

**HEALTH SCIENCES
COMMUNITY IMPROVEMENT DISTRICT**

Amended Petition to Establish the District

3rd and 4th Council District

Kansas City, Jackson County, Missouri

September 2021

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Exhibit A: District Legal Description

Exhibit B: District Boundary Map

Exhibit C: Five Year Budget

**AMENDED PETITION TO ESTABLISH
THE HEALTH SCIENCES COMMUNITY IMPROVEMENT DISTRICT**

This amended 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 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 as required in § 16.1421(d) 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 for the improvements specified in § 67.1461.(16).(b)(d)(g)(h)(i)(j) RSMo and 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. The anticipated term of the sources of funds to pay the costs to be incurred is 10 years (§ 67.1421.2(d) RSMo).

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:

- (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; or
- (c) in the case of at least one Director comply with subsection B 4) below.

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 City, so long as such party continues any operations within the District. If CMH, TMC, UMKC, or the City 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 § 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
Jodi Coombs, CMH	Owner	4 years
Russell Melchert, UMKC	Owner	2 years
Troy Lillebo, UMKC	Owner	4 years
To be designated by the Mayor, City	Owner	2 years

4) Compliance with § 67.1451.2(3) Board Requirements (no known registered voter in the District)

The Board member to be designated by the Mayor, Mitzi G. Cardenas and Niki Lee Donowa are examples of Directors who meet the following statutory criteria:

- (a) resides within Kansas City, Missouri;
- (b) is qualified and registered to vote under Chapter 115 according to the records of the Election Authority;
- (c) has no financial interest in any real property or business operating within the district; and
- (d) is not a relative within the second degree of consanguinity affinity to an owner of real property or a business operating in the District.

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, whichever occurs later.

The initial Director nominated by the City shall be designated by the Mayor within a reasonable time following the City Council's approval of 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 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.

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 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 the City, 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 the City 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.

7. SPECIAL ASSESSMENTS

The District shall have no power to impose special assessments.

8. ASSESSED VALUE

The total assessed value of all of the real property within the District is \$38,714,999.00. The official total assessed valuation for the District may change by the time the District is created.

9. 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.

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.

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.

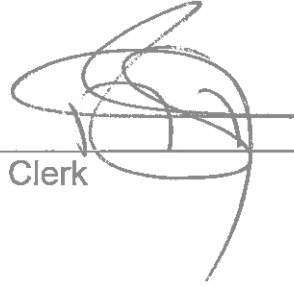
16. SIGNATURES OF ALL PETITIONERS

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 19th day of October, 2021.



City Clerk

[SEAL]



JA29540122500000000	825 E. 24 th St	\$175,360.00
JA29540060500000000	685 E. 24 th St	\$129,280.00
JA29540161000000000	2459 Charlotte St	\$25,600.00
JA29540161700000000	2429 Charlotte St	\$33,600.00
JA29540161400000000	2442 Campbell St	\$8,640.00
JA29540161500000000	2440 Campbell St	\$8,640.00
JA29540161200000000	2454 Campbell St	\$25,600.00
JA29540161800000000	2451 Charlotte St	\$42,560.00

By executing this Petition, the undersigned represents and warrants that he 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.

Mun Y Choi _____ Date 10/6/2021

By: Mun Y. Choi
Title: President

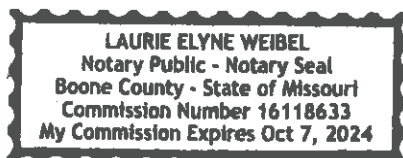
STATE OF MISSOURI)
) ss.
COUNTY OF Boone)

Before me, a notary public, personally appeared Mun Y. Choi, who being by me duly sworn, did say that 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 of said public corporation.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notorial seal this 6 day of October, 2021

Laurie Elyne Weibel
Notary Public

My Commission Expires:



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

PETITIONER 2:

Owner Truman Medical Center Incorporated
 Address 2301 Holmes St. Kansas City, MO 64108
 Owner Type of Entity Nonprofit Corporation

Name of Signer Charlie Shields, President & CEO
 Legal Authority of Signer Board of Directors
 Signer Address 2301 Holmes St. Kansas City, MO 64108
 Ownership Record

**Truman Medical Center Incorporated
Parcel List**

Parcel ID	Address	AV 2021
295103805000000000	2211 Charlotte St	\$ 9,489,600.00
295400608000000000	2310 Holmes St	\$ 3,175,680.00
295400322000000000	2301 Charlotte St	\$ 222,080.00
295103709000000000	2201 Holmes St	\$ 3,019,200.00

By executing this Petition, the undersigned represents and warrants that he 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.

9-21-21

Date

By, Charlie Shields
 Title: President & CEO

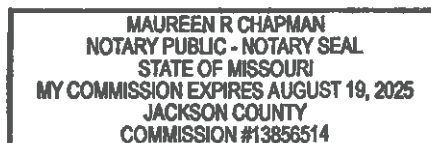
STATE OF MISSOURI)
) ss.
 COUNTY OF Jackson)

Before me personally appeared Charlie Shields, as President & CEO of Truman Medical Center, Inc., to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 21 day of September, 2021.

Maureen Chapman
 Notary Public

My Commission Expires: 8/19/2025



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

PETITIONER 3:

Owner The Children's Mercy Hospital
 Address 2401 Gillham Road Kansas City, MO 64108
 Owner Type of Entity Nonprofit Corporation

Name of Signer Paul D. Kempinski
 Legal Authority of Signer President & Chief Executive Officer
 Signer Address 2401 Gillham Rd. Kansas City, MO 64108
 Ownership Record

**The Children's Mercy Hospital
Parcel List**

Parcel ID	Address	AV 2021
29540060300000000	2401 Gillham Rd	\$ 15,513,236.00
29540200200000000	2501 Cherry St	\$ 197,030.00
29540060600000000	2300 Holmes St	\$ 621,110.00
29540060700000000	2401 Gillham Rd D &TC BLDG	\$ 157,120.00
29510360700000000	2220 Holmes St	\$ 514,880.00

By executing this Petition, the undersigned represents and warrants that he 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.

9/15/2021

By: Paul D. Kempinski, MS, FACHE
 Title: President & Chief Executive Officer

Date

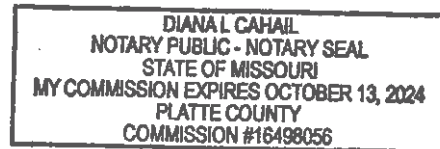
STATE OF MISSOURI)
) ss.
 COUNTY OF Jackson)

Before me personally appeared Paul D. Kempinski, as President & CEO of Children's Mercy, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 15th day of September, 2021.

Diana Cahail
 Notary Public

My Commission Expires: 10-13-2024



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

PETITIONER 4:

Owner Ronald McDonald House Charities of KC, Inc.
 Address 2502 Cherry St. Kansas City, MO 64108
 Owner Type of Entity Nonprofit Corporation

Name of Signer Tami Greenberg
 Legal Authority of Signer CEO
 Signer Address 2502 Cherry St. Kansas City, MO 64108
 Ownership Record

Ronald McDonald House Charities of KC, Inc.
 Parcel List

Parcel ID	Address	AV 2021
JA29540203400000000	2517 Cherry St.	\$ 7,756
JA29540203500000000	2527 Cherry St.	\$441,751

By executing this Petition, the undersigned represents and warrants that 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.

Tami Greenberg _____ Date 9/20/21

By: Tami Greenberg
 Title: CEO

STATE OF MISSOURI)
) ss.
 COUNTY OF JACKSON)

Before me personally appeared Tami Greenberg, as CEO of Ronald McDonald House Charities, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 20 day of September, 2021.

Maureen Chapman
 Notary Public

My Commission Expires: 8/19/2025

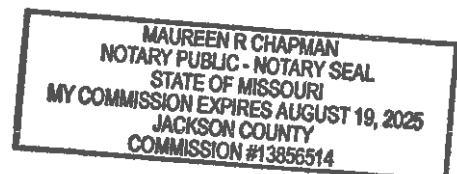


EXHIBIT "A"

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	2022	\$450,000.00	\$51,253.00	\$10,000.00	\$511,253.00
2	2023	\$ 463,500.00	\$ 52,790.59	\$10,300.00	\$526,590.59
3	2024	\$ 477,405.00	\$ 54,374.31	\$10,609.00	\$542,388.31
4	2025	\$ 491,727.15	\$ 56,005.54	\$10,927.27	\$ 558,659.96
5	2026	\$ 506,478.96	\$ 57,685.70	\$11,255.09	\$575,419.76
					\$2,714,311,61¹
District Improvements					
Public Infrastructure Improvements (70% of sources) ²				\$ 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) ³				\$ 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					

¹ The anticipated term of the funding is 10 years.

² See Section 3E for project improvements.

³ The affordable housing program will be developed with the cooperation of the City.