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PETITION FOR THE ESTABLISHMENT  
OF THE  
31 STREET  
COMMUNITY IMPROVEMENT DISTRICT

KANSAS CITY, MISSOURI

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FROM: The owners of record of more than fifty percent (50%) by (a) 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 community improvement district (collectively, the "**Petitioners**")

**PETITION TO ESTABLISH  
THE 31 STREET COMMUNITY IMPROVEMENT DISTRICT**

**TO: CLERK OF THE CITY OF KANSAS CITY, MISSOURI:**

THIS PETITION (the "**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 through and including 67.1571 of the Revised Statutes of Missouri, as amended (the "**CID Act**").

The undersigned is, based on the tax records of the Kansas City County Clerk as of the date of filing, the owner or representative of the owner of record of more than fifty percent (50%) (a) by assessed value of the real property within the proposed community improvement district described herein below, and (b) per capita of all owners of real property within the proposed community improvement district described herein below (the "**Petitioners**").

The Petitioners, in accordance with the CID Act, hereby requests that the governing body of the City ("**Governing Body**") hold a public hearing and approve and adopt this Petition and establish the 31 Street Community Improvement District (the "**District**"), all 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 is: The 31 Street Community Improvement District.

B. Legal Description

The District includes all of the real property legally described on Exhibit "A", attached hereto and made a part hereof.

C. Boundary Map

A map graphically depicting the boundaries of the District, which boundaries are contiguous, is attached hereto and made a part hereof as Exhibit "B".

2. FIVE YEAR PLAN

A five (5) 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 and an estimate of the costs of such services and improvements is set forth in Exhibit "C" attached hereto and incorporated herein by reference.

3. GOVERNANCE OF THE DISTRICT

A. Type of District

The District will be a separate political subdivision governed by a five (5) person Board of Directors appointed by Mayor of the City (“Mayor”) with the consent of the Governing Body in accordance with Section 67.1451.5 of the CID Act.

B. Board of Directors

1. Number

The District will be governed by a Board of Directors consisting of five (5) directors (“Directors”).

2. Qualifications

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

- (a) be at least 18 years of age; and
- (b) either (i) a fee owner of real property within the District or a legally authorized representative thereof or (ii) an owner of a business or a legally authorized representative of a business operating within the District (an “Owner”).

3. The Initial Directors

Subject to appointment by the Mayor with the consent of the Governing Body in accordance with Section 67.1451.5 of the CID Act, the initial Directors to serve on the Board of Directors and their respective terms will be:

<u>Name</u>	<u>Term</u>
1. Paul Nagaoka	4 Years
2. Harsha Moole	4 Years
3. Marty Decourcy	3 Years
4. Sumiran Racherla	2 Years
5. Achuta Uppu	2 Years

4. Terms

The initial Directors named above will serve for the terms set out opposite their names or until their successors are appointed in accordance with the CID Act and this Petition. Their successors will be appointed to serve four (4), three (3) and two (2) year terms; provided that in the event, for any reason, a Director is not able to serve his or her full term (an "Exiting Director"), any resulting vacancy to the Board of Directors will be filled by the prompt appointment by the Mayor and Governing Body of a Director (an "Interim Director") to serve for the remainder of the term of such Exiting Director in accordance with Section 67.1451.5 of the CID Act and this Petition. Any such Interim Director will meet the qualifications of Section 3.B.2 of this Petition and of Section 67.1451.2 of the CID Act and the Petitioners will cooperate with the City in respect of any designations and appointments as legally authorized representatives as required by the foregoing and consistent with Section 3.B.5, below.

5. Successor Directors

Successor Directors, whether to serve a new term or to fill a vacancy on the Board of Directors, will be appointed by the Mayor with the consent of the Governing Body.

4. NO POWER LIMITATION

Petitioners do not seek limitations on the powers of the District. As such, the District will have all the authority and powers granted to community improvement districts and political subdivisions under the CID Act and as otherwise provided by law, except as may be restricted in this Petition.

5. REAL PROPERTY TAXES

Petitioners do not seek to submit to qualified voters any proposition for approval of a real property tax levy and therefore the maximum real property tax levy will be zero (0).

6. SPECIAL ASSESSMENTS

Petitioners do not seek to submit to qualified voters any proposition for approval of a special assessment and therefore the maximum special assessment will be zero (0).

7. SALES TAXES

Pursuant to Section 67.1545 of the CID Act, the District will, upon approval by the qualified voters of the District, impose a CID sales tax of a maximum rate of one percent (1%) on all taxable sales and services at retail occurring within the District ("CID Sales Tax") for the purposes of providing revenue to assist in funding certain services and improvements within the District, and for the operation, administration and maintenance of the District. The District will

maintain the levy of the CID Sales Tax at such rate until the full satisfaction and defeasance of the CID obligations.

8. ASSESSED VALUE

As of the date of this Petition, the total assessed value of all of the real property within the District is \$68,010.00.

9. BLIGHT DETERMINATION REQUEST

Petitioners do not seek a determination that the District is blighted under Section 67.1401.2(3)(b) of the CID Act.

10. LIFE OF DISTRICT

The District will continue to exist and function until the earlier of: (1) the full satisfaction and defeasance of all CID obligations, or (2) the date which is twenty-one (21) years from the date of the ordinance establishing the District, subject to the right of the District to continue for one or more successive ten (10) year terms in accordance with Resolution No. 130844.

11. TERMINATION RIGHT

Property owners within the district shall have the right to initiate a petition to terminate the District as provided in and in accordance with Section 67.1481 of the CID Act.

12. REQUEST TO ESTABLISH DISTRICT

By execution and submittal of this Petition, the Petitioners request that the City 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.

13. 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.**

14. BORROWING CAPACITY AND REVENUE GENERATION

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

15. REVENUE LIMITATIONS

The revenue generated by the District will be limited to the revenue generated by the CID Sales Tax; provided however, the District will not be limited in the amount of the revenue that can be generated by the CID Sales Tax.

16. SEVERABILITY; CONFLICTS

If any provision of this Petition is 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 will 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, except where such provision is expressly required by the CID Act. The undersigned request that the City of Kansas City, Missouri establish the 31 Street Community Improvement District according to the preceding Petition and authorize the creation of the District.

17. AUDIT

Notwithstanding anything to the contrary in the CID Act, the City auditor shall have the right to examine or audit the records of the District upon providing the Directors with written notice specifying the records to be examined or audited ("**Notice of Audit**"). The District shall make records requested by the City auditor available within ten (10) days after the Notice of Audit.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW]**

**Name of Owner:** Syndicate Property Holdings 1 LLC,  
**Owner's Telephone Number:** 808-218-3289  
**Owner's Mailing Address:** 2900 E. Red Bridge Road  
Kansas City, MO 64137

**Name of Signer:** Paul Nagaoka  
**State basis of legal authority to sign:** Manager of Syndicate Real Estate  
Development, LLC, Manager of Owner  
**Signer's Telephone Number:** See above  
**Signer's Mailing Address:** See above

**Entity Type:** Missouri Limited Liability Company  
**Owner's property within the District**

Parcel ID Number	Street Address	Assessed Value
29-840-09-01-00-0-00-000	327 E. 31 Street, Kansas City, Missouri 64111	\$58,432.00
29-840-09-02-00-0-00-000	319 E. 31 Street, Kansas City, Missouri 64111	\$7,296.00
29-840-09-03-00-0-00-000	3108 Oak St, Kansas City, Missouri 64111	\$2,282.00
<b>TOTAL ASSESSED VALUE:</b>		\$68,010.00

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, 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 of the City of Kansas City, Missouri. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

**SYNDICATE PROPERTY HOLDINGS 1 LLC,**  
a Missouri limited liability company

By: **SYNDICATE REAL ESTATE DEVELOPMENT  
LLC**, a Missouri limited liability company  
Its: Manager

By:   
Paul Nagaoka, Manager

Date: September 20, 2019

STATE OF MISSOURI )  
 )  
COUNTY OF Jackson ) ss.

On this 20<sup>th</sup> day of September, 2019, before me personally appeared Paul Nagaoka, to me personally known, who, being by me duly sworn, did say that he is the Manager of Syndicate Real Estate Development LLC, a Missouri limited liability company, Manager of Syndicate Property Holdings 1 LLC, a Missouri limited liability company, and the foregoing instrument was signed in behalf of said company, by authority of its members and said Manager acknowledged said instrument to be the free act and deed of said company.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

Christie Lea Forbes  
Notary Public

My commission expires: 2/25/2022



CHRISTIE LEA FORBES  
My Commission Expires  
February 25, 2022  
Jackson County  
Commission #18954444



**Exhibit "A" (to Petition)**

**THE 31 STREET COMMUNITY IMPROVEMENT DISTRICT  
LEGAL DESCRIPTION**

The 31 Street Community Improvement District includes only that certain real property located in the County of Jackson, State of Missouri specifically described below, plus the public rights-of way adjacent to such real property.

**LEGAL DESCRIPTION OF 325-327 E. 31 STREET, KANSAS CITY, MISSOURI 64111 & 3108 OAK STREET, KANSAS CITY, MISSOURI 64111:**

Lots 5, 6 and 7, except the parts thereof in 31st Street, and all of Lot 9 and the North 8 feet of Lot 10, all in Springfield Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**LEGAL DESCRIPTION OF 319 E. 31 STREET, KANSAS CITY, MISSOURI 64111:**

All of the South 125 feet of Lot 8, Springfield Park, a subdivision in Kansas City, Jackson County, Missouri.

**Exhibit "B" (to Petition)**

**DISTRICT BOUNDARY MAP**



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FIVE YEAR PLAN  
31 STREET  
COMMUNITY IMPROVEMENT DISTRICT  
  
KANSAS CITY, MISSOURI

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Pursuant to Section 67.1421.2(d) of the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended, the following is a five-year plan for the proposed 31 Street Community Improvement District (the "*District*"), Kansas City, Missouri which contains the following: (a) a description of the purposes of the proposed District; (b) a summary of the services it will provide; (c) a description of the improvements it will make and (d) an estimate of costs of the services and improvements to be incurred.

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Schedule 1: Estimated District Budget

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## **SECTION I: INTRODUCTION**

The 31 Street Community Improvement District (the “**District**”) is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the “**CID Act**”). Section 67.1421, RSMo, requires that the petition for the creation of the District be accompanied by a five-year plan which includes a description of the purposes of the proposed district, the improvements it will make and an estimate of the costs of these improvements to be incurred. This five-year district plan (the “**Plan**”) is designed to comply with this statutory requirement.

## **SECTION II: DESCRIPTION**

The proposed District consists of land encompassing approximately 17,307 square feet of real property located along East 31<sup>st</sup> Street near the corner of Oak Street. The District is an entity that is separate from the Jackson County, Missouri (the “**County**”) and is formed by the adoption of an ordinance by the County Council following a public hearing regarding formation of the District. Pursuant to the CID Act, a District may take the form of a political subdivision of the State of Missouri. As a political subdivision, the District will be operated and managed by a board of directors (the “**Board**”), whose members are appointed by the Mayor with the consent of the Planning Committee. Board members serve for a designated period of time, and the Board positions are again appointed at the expiration of each term. Upon the expiration of a Board member’s term, that Board member shall continue in office as a Board member until his or her successor is appointed.

Districts are empowered to make a number of different improvements, provide a variety of services, and to issue obligations, borrow money, or pledge District revenues to pay those costs. Districts derive revenue from taxes or assessments levied within the boundaries of the District. Such revenues are then used for the benefit of the property or properties within the District.

## **SECTION III: PURPOSES OF THE DISTRICT**

The District is intended to provide a source of revenue to be used to finance and reimburse any and all costs which are reimbursable under provisions within the CID Act. The estimated cost of the District project is approximately \$2,473,322.22, more specifically set forth in Schedule 1 and is to be used for the following purposes:

- supporting business activity and economic development in the District including, but not limited to, the promotion of business retention activities through the construction, reconstruction, installation, maintenance, and equipping of improvements within the District;

- providing or contracting for the provision of safety enhancements, equipment, cameras, lighting or other facilities for the protection of property and persons within the District;
- the provision of professional fees, including without limitation legal and accounting, architectural and engineering, marketing and advertising, approvals, permits, inspections and other fees or expenses; and
- other useful, necessary, or desired improvements within the boundaries of the District permitted under provisions within the CID Act.

**SECTION IV: DISTRICT BUDGET**

It is anticipated the improvements will begin within twelve (12) months after the date of adoption of an ordinance creating the District. During the time in which any District Obligations (as defined the in the CID Act) remains outstanding, annual costs of the operating the District will be paid out of the District revenues.

The District budget contemplates revenue sources authorized by the CID Act which will fund and fully pay for the District project over a period of time of not to exceed twenty-five (25) years, and this, in turn, presumes the establishment of dependable revenue sources for the District. The Petitioners represent the revenues generated by the CID sales tax will be sufficient to provide a reliable funding source sufficient to cover costs with the District project or any District Obligations issued to cover such costs. CID revenues will be used to pay District operating costs as well as principal and interest on any District obligations. The estimated five-year budget showing District project expenditures and estimated revenues for the District is attached to and made a part of this Plan.

**SECTION V: TIMELINE**

YEAR ONE	The District will oversee organizational matters of the District, including the adoption of bylaws and other governance policies. The District will undertake and satisfy administrative tasks as required by the CID Act.
YEAR TWO	The funding base for the District project will be implemented and the District will begin to apply CID revenues to fund or otherwise reimburse costs incurred for the Project. The District will undertake administrative tasks as required by the CID Act.
YEAR THREE	The District will monitor progress of the District project and support marketing efforts and business retention activities. CID revenues will be applied or otherwise used to fund or reimburse costs permitted under the CID Act. The District will examine the potential issuance of District Obligations. The District

will undertake administrative tasks as required by the CID Act.

YEAR  
FOUR

The CID Revenues will be applied or otherwise used to fund or reimburse costs permitted under the CID Act. The District will undertake administrative tasks as required by the CID Act, including the appointment or reappointment of directors.

YEAR  
FIVE

The CID Revenues will be applied or otherwise used to fund or reimburse costs permitted under the CID Act. The District will undertake administrative tasks as required by the CID Act.

**Schedule "1" (to Exhibit C of Petition)**

<b>Description</b>	<b>Original Allocated Budget</b>
<b>Building Purchase</b>	<b>\$ 500,000.00</b>
General Requirements	\$ 129,400.00
Existing Conditions	\$ 30,000.00
Concrete	\$ 14,750.00
Metal Railing Only	\$ 8,000.00
Wood & Plastic	\$ 18,500.00
Windows & Doors	\$ 165,700.00
Finishes	\$ 202,360.22
Elevator System	\$ 150,000.00
Fire Suppression	\$ 100,000.00
Plumbing	\$ 72,500.00
HVAC	\$ 137,500.00
Electrical	\$ 264,500.00
Utilites	\$ 25,000.00
Contingency	\$ 173,161.00
Remodel Tax	\$ 10,823.00
Permit	\$ 8,139.00
Insurance	\$ 16,349.00
Fee	\$ 99,092.00
Construction Management	\$ 81,250.00
T.I.	\$ 50,000.00
Furniture and Fixtures	\$ 100,000.00
A&E Design Interior Design/Web Design	\$ 50,000.00
Federal Incentive Professional, Legal and Filing Fees	\$ 65,000.00
Development Fee	\$ 109,440.00
Leasing Commissions	\$ 46,980.00
Loan Origination Fees/ Misc Lender Fees	\$ 51,880.00
Estimated Closing Costs/ Legal Fees	\$ 26,000.00
Year 1 Carry Costs + 75K Contingency	\$ 267,000.00
<b>Total Job Cost</b>	<b>\$ 2,473,324.22</b>



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PETITION FOR THE ESTABLISHMENT  
OF THE  
31 STREET  
COMMUNITY IMPROVEMENT DISTRICT

KANSAS CITY, MISSOURI

---

FROM: The owners of record of more than fifty percent (50%) by (a) 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 community improvement district (collectively, the “**Petitioners**”)

**PETITION TO ESTABLISH**  
**THE 31 STREET COMMUNITY IMPROVEMENT DISTRICT**

**TO: CLERK OF THE CITY OF KANSAS CITY, MISSOURI:**

THIS PETITION (the “**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 through and including 67.1571 of the Revised Statutes of Missouri, as amended (the “**CID Act**”).

The undersigned is, based on the tax records of the ~~Kansas-City~~Jackson County Clerk as of the date of filing, the owner or representative of the owner of record of more than fifty percent (50%) (a) by assessed value of the real property within the proposed community improvement district described herein below, and (b) per capita of all owners of real property within the proposed community improvement district described herein below (the “**Petitioners**”).

The Petitioners, in accordance with the CID Act, hereby requests that the governing body of the City (“**Governing Body**”) hold a public hearing and approve and adopt this Petition and establish the 31 Street Community Improvement District (the “**District**”), all 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 is: The 31 Street Community Improvement District.

B. Legal Description

The District includes all of the real property legally described on Exhibit “A”, attached hereto and made a part hereof.

C. Boundary Map

A map graphically depicting the boundaries of the District, which boundaries are contiguous, is attached hereto and made a part hereof as Exhibit “B”.

2. FIVE YEAR PLAN

A five (5) 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 and an estimate of the costs of such services and improvements is set forth in Exhibit “C” attached hereto and incorporated herein by reference.

3. GOVERNANCE OF THE DISTRICT

A. Type of District

The District will be a separate political subdivision governed by a five (5) person Board of Directors appointed by Mayor of the City (“**Mayor**”) with the consent of the Governing Body in accordance with Section 67.1451.5 of the CID Act.

B. Board of Directors

1. Number

The District will be governed by a Board of Directors consisting of five (5) directors (“**Directors**”).

2. Qualifications

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

(a) be at least 18 years of age; **and**

(b) either (i) a fee owner of real property within the District or a legally authorized representative thereof or (ii) an owner of a business or a legally authorized representative of a business operating within the District (an “**Owner**”); **and**

(c) except for the Initial Directors named in this Petition, be nominated according to a slate submitted by the Board of Directors to the Mayor and the Governing Body according to the nominating procedures set out below.

3. The Initial Directors

~~Subject to appointment by the Mayor with the consent of the Governing Body in accordance with Section 67.1451.5 of the CID Act, the~~ **initial** ~~Initial~~ Directors to serve on the Board of Directors and their respective terms will be:

	<u>Name</u>	<u>Term</u>
1.	Paul Nagaoka	4 Years
2.	Harsha Moole	4 Years

- |    |                  |         |
|----|------------------|---------|
| 3. | Marty Decourcy   | 3 Years |
| 4. | Sumiran Racherla | 2 Years |
| 5. | Achuta Uppu      | 2 Years |

4. Terms

The initial Directors named above will serve for the terms set out opposite their names or until their successors are appointed in accordance with the CID Act and this Petition. Their successors will be appointed to serve four (4), three (3) and two (2) year terms; provided that in the event, for any reason, a Director is not able to serve his or her full term (an “Exiting Director”), any resulting vacancy to the Board of Directors will be filled by the prompt appointment by the Mayor and Governing Body of a Director (an “Interim Director”) to serve for the remainder of the term of such Exiting Director in accordance with Section 67.1451.5 of the CID Act and this Petition. Any such Interim Director will meet the qualifications of Section 3.B.2 of this Petition and of Section 67.1451.2 of the CID Act and the Petitioners will cooperate with the City in respect of any designations and appointments as legally authorized representatives as required by the foregoing and consistent with Section 3.B.5, below.

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Successor Directors, whether to serve a new term or to fill a vacancy on the Board of Directors, will be appointed by the Mayor with the consent of the Governing Body in accordance with Section 67.1451.5 of the CID Act and this Petition.

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8. ASSESSED VALUE

As of the date of this Petition, the total assessed value of all of the real property within the District is \$68,010.00.

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If any provision of this Petition is 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 will 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, except where such provision is expressly required by the CID Act. The undersigned request that the City of Kansas City, Missouri establish the 31 Street Community Improvement District according to the preceding Petition and authorize the creation of the District.

17. AUDIT

Notwithstanding anything to the contrary in the CID Act, the City auditor shall have the right to examine or audit the records of the District upon providing the Directors with written notice specifying the records to be examined or audited (“**Notice of Audit**”). The District shall make records requested by the City auditor available within ten (10) days after the Notice of Audit.

**[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK; SIGNATURE PAGES FOLLOW]**

**Name of Owner:** Syndicate Property Holdings 1 LLC,  
**Owner's Telephone Number:** 808-218-3289  
**Owner's Mailing Address:** 2900 E. Red Bridge Road  
 Kansas City, MO 64137

**Name of Signer:** Paul Nagaoka  
**State basis of legal authority to sign:** Manager of Syndicate Real Estate  
 Development, LLC, Manager of Owner  
**Signer's Telephone Number:** See above  
**Signer's Mailing Address:** See above

**Entity Type:** Missouri Limited Liability Company  
**Owner's property within the District**

Parcel ID Number	Street Address	Assessed Value
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<b>TOTAL ASSESSED VALUE:</b>		\$68,010.00

By executing this Petition, the undersigned represents and warrants that he has received a copy of this Petition and its exhibits, has read this Petition and its exhibits, 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 of the City of Kansas City, Missouri. The undersigned also acknowledges that the signature may not be withdrawn later than seven (7) days after this Petition is filed with the City Clerk.

**SYNDICATE PROPERTY HOLDINGS 1 LLC,**  
 a Missouri limited liability company

By: **SYNDICATE REAL ESTATE DEVELOPMENT  
 LLC,** a Missouri limited liability company  
 Its: Manager

By: \_\_\_\_\_  
 Paul Nagaoka, Manager

Date: \_\_\_\_\_, 2019

STATE OF MISSOURI )  
 ) ss.  
COUNTY OF \_\_\_\_\_ )

On this \_\_\_ day of \_\_\_\_\_, 2019, before me personally appeared Paul Nagaoka, to me personally known, who, being by me duly sworn, did say that he is the Manager of Syndicate Real Estate Development LLC, a Missouri limited liability company, Manager of Syndicate Property Holdings 1 LLC, a Missouri limited liability company, and the foregoing instrument was signed in behalf of said company, by authority of its members and said Manager acknowledged said instrument to be the free act and deed of said company.

In testimony whereof I have hereunto set my hand and affixed my official seal at my office in said county and state the day and year last above written.

\_\_\_\_\_  
\_\_\_\_\_

Notary Public

My commission expires:



**Exhibit "A" (to Petition)**

**THE 31 STREET COMMUNITY IMPROVEMENT DISTRICT  
LEGAL DESCRIPTION**

The 31 Street Community Improvement District includes only that certain real property located in the County of Jackson, State of Missouri specifically described below, **plus** the public rights-of way adjacent to such real property.

**LEGAL DESCRIPTION OF 325-327 E. 31 STREET, KANSAS CITY, MISSOURI 64111 & 3108 OAK STREET, KANSAS CITY, MISSOURI 64111:**

Lots 5, 6 and 7, except the parts thereof in 31st Street, and all of Lot 9 and the North 8 feet of Lot 10, all in Springfield Park, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.

**LEGAL DESCRIPTION OF 319 E. 31 STREET, KANSAS CITY, MISSOURI 64111:**

All of the South 125 feet of Lot 8, Springfield Park, a subdivision in Kansas City, Jackson County, Missouri.

**Exhibit "B" (to Petition)**  
**DISTRICT BOUNDARY MAP**





**Exhibit "C" (to Petition)**

**FIVE-YEAR PLAN OF  
THE 31 STREET COMMUNITY IMPROVEMENT DISTRICT**

**Introduction**

The 31 Street Community Improvement District (the "**District**") is established pursuant to Sections 67.1401 through and including 67.1571 of the Revised Statutes of Missouri (the "**CID Act**"). Section 67.1421(3)(d) of the CID Act provides that the petition creating a Community Improvement District must include a five-year plan for the district that describes the district's purposes, any services it will offer, any improvements it will make and the estimated costs of such services and improvements. Pursuant to that obligation, the five-year plan for the District follows below and is appended to the Petition for formation of the District.

**Exhibit “C” (to Petition)**

**FIVE-YEAR PLAN OF  
THE 31 STREET COMMUNITY IMPROVEMENT DISTRICT**

**Introduction**

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View Previous Versions of the Missouri Revised Statutes

**2018 Missouri Revised Statutes**  
**Title VI - County, Township and**  
**Political Subdivision Government**  
**Chapter 67 - Political Subdivisions,**  
**Miscellaneous Powers**  
**Section 67.1421 Public hearing to**  
**establish — petition, requirements —**  
**clerk's duties — amended petition —**  
**clerk to report.**

**Universal Citation:** MO Rev Stat § 67.1421 (2018)

Effective 28 Aug 2012

Title VI COUNTY, TOWNSHIP AND POLITICAL SUBDIVISION GOVERNMENT

Chapter 67

**67.1421. Public hearing to establish — petition, requirements — clerk's duties — amended petition — clerk to report.** — 1. Upon receipt of a proper petition filed with its municipal clerk, the governing body of the municipality in which the proposed district is located shall hold a public hearing in accordance with section 67.1431 and may adopt an ordinance to establish the proposed district.

2. A petition is proper if, based on the tax records of the county clerk, or the collector of revenue if the district is located in a city not within a county, as of the time of filing the petition with the municipal clerk, it meets the following requirements:

population of at least two hundred thousand, that may be submitted to the qualified voters for approval;

(l) The maximum rates of special assessments and respective methods of assessment that may be proposed by petition;

(m) The limitations, if any, on the borrowing capacity of the district;

(n) The limitations, if any, on the revenue generation of the district;

(o) Other limitations, if any, on the powers of the district;

(p) A request that the district be established; and

(q) Any other items the petitioners deem appropriate;

(4) The signature block for each real property owner signing the petition shall be in substantially the following form and contain the following information:

Name of owner: \_\_\_\_\_

Owner's telephone  
number and mailing  
address: \_\_\_\_\_

If signer is different from  
owner:

Name of signer: \_\_\_\_\_

State basis of legal  
authority to sign:  
\_\_\_\_\_

Signer's telephone  
number and mailing  
address: \_\_\_\_\_

If the owner is an  
individual, state if owner  
is single or married:  
\_\_\_\_\_

My Commission Expires:

\_\_\_\_\_ ; and

(5) Alternatively, the governing body of any home rule city with more than four hundred thousand inhabitants and located in more than one county may file a petition to initiate the process to establish a district in the portion of the city located in any county of the first classification with more than two hundred thousand but fewer than two hundred sixty thousand inhabitants containing the information required in subdivision (3) of this subsection; provided that the only funding methods for the services and improvements will be a real property tax.

3. Upon receipt of a petition the municipal clerk shall, within a reasonable time not to exceed ninety days after receipt of the petition, review and determine whether the petition substantially complies with the requirements of subsection 2 of this section. In the event the municipal clerk receives a petition which does not meet the requirements of subsection 2 of this section, the municipal clerk shall, within a reasonable time, return the petition to the submitting party by hand delivery, first class mail, postage prepaid or other efficient means of return and shall specify which requirements have not been met.

4. After the close of the public hearing required pursuant to subsection 1 of this section, the governing body of the municipality may adopt an ordinance approving the petition and establishing a district as set forth in the petition and may determine, if requested in the petition, whether the district, or any legally described portion thereof, constitutes a blighted area. If the petition was filed by the governing body of a municipality pursuant to subdivision (5) of subsection 2 of this section, after the close of the public hearing required pursuant to subsection 1 of this section, the petition may be approved by the governing body and an election shall be called pursuant to section 67.1422.

5. Amendments to a petition may be made which do not change the proposed boundaries of the proposed district if an amended petition meeting the requirements of subsection 2 of this section is filed with the municipal clerk at the following times and the following requirements have been met:

(1) At any time prior to the close of the public hearing required pursuant to subsection 1 of this section; provided that, notice of the contents of the amended petition is given at the public hearing;