

**HEALTH SCIENCES DISTRICT
COMMUNITY IMPROVEMENT DISTRICT**

Petition to Establish the District

3rd and 4th Council District

Kansas City, Jackson County, Missouri

July 2020

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Exhibit A: District Legal Description

Exhibit B: District Boundary Map

Exhibit C: Five Year Budget

PETITION TO ESTABLISH

THE HEALTH SCIENCES DISTRICT COMMUNITY IMPROVEMENT DISTRICT

This petition ("Petition") is submitted pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571, Revised Statutes of Missouri, as may be amended (the "Act"), by those entities whose signatures appear below (the "Petitioners"), who request that the City Council of the City of Kansas City, Missouri (the "City Council") establish a community improvement district (the "District") in the City of Kansas City, Jackson County, Missouri (the "City") in accordance with this Petition.

1. DESCRIPTION OF THE DISTRICT

- A. **Name of District.** The name of the District shall be the Health Sciences District Community Improvement District.
- B. **Legal Description.** The District includes all of the real property (the "District Land") legally described on Exhibit A ("District Legal Description") annexed to and made an integral part of this Petition.
- C. **Boundary Map.** A map graphically portraying the boundaries of the District is annexed to and made an integral part of this Petition as Exhibit B ("District Boundary Map").

2. PETITIONERS

Petitioners represent:

- (i) More than fifty percent (50%) per capita of all owners of the District Land; and
- (ii) Property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

3. FIVE YEAR PLAN

The Petitioners desire to cooperate with the City to provide funding for infrastructure improvements, including pedestrian access and pathways, signage, landscaping, and other improvements, and to invest in residential housing related improvements that directly improve health and quality of life.

A. Purposes of the District

The purposes of the District are to:

- 1) Implement redirection of economic activity tax programs, public infrastructure and housing improvements;
- 2) provide or cause to be provided for the benefit of the District, certain services ("Eligible Services") described in Paragraph C of this Article;

- 3) issue obligations ("Bonds") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the Bonds;
- 4) authorize and collect a sales and use tax ("District Sales Tax");
- 5) generate revenues to service debt of and provide services for the District;
- 6) hold fee simple interest in District properties;
- 7) partnering with the City, development agencies, and third-party developers to complete future redevelopment; and
- 8) assisting with financing and incentives for the redevelopment projects by participating in leaseback transactions, bond issues, and other incentives authorized for a political subdivision Community Improvement District in part under Section 67.1491 R.S.Mo.

B. District Implementation

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

The District will serve as an economic development tool that allows landowners in the District to:

- 1) coordinate efforts to improve the District and meet the District purposes;
- 2) plan Eligible Services and/or public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District;
- 3) implement the Eligible Services and public improvements;
- 4) share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act; and
- 5) initiate a petition to terminate the proposed community improvement district as provided by Section 67.1481 R.S.Mo.

C. Eligible Services

The Eligible Services may generally include, but are not necessarily limited to:

- 1) implement a walkability and pedestrian system within the District;
- 2) employing and/or contracting for personnel and services necessary to carry out the purposes of the District;
- 3) providing maintenance and repair of public and private areas within the District;
- 4) providing transportation related improvements within the District;
- 5) advocating and providing assistance to attract investment and foster business expansion within the District;
- 6) advocating and providing assistance including development within the District;
- 7) advocating the development of healthy housing in the neighborhoods adjoining the District;
- 8) preparation and implementation of a plan for the District including the implementation of a comprehensive image and marketing program;
- 9) coordinate efforts to improve the District and meet the District's purposes;
- 10) plan Eligible Services and/ or public improvements that are deemed by the District to be necessary and desirable;
- 11) implement Eligible Services and public improvements, including the demolition, removal, renovation rehabilitation of buildings and structures currently located on District Land;
- 12) share and otherwise raise the costs incurred for administration of Eligible Services and governance of the District;
- 13) facilitate the development of medical, research, educational and ancillary facilities within the District; and
- 14) develop, construct, borrow money, pay debt service actions as necessary to construct the infrastructure and conduct Site Demolition and Environmental Remediation in order to facilitate future development in the District.

D. Administration and Operations

The District may hire or contract for personnel to staff and provide services to the District.

E. Construction of Infrastructure

The District may contract for the construction and financing of Infrastructure including but not limited to:

- 1) onsite parking, curb and gutter and drive approach aprons;
- 2.) storm water improvements including underground detention, sanitary sewer connections, new water service connections, new storm sewers, and relocation of public sanitary sewers;
- 3) utility relocation;
- 4) public streetscape and lighting;
- 5.) construction of pedestrian pathways and other pedestrian access improvements;
- 6) other site improvements including but not limited to demolition, earthwork, and retaining walls;
- 7) public parking facilities; and
- 8) public transit and public transit facilities.

F. Maintenance

The District may provide cleaning and maintenance service to public and private areas within the District to improve the appearance and image of the District.

Such services may include, but not necessarily be limited to:

- 1) litter removal and cleaning;
- 2) sidewalk and street sweeping;
- 3) landscape planting, care, maintenance and weed abatement;
- 4) graffiti removal;
- 5) other beautification efforts designed to improve the District's "curb appeal"; and
- 6) snow and ice removal.

G. Transportation

The District may provide or contract for the provision of transportation related improvements within the District or transportation to encourage visitors to visit the District.

H. Investment

The District may assist in attracting additional investment in the District by the public and private sectors. Such assistance may include, but not necessarily be limited to the following:

- 1) market research;
- 2) investor marketing packages;
- 3) application for grants and other public and private assistance; and
- 4) activities to foster business-to-business communications and reciprocity.

I. Five Year Budget

The commencement of the Eligible Services and the implementation of the District Sales Tax is to occur within the first years of the District's existence. The estimated five-year budget is shown on **Exhibit C** and annexed to and made an integral part of this Petition.

4. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be a separate political subdivision and shall have all of the powers granted to and/or exercisable by a community improvement district according to the Act except to the extent its powers are expressly limited by this Petition.

B. Board of Directors

1) Number

The District shall be governed by a Board of Directors (the "Board") consisting of seven (7) Directors.

2) Qualifications

Each Director shall meet the following requirements:

- (a) be at least 18 years of age; and
- (b) be an owner of fee interest in real property ("Owner") within the District or their legally authorized representative.

Except for the initial Directors named in this Petition, Directors shall be nominated according to a slate submitted by the Board to the Mayor of the City and the City Council according to the nominating procedures set out below.

Notwithstanding anything to the contrary, the Board shall always consist of the following: two (2) Directors nominated by The Children's Mercy

Hospital ("CMH"); two (2) Directors nominated by Truman Medical Center, Incorporated ("TMC"); two (2) Directors nominated by the University of Missouri at Kansas City ("UMKC"); and one (1) Director nominated by the Ronald McDonald House Charities of Kansas City, Inc. ("RMH"), so long as such party continues any operations within the District. If CMH, TMC, UMKC, or RMH ceases all operations in the District, such party's nominating rights granted herein shall cease immediately. The non-ceasing parties shall determine, within a reasonable time thereafter, a replacement nominator which may be one or more of the non-ceasing parties, or another party.

3) Initial Directors

Pursuant to Sections 67.1451(6), R.S.Mo., the initial board of directors and their respective terms shall be:

Name	Classification	Term
Mitzi G. Cardenas, TMC	Owner	2 years
Niki Lee Donawa, TMC	Owner	4 years
Margo Quiriconi, CMH	Owner	2 years
Jodie Coombs, CMH	Owner	4 years
Russell Melchert, UMKC	Owner	2 years
Kimiko C. Black Gilmore, UMKC	Owner	4 years
Mike Jeffries, RMH	Owner	2 years

4) 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, whichever occurs later.

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 a vote of the Board. Any Interim Director shall be of the same type and from the same category as the Exiting Director, unless otherwise stated in the By-laws adopted by the Board upon formation of the District, as they may be amended from time to time.

5) 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 pursuant 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. Within a reasonable time after the slate is submitted to the City

Clerk:

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

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 immediately deliver the alternate slate to the Mayor and the City Council. Within a reasonable time after the alternate slate is submitted to the City Clerk:

- (a) 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
- (b) 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:

- (a) individuals meeting the qualifications set out in this Petition must be nominated by CMH, TMC, UMKC, and RMH, respectively, such that each party will determine the individual director or directors to fill the slate for directorship(s) designated to such party under Section 4.B(3), so long as such party continues any operations within the District. If CMH, TMC, UMKC, or RMH ceases all operations in the District, the non-ceasing parties shall determine, within a reasonable time thereafter, replacement nominator(s) to fill the slate designated to the non-operating party under Section 4.B(3);
- (b) the Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and
- (c) the slate shall consist of the nominees classified so that the Board will meet the representation requirements set out in Section 4 of this Article.

5. REAL PROPERTY TAXES

The District shall have no power to levy a real property tax.

6. TERM OF THE DISTRICT

The District will exist and function for twenty (20) years (the "Term"). The Term shall commence on approval of the District by the City Council of Kansas City, Missouri. The District may be automatically continued for one or more successive ten year terms, 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.

7. SPECIAL ASSESSMENTS

The District shall have no power to impose special assessments.

ASSESSED VALUE

The total assessed value of all of the real property within the District is \$57,060,652.00. The official total assessed valuation for the District may change by the time the District is created.

8. DISTRICT SALES TAXES

The District may by Resolution impose a District Sales Tax, not to exceed one percent (1.0%) upon all eligible retail sales within the District.

9. BLIGHT DETERMINATION

Petitioner does not seek a finding of blight under this Petition. The District Land has already been determined to be blighted by the City Council on December 1, 1972 via Committee Substitute for Ordinance 41888, approving the Hospital Hill II Urban Renewal Plan pursuant to R.S.Mo. §§ 99.300 through 99.660, otherwise known as the Land Clearance for Redevelopment Authority Law.

10. LIFE OF DISTRICT

The District will continue to exist and function for twenty (20) years following the effective date of the ordinance establishing the District, provided however, the District's life may be automatically continued for successive ten year terms until all of the project costs are satisfied 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 continued.

11. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set out in this Petition.

12. NOTICE TO PETITIONERS

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

13. REPORTING AND AUDITS

City Auditor shall have the right to examine or audit the records of the District, and the District shall make such records available to the City Auditor within ten (10) days after a written request as required by City of Kansas City, Missouri Resolution No. 130844. The District shall comply with the reporting and meeting requirements described in R.S.Mo. § 67.1471, and acknowledges that such meetings shall be open to the public.

14. SEVERABILITY

If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

15. LIMITATIONS ON THE POWER OF THE DISTRICT. Except as otherwise provided by this Petition or the Act, there are no limitations on the borrowing capacity, revenue generation, or other powers of the District.

16. SIGNATURES OF ALL PETITIONERS

Following pages include the signature pages for each Petitioner.

(THE REMAINDER OF THIS PAGE IS INTENTIONALLY BLANK)

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Kansas City, Missouri on the _____ day of _____, 2020.

City Clerk

[SEAL]

Signature Page to the Petition to Establish the Health Sciences Community Improvement District

Name of Owner The Curators of the University of Missouri
 Owner's Telephone Number 573-882-0378
 Owner's Mailing Address C/O Director of Real Estate
Old Alumni Center, 1105 Carrie Francke Drive,
Columbia, MO 65211

Name, Title of Signer Mun Y. Choi, President
 Basis of Signer's Legal Authority to Sign Sections 20.020 and 70.010 of the Collected
Rules and Regulations of The Curators of the
University of Missouri

Signer's Telephone Number 573-882-3611
 Signer's Mailing Address 215 University Hall
Columbia, Missouri 65211

If Owner is an individual, select applicable choice: married single
 If Owner is an entity, select applicable choice: nonprofit corporation
 for profit corporation
 public corporation / governmental body
 limited liability company

Parcel Address/Parcel No/Assessed Value See parcel list attached to this signature page.

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after filing of this Petition with the City Clerk.

The Curators of the University of Missouri

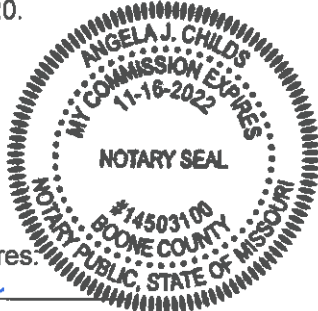
By 
 Name: Mun Y. Choi
 Title: President

7/30/20
 Date

STATE OF MISSOURI)
) ss.
 COUNTY OF BOONE)

Before me, a notary public, personally appeared Mun Y. Choi, who being by me duly sworn, did say that s/he is the President of The Curators of the University of Missouri, a Missouri public corporation, and that said instrument was signed on behalf of said public corporation under authority of its Board of Curators and he acknowledged said instrument to be the free act and deed of said public corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 30th day of July, 2020.



Angela J Childs
 Notary Public
Angela J. Childs
 (Printed Name)
 In and for said County and State

My Commission Expires. 11-16-22

Parcel List
The Curators of the University of Missouri

Parcel Number	Address	Assessed Value
2453 Harrison St	JA2954014200000000	\$8,064.00
2447 Harrison St	JA2954014180000000	\$8,960.00
	JA29540141101000000	\$2,816.00
2441 Harrison St	JA2954014150000000	\$10,496.00
2437 Harrison St	JA2954014130000000	\$10,112.00
2435 Harrison St	JA2954014120000000	\$9,728.00
	JA29540142701000000	\$2,624.00
2449 Harrison St	JA2954014190000000	\$10,560.00
2445 Harrison St	JA2954014170000000	\$10,176.00
2443 Harrison St	JA2954014160000000	\$10,368.00
1022 E 25th St	JA2954014220000000	\$12,224.00
2448 Troost Ave	JA2954014320000000	\$18,880.00
2432 Troost Ave	JA2954014260000000	\$5,696.00
2439 Harrison St	JA2954014140000000	\$9,664.00
2444 Troost Ave	JA2954014330000000	\$24,512.00
901 E 24th Ter	JA2954015160000000	\$307,300.00
2450 Charlotte St	JA2954004170000000	\$166,483.00
814 E 25th St	JA2954016110000000	\$5,630.00
2436 Campbell St	JA2954016160000000	\$2,134.00
650 E 25th St	JA2954006040000000	\$300,104.00
2401 Holmes St	JA2954004160000000	\$3,888,362.00
815 A E 24th Ter	JA2954016020000000	\$13,064.00
2441 Charlotte St	JA2954016060000000	\$25,466.00
2448 Campbell St	JA2954016130000000	\$33,672.00
2434 Campbell St	JA2954016010000000	\$5,740.00
825 E 24th St	JA2954012250000000	\$175,057.00
685 E 24th St	JA2954006050000000	\$129,168.00
2459 Charlotte St	JA2954016100000000	\$25,503.00
2429 Charlotte St	JA2954016170000000	\$33,488.00
2442 Campbell St	JA2954016140000000	\$8,428.00
2440 Campbell St	JA2954016150000000	\$8,428.00
2454 Campbell St	JA2954016120000000	\$25,429.00
2451 Charlotte St	JA2954016180000000	\$42,467.00

Signature Page to the Petition to Establish the Health Sciences Community Improvement District

Name of Owner Truman Medical Center Incorporated
 Owner's Telephone Number 816-404-1000
 Owner's Mailing Address 2301 Holmes Street
Kansas City, Missouri 64108
 Name, Title of Signer Charlie Shields, President & CEO
 Basis of Signer's Legal Authority to Sign Board of Directors
 Signer's Telephone Number 816-404-3500
 Signer's Mailing Address 2301 Holmes Street
Kansas City, Missouri 64108

If Owner is an individual, select applicable choice: married single
 If Owner is an entity, select applicable choice: nonprofit corporation
 for profit corporation
 limited liability company

Parcel Address/Parcel No/Assessed Value See parcel list attached to this signature page.

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after filing of this Petition with the City Clerk.

Truman Medical Center Incorporated

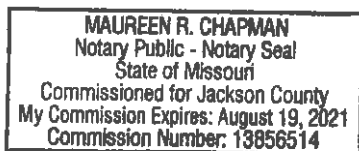
By *Charlie Shields*
 Name: Charlie Shields
 Title: President & CEO

7/14/2020
 Date

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me, a notary public, personally appeared Charlie Shields, who being by me duly sworn, did say that he is the President & CEO of Truman Medical Center Incorporated, a nonprofit corporation, and that said instrument was signed on behalf of said corporation under authority of its Board of Directors and he acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 14 day of July, 2020.



Maureen Chapman
 Notary Public

maureen R. Chapman
 (Printed Name)

In and for said County and State

My Commission Expires:
8/19/2021

Parcel List
Truman Medical Center Incorporated

Parcel No.	Address	Assessed Value
29510380500000000	2211 Charlotte St	\$ 9,037,632.00
29540060800000000	2310 Holmes St	\$ 3,175,582.00
29540032200000000	2301 Charlotte St	\$ 221,830.00
29510370900000000	2201 Holmes St	\$ 377,752.00

Signature Page to the Petition to Establish the Health Sciences Community Improvement District

Name of Owner Ronald McDonald House Charities of Kansas City, Inc.
 Owner's Telephone Number _____
 Owner's Mailing Address 2502 Cherry Street
Kansas City, Missouri 64108
 Name, Title of Signer _____
 Basis of Signer's Legal Authority to Sign _____
 Signer's Telephone Number _____
 Signer's Mailing Address _____

If Owner is an entity, select applicable choice: nonprofit corporation
 for profit corporation
 limited liability company

Parcel No.	Address	Assessed Value
2517 Cherry St	JA29540203400000000	\$82,273.00
2527 Cherry St	JA29540203500000000	\$2,841.00

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after filing of this Petition with the City Clerk.

Ronald McDonald House Charities of Kansas City, Inc.

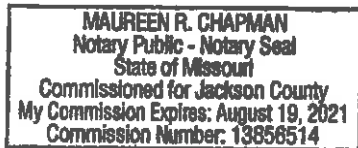
By Tami Greenberg
 Name: Tami Greenberg
 Title: CEO

7/30/2020
 Date

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me, a notary public, personally appeared Tami Greenberg, who being by me duly sworn, did say that s/he is the CEO of Ronald McDonald House Charities of Kansas City, Inc., a nonprofit corporation, and that said instrument was signed on behalf of said corporation under authority of its Board of Directors and s/he acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 30 day of July, 2020.



Maureen Chapman
 Notary Public
Maureen R. Chapman
 (Printed Name)
 In and for said County and State

My Commission Expires: 8/19/2020

Signature Page to the Petition to Establish the Health Sciences Community Improvement District

Name of Owner The Children's Mercy Hospital
Owner's Telephone Number _____
Owner's Mailing Address 2398 Gillham Road
Kansas City, Missouri 64108
Name, Title of Signer _____
Basis of Signer's Legal Authority to Sign _____
Signer's Telephone Number _____
Signer's Mailing Address _____

If Owner is an individual, select applicable choice: married single
If Owner is an entity, select applicable choice: nonprofit corporation
 for profit corporation
 limited liability company

Parcel Address/Parcel No/Assessed Value See parcel list attached to this signature page.

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after filing of this Petition with the City Clerk.

The Children's Mercy Hospital

By David Cauble 7-23-2020
Name: David Cauble Date
Title: EVP & CFO

STATE OF MISSOURI)
) ss.
COUNTY OF JACKSON)

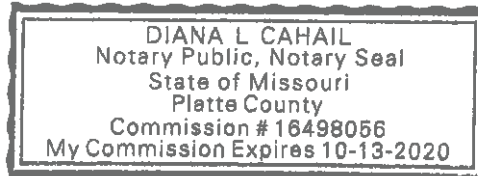
Before me, a notary public, personally appeared David Cauble, who being by me duly sworn, did say that s/he is the EVP & CFO of The Children's Mercy Hospital, a nonprofit corporation, and that said instrument was signed on behalf of said corporation under authority of its Board of Directors and s/he acknowledged said instrument to be the free act and deed of said corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 23 day of July, 2020.

Diana L Cahail
Notary Public

Diana L. Cahail
(Printed Name)
In and for said County and State

My Commission Expires:
10-13-2020



Parcel List
The Children's Mercy Hospital

Parcel No.	Address	Assessed Value
2401 Gillham Rd	29540060300000000	\$15,513,027.00
2501 Cherry St	29540200200000000	\$196,890.00
2300 Holmes St	29540060600000000	\$621,053.00
2401 Gillham Rd D & TC BLDG	29540060700000000	\$157,099.00
2220 Holmes St	29510360700000000	\$514,758.00

EXHIBIT "A"

Health Sciences District CID District Legal Description

A tract of land in Jackson County, Missouri:

Beginning at the intersection of the centerlines of East 22nd Street and Kenwood Avenue; thence south along the centerline of Kenwood Avenue to the intersection of the centerlines of Kenwood Avenue and East 23rd Street; thence west along the centerline of East 23rd Street to the intersection of the centerlines of East 23rd Street and Locust Street; thence south along the centerline of Locust Street to the intersection of the centerlines of Locust Street and Gillham Road; thence south along the centerline of Gillham Road to the intersection of the centerlines of East 25th Street and Gillham Road; thence east along the centerline of East 25th Street to the intersection of the centerlines of East 25th Street and Cherry Street; thence south along the centerline of Cherry Street to the point where the centerline of Cherry Street would intersect with the southern boundary of Lot 65, Duquesne Heights, a subdivision in Jackson County, Missouri, according to the recorded plat thereof; thence east along such southern boundary of Lot 65 to the point where such southern boundary would intersect with the centerline of the north-south alleyway located between Cherry Street and Holmes Street; thence north along the centerline of such north-south alleyway to the intersection of the centerlines of such alleyway and East 25th Street; thence east along the centerline of East 25th Street to the intersection of the centerlines of East 25th Street and Troost Avenue; thence north along the centerline of Troost Avenue to the intersection of the centerlines of Troost Avenue and East 24th Street; thence west along the centerline of East 24th Street to the intersection of the centerlines of East 24th Street and Campbell Street; thence north long the centerline of Campbell Street to the intersection of the centerlines of Campbell Street and East 22nd Street; thence west along East 22nd Street to the point of beginning.

EXHIBIT "B"

Health Sciences District CID District Boundary Map



EXHIBIT "C"
PROJECTED 5 YEAR BUDGET

Generator Developments					
Year		Earnings	Utilities	Sales	Total
1	2021	\$450,000.00	\$51,253.00	\$10,000.00	\$511,253.00
2	2022	\$ 463,500.00	\$ 52,790.59	\$10,300.00	\$526,590.59
3	2023	\$ 477,405.00	\$ 54,374.31	\$10,609.00	\$542,388.31
4	2024	\$ 491,727.15	\$ 56,005.54	\$10,927.27	\$ 558,659.96
5	2025	\$ 506,478.96	\$ 57,685.70	\$11,255.09	\$575,419.76
					\$2,714,311.61
District Improvements					
Public Infrastructure Improvements (70% of sources)				\$ 1,900,018.13	
Wayfinding				\$190,001.81	
Streetscapes				\$190,001.81	
Sanitary and Storm Sewer				\$760,007.25	
Parking				\$570,005.44	
District Signage				\$190,001.81	
Affordable Housing Program (30% of sources)				\$ 814,293.48	
Blanket Assumptions:					
Statutory EATS are 50% of total EATS collected by the City and County					
Inflation considered at 3% per year					
Individual earnings taxes rate of 1%					
Annual utilities of \$2.14 per square foot at a tax rate of 10%					
Annual retail sales of \$200 per square foot at a tax rate of 2.5%					
Generator Development Assumptions					
1200 jobs with an average income of \$75,000					
454,000 square feet with 4000 square feet of retail					

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