
Legal Description: LOTS 17, 18, 19 AND 20, AND THAT PART OF LOTS 21 AND 22, LYING SOUTH OF RAILROAD RIGHT OF WAY, BLOCK 39, TURNER & CO'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**Signature Page for Petition to Establish the  
West Bottoms Central Community Improvement District**

I request that the City Council of the City of Kansas City, Missouri establish the West Bottoms Central Community Improvement District according to the preceding Petition.

**Name of Owner:** WEST BOTTOMS – PROPCO MASTER, LLC, a Delaware limited liability company

**Owner’s Telephone Number:** 816-601-1121

**Owner’s Mailing Address:** c/o SomeraRoad Inc., One Hanover Square, New York, NY 10004

**If signer is different from owner:**

**Name of Signer:** Fergus Campbell

**State basis of legal authority to sign:** Authorized Signatory

**Signer’s Telephone Number:** 646-444-8646

**Signer’s Mailing Address:** c/o SomeraRoad Inc., One Hanover Square, New York, NY 10004

**If the owner is an individual, state if the owner is single or married:** N/A

**If the owner is not an individual, state what type of entity:** Limited Liability Company

**The parcel numbers and assessed value of the property owned:**

<b>Parcel Number:</b>	<b>2023 Assessed Value:</b>
29-320-35-06-00-0-00-000	\$128,416
29-320-28-06-00-0-00-000	\$35,584
29-320-35-01-00-0-00-000	\$122,016
29-320-36-01-00-0-00-000	\$71,616
29-320-29-01-00-0-00-000	\$800
29-320-26-02-01-1-00-000	\$18,912
29-320-35-02-00-0-00-000	\$39,200
29-320-29-02-00-0-00-000	\$3,616
TOTAL:	\$420,160

**[Signatures follow on the next page]**



**Signature Page for Petition to Establish the  
West Bottoms Central Community Improvement District**

I request that the City Council of the City of Kansas City, Missouri establish the West Bottoms Central Improvement District according to the preceding Petition.

**Name of Owner:** The Planned Industrial Expansion Authority of Kansas City, Missouri

**Owner's Telephone Number:** 816-221-0636

**Owner's Mailing Address:** 300 Wyandotte, Ste. 400, Kansas City, MO 64105

**If signer is different from owner:**

**Name of Signer:** Thomas Porto

**State basis of legal authority to sign:** Chairman

**Signer's Telephone Number:** 816-221-0636

**Signer's Mailing Address:** 300 Wyandotte, Ste. 400, Kansas City, MO 64105

**If the owner is an individual, state if the owner is single or married:** N/A

**If the owner is not an individual, state what type of entity:** A planned industrial expansion authority duly organized and existing under the laws of the State of Missouri

**The parcel numbers and assessed value of the property owned:**

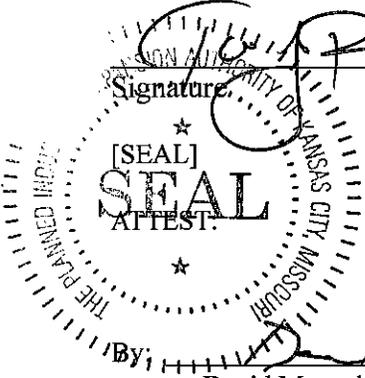
<b>Parcel Number:</b>	<b>2023 Assessed Value:</b>
29-320-28-07-00-0-00-000	\$140,000
29-320-28-08-00-0-00-000	\$55,200
29-320-28-04-00-0-00-000	\$2,816
29-320-25-04-00-0-00-000	\$3,648
TOTAL:	\$201,664

**[Signatures follow on the next page]**

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition, has read this Petition, is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his signature may not be withdrawn later than seven days after this Petition is filed with the clerk of the City.

[Signature]  
Signature

5-29-2024  
Date



By: [Signature]  
David Macoubrie, Secretary

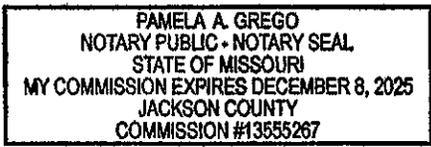
State of Missouri     )  
                                  ) SS:  
County of Jackson    )

Before me, the undersigned, Notary Public, personally appeared Thomas Porto, Chairman of the Planned Industrial Expansion Authority of Kansas City, Missouri, a planned industrial expansion authority duly authorized, incorporated and existing under and by virtue of the Constitution and laws of the State of Missouri, and David Macoubrie, Secretary of said corporation, who are personally known to me to be the same persons who executed preceding Petition.

Witness my hand and official seal this 29<sup>TH</sup> day of MAY, 2024.

[Signature]  
Notary Public

My Commission Expires: 12-8-25



**Exhibit E**

**DISTRICT PROPERTY ASSESSMENT**

**CERTIFICATE**

I, Gail McCann Beatty, Director of Assessment for the County of Jackson, State of Missouri, hereby certify that: the attachments hereto are the reviewed and certified parcels and corresponding assessed values for the West Bottoms Central Community Improvement District from the records of Jackson County, Missouri for the 2019-2023 tax years.

  
Gail McCann Beatty  
Director of Collection

STATE OF MISSOURI        )  
  ) ss  
COUNTY OF JACKSON    )

On this 17th day of May in the year 2024, before me, the undersigned notary public, personally appeared Gail McCann Beatty, known to me to be the person whose name is subscribed to the within instrument and acknowledged that he executed the same for the purposes therein contained.

In witness whereof, I hereunto set my hand and official seal.



Notary Public

Print Name: Cynthia Ramos

My commission expires:



Address	Parcel ID	2023	2022	2021	2020	2019
1015-1019 Mulberry St., Kansas City, MO 64101	29-320-35-06-00-0-00-000	128,416	102,720	102,720	97,888	98,777
1200 Union Ave., Kansas City, MO 64101	29-320-28-06-00-0-00-000	35,584	28,480	28,480	27,258	27,258
1201 Union Ave., Kansas City, MO 64101	29-320-35-01-00-0-00-000	122,016	97,600	97,600	92,800	92,800
1100 Santa Fe St., Kansas City, MO 64101	29-320-36-01-00-0-00-000	71,616	57,280	57,280	54,432	54,432
933 Mulberry St., Kansas City, MO 64101	29-320-28-07-00-0-00-000	140,000	112,000	112,000	106,736	106,736
1218 Union Ave., Kansas City, MO 64101	29-320-28-08-00-0-00-000	55,200	44,160	44,160	42,006	42,006
1230 Union Ave., Kansas City, MO 64101	29-320-28-04-00-0-00-000	2,816	2,240	2,240	2,134	2,134
914 Santa Fe St., Kansas City, MO 64101	29-320-25-04-00-0-00-000	3,648	2,240	2,240	2,048	2,048
930 Mulberry St., Kansas City, MO 64101	29-320-29-01-00-0-00-000	800	640	640	384	384
1180 St. Louis Ave., Kansas City, MO 64101 and 905 Santa Fe Street, Kansas City, MO 64101	29-320-26-02-01-1-00-000	18,912	12,160	12,160	11,968	11,968
1008 St. Louis Ave., Kansas City, MO 64101	29-310-40-02-02-0-00-000	88,064	56,320	56,320	56,256	56,256
1215 Union Ave., Kansas City, MO 64101	29-320-35-02-00-0-00-000	39,200	31,360	31,360	31,328	31,328
938 Mulberry St., Kansas City, MO 64101	29-320-29-02-00-0-00-000	3,616	2,880	2,880	2,650	2,650

## Exhibit F

### BLIGHT STUDY

#### BELKE APPRAISAL & CONSULTING SERVICES, INC.

REAL ESTATE ANALYSIS & VALUATION  
SCOTT J. BELKE, MAI  
PRESIDENT

March 18, 2024

West Bottoms Propco Master  
130 West 42<sup>nd</sup> Street, 22<sup>nd</sup> Floor  
New York, New York 10036

RE: CID Addendum To Amended Blight Study  
Missouri Revised Statutes  
West Bottoms Blight Study  
Forester Viaduct/Bluff Road/W 12<sup>th</sup> Street/Hickory Street  
Kansas City, Missouri 64101

Dear West Bottoms Propco Master,

On December 5, 2023, I provided my amended blight study of the West Bottoms study area generally located between Forester Viaduct (north) and W 12<sup>th</sup> Street (south) from Hickory Street (west) to Bluff Road (east) in the West Bottoms neighborhood of Kansas City, Jackson County, Missouri. My original blight study published in 2022 included 21 Jackson County tax parcels encompassing ±12.21 acres improved with ±837,000 square feet (above grade) of vertical structures. My original (2022) finding was that the 21 Jackson County tax parcels qualified per the Missouri Revised Statutes as a "blighted area" as of the effective date of the study (March 30, 2022). My original report contained 1,063 pages and 2,102 photographs taken during the multiple inspections of the West Bottoms study area in 2022. The amended blight study incorporated the original report by attachment.

The purpose of the 2023 amendment was to incorporate seven additional (nearby) Jackson County tax parcels into the original study area. (A listing of the original 21 tax parcels and the 7 new tax parcels is included on the following page.) The seven tax parcels incorporated into the original study area for this amendment encompass ±1.15 acres and include four vertical structures (built between 1910 and 1997 with weight-average age of 87 years) containing ±25,701 square feet), a storage yard, and a surface parking lot. The amended study area now includes 28 tax parcels encompassing ±13.36 acres improved with ±862,680 square feet (above grade) of vertical structures.

Subsequent to publishing my amended blight study, the proposed redevelopment area is now being considered for creation of a Community Improvement District (CID) per the Community Improvement District Act established in the Missouri Revised Statutes (67.1401 to 67.1571). Although not contained in the Missouri Revised Statutes, the City of Kansas City, Missouri established by Ordinance No. 210565 (adopted January 13, 2022) the following additional requirement:

- (1) A blight study, outlining the blighting factors and conditions, which blight study shall have been completed no more than five (5) years prior to the date upon which the petition is submitted to the city clerk, and which shall identify, to the extent reasonably deemed possible by the consultant doing the blight study, the owner(s) of the property at such time as the blighting factors and conditions might reasonably have been determined to first occur and remain unabated;

This addendum addresses the city required reasonable determination of the timing of blight and the ownership at the time blight first occurred.

---

*CELEBRATING 39 YEARS OF SERVING KANSAS CITY!*

3100 NW 57<sup>th</sup> STREET • KANSAS CITY, MISSOURI • 64151 • 816.741.6565 P • SCOTTBELKE@GMAIL.COM

Unless continually observed in the past, a credible determination of the moment statutory blight began to exist on a property is difficult. As continuous interior inspections would not be available, the determination would be limited by exterior determinations provided by the consultant inspections of the neighborhood, reported vacancy dates, past aerial photographic evidence (including KCMO and Jackson County GIS Mapping and Google Earth and Earth Pro), city studies within the neighborhood, and 311 citations (from KCMO Parcel Viewer). An examination of the chain of title (fee simple ownership as publicly recorded at the Jackson County, Missouri Register Of Deeds Office) would determine ownership at the projected time of blighting.

The following table provides a summary of the 21 tax parcels included in the original blight study and the 7 tax parcels included in the amended blight study:

Parcel Address	Tax Parcel No.	Current Use	Acres
<b>ORIGINAL REPORT (2022)</b>			
1008 Santa Fe St.	29-310-40-02-02-0-00-000	Unimproved Site	1.58
1180 St. Louis Ave.	29-320-26-02-01-1-00-000	Unimproved Site	0.42
1200 St. Louis Ave.	29-320-25-04-00-0-00-000	Unimproved Site	0.17
933 Mulberry St.	29-320-28-07-00-0-00-000	Vacant Industrial Loft	1.02
1200 Union Ave.	29-320-28-06-00-0-00-000	Vacant Industrial Loft	0.36
1220 Union Ave.	29-320-28-08-00-0-00-000	Vacant Industrial Building	0.53
1226 Union Ave.	29-320-28-04-00-0-00-000	Surface Parking Lot	0.14
930 Mulberry St.	29-320-29-01-00-0-00-000	Surface Parking Lot	0.03
938 Mulberry St.	29-320-29-02-00-0-00-000	Surface Parking Lot	0.38
1201 Union Ave.	29-320-35-01-00-0-00-000	Vacant Industrial Loft	0.45
1215 Union Ave.	29-320-35-02-00-0-00-000	Commercial Building	0.08
1015 Mulberry St.	29-320-35-06-00-0-00-000	Vacant Industrial Loft	0.93
1308 W 11 <sup>th</sup> St.	29-320-34-11-00-0-00-000	Commercial Bldg. & Pkg.	0.80
1100 Santa Fe St.	29-320-36-01-00-0-00-000	Vacant Industrial Loft	0.13
1222 W 12 <sup>th</sup> St.	29-320-36-06-00-0-00-000	Vacant Industrial Loft	0.32
1307 W 11 <sup>th</sup> St.	29-320-37-02-00-0-00-000	Surface Parking Lot	0.46
1105 Hickory St.	29-320-37-08-00-0-00-000	Vacant Industrial Loft	0.40
1304 W 12 <sup>th</sup> St.	29-320-37-05-00-0-00-000	Surface Parking Lot	0.13
1310 W 12 <sup>th</sup> St.	29-320-37-04-00-0-00-000	Surface Parking Lot	0.40
1324 W 12 <sup>th</sup> St.	29-320-37-03-00-0-00-000	Vacant Industrial Loft	0.40
1000 W 12 <sup>th</sup> St.	29-310-35-01-00-0-00-000	Industrial Building	3.09
<b>TOTAL ORIGINAL</b>			<b>12.21</b>
<b>AMENDMENT (2023)</b>			
912 Santa Fe St.	29-320-25-01-00-0-00-000	Railroad Tracks	0.23
1301 Union Ave.	29-320-34-01-00-0-00-000	Industrial Building	0.13
1305 Union Ave.	29-320-34-02-00-0-00-000	Industrial Building	0.07
1309 Union Ave.	29-320-34-03-00-0-00-000	Industrial Building	0.13
1311 Union Ave.	29-320-34-04-00-0-00-000	Storage Yard	0.07
1027 Hickory St.	29-320-34-10-00-0-00-000	Surface Parking Lot	0.27
1317 Union Ave.	29-320-34-12-00-0-00-000	Mixed-Use Loft	0.26
<b>TOTAL AMENDED</b>			<b>1.15</b>

### Previous Blight Determination

Following the devastating flood of 1951, a system of seven levees spanning 60 miles was completed to secure approximately 32 square miles of industrial, commercial, and residential areas encompassing 7,000 structures in Kansas City, Missouri and Kansas City, Kansas. The Planned Industrial Expansion Authority of Kansas City, Missouri created the Central Industrial District PIEA in 1978 (still active) that covers all of the West Bottoms. A blight determination was required for the creation of the redevelopment

area (Ordinance No. 48892 authenticated as Passed on April 7, 1978). The Industrial Development Plan (dated February 16, 1978) identified the properties within the current blight analyses as in need of Minor Rehabilitation or Major Rehabilitation/Deteriorated. As not every property within a proposed redevelopment area must be blighted (simply a "predominance") it is possible the 28 subject parcels were not blighted in 1978. Still, a predominance of blight within the greater West Bottoms area was of sufficient importance that the city created the Central Industrial District PIEA. The predominance of blight in the area would have negatively impacted the 28 subject parcels.

### Greater Downtown Area Plan

The study areas and the West Bottoms lie within the Greater Downtown Area Plan (GDAP; approved October 10, 2019 by Resolution Number 190565) defined by the southern city limits of North Kansas City on the north, Woodland Avenue on the east, 31<sup>st</sup> Street on the south, and State line on the west. The plan further identifies five negative (historical) issues pertaining specifically to the West Bottoms:

- Poor road access (p. 89)
- Major traffic issues (pp. 89 & 99)
- Poor pedestrian circulation (pp. 65 & 67)
- Deteriorating infrastructure (pp. 123 & 125)
- Lack of parks (pp. 107 & 149)

The study areas also lie within a broad area designated as "Development Opportunities" within GDAP.

### Advanced Building Ages

The sixteen structures considered in the original blight study date to between 1880 and 1975 and range in age from 48 to 143 years. The weight-average age of these improvements is 111 years. The four structures in the blight amendment were built between 1910 and 1997, range in age from 26 to 113 years, and have a weight-average age of 87 years. Buildings of these advanced age are subject to considerable functional and external obsolescence as well as potential deterioration. Therefore, it is possible the twenty structures in the study areas are no longer functionally viable and reached the end of their economic lives many decades ago. Buildings of these advanced age also often include environmental issues (asbestos, lead-based paint, PCBs, mold, radon) that are expensive to remediate.

### Individual Property Analysis

#### Original Blighted Area

West Bottoms Propco Master, LLC purchased all 21 properties in the original blight study between December 2021 and March 2022. All the properties in the original blight study are judged to have been blighted in the long term prior to the purchase by West Bottoms Propco Master, LLC (except for the two parcels not judged blighted).

Weld Wheel reportedly vacated their complex bounded by St. Louis Avenue (north), Santa Fe Street (east), Union Avenue (south), and Mulberry Street (west) in 2003. The properties have gradually deteriorated over the intervening 20 years and are now scheduled to be demolished. These four structures containing 320,102 square feet are some of the most blighted properties I have inspected over the past 39 years. These properties have had significant delinquent real estate taxes since 2013. Clearly these four structures and the four adjoining surface parking lots have suffered from long-term blighting

influence (decades). The property transferred from Interstate Underground Warehouse, LLC (who purchased the property in 2013) to West Bottoms Propco Master, LLC in December 2021. The seller had obtained PIEA incentives for the properties soon after purchase for redevelopment that never occurred. Therefore, the property was likely considered blighted by the city when purchased by Interstate Underground Warehouse, LLC in 2013.

1201 Union Avenue is a five story masonry loft dating to 1930. 1201 Union, LLC purchased the property in 2016 and transferred ownership to West Bottoms Propco Master, LLC in March 2022. A tire company may have vacated the building at the time of the 2016 sale. Multilevel industrial property has been dysfunctional for many decades. The all masonry construction makes the property a poor candidate for residential conversion. The extensive deterioration suggests long term blighting influences. At inspection, the property was filled with junk on the floor (no racks or stacking). If not blighted in 2016 at purchase, the property likely became blighted soon thereafter.

1215 Union Avenue is a two story former firehouse structure dating to 1990. It was the only structure not judged blighted (although several issues existed) in the original blight study.

1015 Mulberry Street is a seven story masonry and timber loft dating to 1906 adjoined by a gravel parking lot. The property was purchased by Moline Building, LLC in 2005 and transferred to West Bottoms Propco Master, LLC in December 2021. Based upon the poor interior and exterior condition the property has been blighted for the long term. The building is dysfunctional for industrial use and likely has environment issues due to its advanced age. The easterly dirt parking lot has been a long term issue for ponding and dirt and mud in the adjoining roadways.

1308 W 11<sup>th</sup> Street is a two story commercial building dating to 1917 surrounded by dirt parking. As the FAR of the property is a low 0.28 the property is a significant underutilization. The expansive parking areas are dirt. Parking lots established after 1951 must be paved and gravel/dirt is not allowed. No curbs, gutters or public sidewalks are along W 11<sup>th</sup> Street from Liberty Street east to Santa Fe Street. Physical deterioration observed suggests long-term blighting influence. The property was transferred from 1108 W 11<sup>th</sup> Street (who purchased the property in 2016) to West Bottoms Propco Master, LLC in March 2022.

1100 Santa Fe Street is a seven story masonry industrial loft built in 1895. The improvements are 127 year old and evidence significant physical deterioration that indicates long-term blighting influence. The functional and external obsolescence of multistory industrial use also suggests long-term blight.

1105 Hickory Street is a six story masonry industrial loft built in 1904. The property was considered to be approaching blight in the original blight study.

1222 W. 12<sup>th</sup> Street is a six story loft built in 1890. The improvements are 133 year old and evidence significant physical deterioration and safety issues (long term), environmental issues, and functional and external obsolescence (multistory industrial use). The property was transferred from 1222 W 12<sup>th</sup>, LLC (purchased in 2016) to West Bottoms Propco Master, LLC in March 2022. The multiple blighting factors at this property indicate long-term blighting influences.

1324 W 12<sup>th</sup> Street is a five story masonry industrial loft built 1880. The improvements are 143 year old and evidence significant physical deterioration and safety issues (long term), environmental issues, and functional and external obsolescence (multistory industrial use). The property was transferred from 1324 W 12<sup>th</sup>, LLC (purchased in 2016) to West Bottoms Propco Master, LLC in March 2022. The multiple blighting factors at this property indicate long-term blighting influences.

West Bottoms Propco Master  
March 18, 2024

1000 W 12<sup>th</sup> Street is a one story masonry industrial building dating to 1959. The property was transferred from Kansas City Terminal Railway Company (purchased in 2008) to West Bottoms Propco Master, LLC in November 2021. The building and site improvements had considerable deterioration at the time of the 2021 transfer. More importantly, the property is considered blighted due to the location within the railyards including track crossings with no safety features and the location beneath the 12<sup>th</sup> Street Viaduct. Here again blighting influence would be considered long term.

1307 W 11<sup>th</sup> Street, 1304 W 12<sup>th</sup> Street, and 1310 W 12<sup>th</sup> Street are three adjoining dirt parking lots. 1015 Mulberry Street, 1100 Santa Fe Street, and 1324 W 12<sup>th</sup> Street also have dirt/gravel parking or loading areas. Parking lots established after 1951 must be paved and gravel/dirt is not allowed. Dirt/gravel parking is a safety and maintenance concern. Expansive surface parking within an urban area is generally considered an economic underutilization, not reflecting the highest and best use of the property. These properties were transferred from Group Parking, LLC to West Bottoms Propco Master, LLC in March 2022. Group Parking, LLC purchased these properties in 2016. These dirt parking lots/loading areas are considered long-term blighting influences.

### Amended Blighted Area

912 Santa Fe Street is an undeveloped lot containing 0.23 acre that is crossed diagonally by railroad tracks, inhibiting any utility for the parcel. Thus, the site has always been blighted for ownership other than the railroad. With the addition of the western portion of the Forester Viaduct (somewhere between 1935 and 1957) additional blight accrued to the property. The railroad has always owned this tax parcel.

1301 Union Avenue is a one story metal industrial building dating to 1997 with no off-street parking. Union Inv. Properties, LLC has owned this property since 2008. The property was judged to be approaching blight. The improvements have considerable settling and wall damage along the east elevation (likely long-term issues). The owner has obtained engineering bids and indicated a significant expenditure was needed to stabilize the foundation of the building. The owner has not proceeded with the resolution of this costly deferred maintenance.

1305 Union Avenue is a one story masonry industrial building dating to 1910 with no off-street parking. Union Inv. Properties, LLC has owned this property since 2008. The extreme dysfunction of this building and settling would indicate the property has been blighted over the long term.

1309 Union Avenue is a one story recent office conversion dating to 1920. Due to the recent conversion the property is not considered blighted at the current time. The parcel lacks off-street parking and the rear (south) elevation exhibits extensive deteriorating. Union Inv. Properties, LLC has owned this property since 2008.

1311 Union Avenue is a fenced undeveloped lot containing 0.07 acre. The property has been owned by Hickory Properties, LLC since 2008. The Industrial Development Plan dating to February 16, 1978 indicates this property has been unimproved for decades and underutilized.

1027 Hickory Street is a parking lot containing 0.27 acre. 11<sup>th</sup> Street Properties, LLC has owned the property since 2008. The property was judged to be approaching blight (no asphalt along W 11<sup>th</sup> Street and no sidewalks or curbs) and may be considered an economic underutilization.

1317 Union Avenue is a two story masonry and timber loft dating to 1920 and adjoining fenced parking lot (dirt/gravel). The property has been owned by Hickory Properties, LLC since 2008. The Industrial

West Bottoms Propco Master  
March 18, 2024

Development Plan dating to February 16, 1978 indicates the east portion of this property has been unimproved for decades and underutilized. The pervasiveness of blighting factors and the extent of blight (physical deterioration) would indicate this property has been blighted for the long term. The structure also suffers from long term functional obsolescence and potential environmental hazards.

### Neighborhood Issues

Negative neighborhood issues observed during the inspections of the study areas indicate social blighting factors have existed for the long term. Loitering, trash, illegal dumping, graffiti are likely long-term issues. A number of properties have metal bars (aging) covering window spaces indicating long-term crime issues. Poorly maintained roads and the numerous at-grade railroad crossing are long-term blight issues. Flooding (Zone AH) and ponding have been long-term issues in the West Bottoms.

### Conclusion

As indicated earlier, unless continually observed in the past, a credible determination of the moment statutory blight began to exist on a property is difficult. The analysis undertaken above utilizes my inspection observations, historic city documentation (PIEA, GDAP, 311), Register of Deeds information, and common knowledge about negative (blighting) conditions within the West Bottoms neighborhood. Clearly, due to the extensive physical deterioration, functional and external obsolescence, extensive vacancy or underutilization, and historically documented neighborhood issues, the blighting influence within the study area is long term. Blighting influences existed long before current ownership held fee simple title to the 28 properties, likely for decades.

It has been a distinct pleasure to serve you in this assignment.

Sincerely,  
BELKE APPRAISAL & CONSULTING SERVICES, INC.



Scott J. Belke, MAI   
President  
Missouri State Certified General Real Estate Appraiser (Certificate No. RA 001868)  
Kansas Certified General Real Property Appraiser (Certificate No. G-1214)

**Exhibit G**

**BLIGHT REMEDIATION SCHEDULE**

The District will begin funding security services as revenue is available and development occurs; provided, however, the Developer Project will be completed in accordance with the following schedule:

Project	Commencement Date	Completion Date
1015-1019 Mulberry St. (Moline Plow Building)	2024	2026
1100 Santa Fe St. (Avery)	2026	2027
1200 Union Ave. (Perfection Stove Building)	2024	2026
1201 & 1215 Union Ave. (Crooks Terminal/Laramie)	2025	2027
933 Mulberry St., 1218 & 1230 Union Ave. (Weld Wheel)	2024	2026
914 Santa Fe St. and 1080 St. Louis Ave. (Weld Wheel 2)	2033	2035
930 & 938 Mulberry St. (Union Lots)	2033	2035

**Exhibit H**

**DISTRICT MAINTENANCE  
January 1, 2022 – February 29, 2024**

<b>Description</b>	<b>Closing Balance</b>
Infrastructure & Land Prep	\$41,987.50
C-I-P Soft Costs	\$10,626,189.13
Cleaning Wages	\$12,955.77
Consulting Fees	\$55,399.98
Legal Fees	\$9,900.00
Permits & Fees	\$3,626.00
Management Fees Expense	\$151,642.06
Elevator Contract	\$326.50
Elevator Repairs	\$29,964.05
Janitorial/Cleaning Services	\$12,888.34
Other Building Services	\$1,000.00
Pressure Cleaning	\$125.00
Security Contract	\$4,907.75
Security, Other	\$12,343.54
Snow Removal/Ice Control	\$3,700.00
Trash Removal	\$10,911.89
Repair and Maintenance	\$205,519.15
Keys & Locks	\$1,566.02
Electrical Repairs	\$588.00
Fence Repairs	\$700.00
HVAC Repairs	\$874.91
Life/Safety	\$6,353.72
Fire Alarm Service/Repair - Other	\$982.45
Plumbing Repairs	\$9,201.50
Roof Repairs/Supplies	\$6,545.49
Windows & Doors	\$13,097.00
Mowing/Trimming/Grass Cutting	\$4,225.00
Other Grounds/Landscaping Expense	\$5,836.86
Miscellaneous	\$1,978.93
Leasing Costs-Advertising	\$2,643.90
Lease Commissions	\$1,260.00
Marketing	\$80,050.00
Asset Mgmt Fee	\$187,500.00
Other Professional Fees	\$204,538.76
Promotional & Advertising	\$3,600.00
Other Owner Expense	\$73,740.09
	<b>\$11,788,669.29</b>

