

**BROOKSIDE SHOPS  
COMMUNITY IMPROVEMENT DISTRICT**

**Petition to Establish the District**

**6<sup>th</sup> Council District  
Kansas City, Jackson County, Missouri  
November 2025**

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## PETITION TO ESTABLISH

### THE BROOKSIDE SHOPS 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 the proposed Brookside Shops 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 Brookside Shops 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).
- D. **Tax Parcels.** The list of tax parcels within the District is annexed to and made an integral part of this Petition as Exhibit C (Tax Parcel List).
- E. **Five-Year Plan.** A five-year plan stating a description of the proposed District's purposes, services of the District, list of improvements to be made during the first five years, an estimate of the costs of services and improvements, anticipated sources to pay the costs of the services and improvements, and the anticipated term for such sources is set forth on Exhibit D, attached hereto and incorporated herein by reference.
- F. **Ten-Year Budget.** The budget for the first ten years of the District and the implementation of the Five-Year Plan depicting the anticipated funds to provide for the costs of services and improvements described in this Petition, is annexed to and made an integral part of this Petition as Exhibit E (Ten-Year Budget) (§ 67.1421.2(d), RSMo.).

#### 2. PETITIONERS

Petitioners represent:

- 1) More than fifty percent (50%) per capita of all owners of the District Land; and

- 2) Property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

### **3. PURPOSES AND POWERS OF THE DISTRICT**

#### **A. District Purposes**

The purposes of the District are to:

- 1) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described in Section 3.B of this Petition;
- 2) 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;
- 3) authorize and collect a sales and use tax ("District Sales Tax");
- 4) facilitate access and improvements that enhance the Brookside Trolley Track Trail Connection;
- 5) engage in partnerships and enter agreements with other community partners and organizations, and to collaborate on efforts to improve the District, promote development, and improve public safety and security efforts within the District;
- 6) provide for the repair, maintenance, construction, and installation of public improvements and infrastructure projects allowed under Section 67.1461.1 of the CID Act or described in this Petition;
- 7) serve as an economic development tool that allows landowners in the District to:
  - (a) coordinate efforts to improve the District and meet the District purposes;
  - (b) 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;
  - (c) implement the Eligible Services and public improvements; and
  - (d) 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.

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

**B. Services**

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

- 1) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive image and marketing plan;
- 2) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District;
- 3) providing maintenance of public areas within the District;
- 4) providing transportation and beautification related improvements within the District;
- 5) advocating and providing assistance to attract further investment in the District;
- 6) providing maintenance and repair of public and private areas within the District, including but not limited to:
  - (a) sidewalk and street sweeping, litter and graffiti removal, and cleaning;
  - (b) landscape planting and care, maintenance, weed abatement, and other beautification efforts to improve the District's "curb appeal;" and
  - (c) snow and ice removal; and
- 7) providing for the financing, development, and/or maintenance of public improvements within the District.

**C. Public Improvements**

The District may develop and/or contract for the construction, maintenance, and financing of infrastructure for the public improvements permitted by § 67.1461.1(16)(a)(b)(d)(e)(g)(h)(i)(j)(k), RSMo., 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 earthwork and retaining walls;
- 7) public parking facilities; and
- 8) public transit and public transit facilities.

**D. Environmental and Aesthetic Improvements**

The District may develop and/or contract for the construction, maintenance, and financing of environmental and aesthetic improvements, including, but not limited to:

- 1) exterior improvements to the buildings that include awnings, signage, murals, stormwater drains, catch basins, and gutters;
- 2) wayfinding and other signage;
- 3) improvements that identify and promote the Brookside Shops;
- 4) improvements that provide locations for festivals, events, and other spaces for gatherings; and
- 5) public art.

**E. 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.

**F. Budget and Costs**

The estimate of the costs of the eligible services and the anticipated source of funds and their terms are shown on attached Exhibit E.

**G. Estimate of Revenue to be used for Benefits to the Public**

The estimated revenue benefitting the public is included on attached Exhibit E. Benefits to the public include enhanced feeling of security and safety, community pride and a sense of community pride stemming from anticipated aesthetic improvements including signage and wayfinding, environmental design and monuments, landscaping, sculptures and lighting, and art within the District. Additional benefit to the public will include increased safety resulting from improvements to public infrastructure. All revenue will benefit the public, with the exception of administrative and office expenses, as shown on Exhibit E.

**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 five (5) directors ("Directors").

**2) Qualifications**

Each Director shall meet the following minimum qualifications:

- (a) be at least 18 years of age;
- (b) be a resident of the State of Missouri for at least one year prior to serving on the Board; and
- (c) be an owner of fee interest in real property ("Owner") within the District or their legally authorized representative, an owner of a business ("Operator") or their legally authorized



representative operating within the District, or a registered voter residing within the District ("Resident") as provided in the Act;

3) Board Representation

The Board representation shall meet the following requirements:

- (a) a minimum of four of the Directors shall be a property owner or a representative of a property owner within the District, or an operator of a business or a representative of an operator of a business within the District; and
- (b) one of the Directors shall be a person who (i) resides within Kansas City, Missouri, (ii) is qualified and registered to vote in Kansas City, Missouri, (iii) has no financial interest in real property or business operating within the District; and (iv) is not a relative within the second degree of consanguinity or affinity to an owner of real property or a business operating in the District (§ 67.1451, RSMo.).

4) Initial Directors

Pursuant to § 67.1451(6), RSMo., the initial Board and their respective terms shall be:

Name	Classification	Term
Nick Ambrosio	Resident	2 years
Tiffany Koontz	Owner	2 years
Ryan Cline	Owner	4 years
John Consentino	Operator	2 years
Emily Blakely	Owner	4 years

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 ("Mayor") and the City Council according to the nominating procedures set out below.

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.

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 a vote of the Board. Such interim Director shall be of the same classification 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 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. 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 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 deliver the alternate slate to the Mayor and the City Council. 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 that the Board submit another alternate slate.

The procedure described above shall continue until the successor Directors are 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 two sitting Directors;
- (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(b) of this Petition.

**5. REAL PROPERTY OR BUSINESS LICENSE TAXES**

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

**6. LIFE OF THE DISTRICT**

The District will exist and function for twenty (20) years (the "Term"). The Term shall commence upon approval of an ordinance establishing the District by the City Council.

The commencement of the Eligible Services and the implementation of the District Sales Tax is to occur within the first year of the District's existence.

**7. SPECIAL ASSESSMENTS**

The District will have no power to levy a special assessment.

**8. ASSESSED VALUE**

The total assessed value of all of the real property within the District is \$6,796,736.00. 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. BLIGHT DETERMINATION**

The Petition does not include a request for a determination of blight for any real property within 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 Section 74-302(a)(2) of the City's Code of Ordinances ("Code"). The District shall comply with the reporting and meeting requirements described in § 67.1471, RSMo., and Section 74-304 of the Code 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. NOTICE TO PETITIONERS AND PROPERTY OWNERS**

Property owners are hereby advised of their right to terminate this Community Improvement District as provided by RSMo. 67.1481.

**17. SIGNATURES OF ALL PETITIONERS**

Following pages include the signature pages for each Petitioner.

**Exhibit List:**

- Exhibit A – District Legal Description
- Exhibit B – District Boundary Map
- Exhibit C – Tax Parcel List
- Exhibit D – Five-Year Plan
- Exhibit E – Ten-Year Budget

### CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Kansas City, Missouri on the \_\_\_\_\_ day of \_\_\_\_\_, 2025.

\_\_\_\_\_  
City Clerk

[SEAL]

Property Owner Name: GRI Brookside Shops, LLC

Owner's Telephone Number: 816-399-3537

Owner's Mailing Address: c/o First Washington Realty, Inc.,  
7200 Wisconsin Ave, 600  
Bethesda, MD 20814

Owner Type:

☐ nonprofit corporation

☐ for profit corporation

☒ limited liability company

☐ other: \_\_\_\_\_

(If Owner is an individual):

☐ single ☐ married

Name of Signer: Mary Bottler

Basis of Signer's Legal Authority to Sign: COO

Signer's Telephone Number: \_\_\_\_\_

Signer's Mailing Address: \_\_\_\_\_

<u>Parcel Number</u>	<u>Assessed Value</u>
47-220-35-01-00-0-00-000	\$129,600.00
47-220-33-11-00-0-00-000	\$1,274,784.00
47-220-35-02-00-0-00-000	\$1,358,816.00
47-220-31-13-00-0-00-000	\$668,416.00
47-220-36-02-00-0-00-000	\$2,514,016.00

Mary Roth  
(Signature)

11/10/25  
(Date)

STATE OF ~~MISSOURI~~ )  
COUNTY OF ~~JACKSON~~ ) ss.  
*Montgomery*

80546256.v5

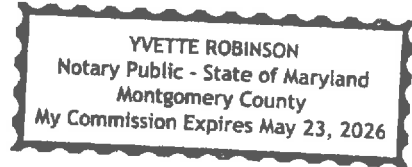
IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 10<sup>th</sup>  
day of November, 2025.

Yvette Robinson

Notary Public

My Commission Expires:

May 23, 2026



**Signature Page to the Petition to Establish the  
Brookside Shops Community Improvement District**

Property Owner Name: Brookside Broadway Partners II 2022 LLC  
Owner's Telephone Number: 816-753-6000  
Owner's Mailing Address: 605 W 47<sup>th</sup> St, Ste 200  
Kansas City, Missouri 64108


Owner Type: ☐ nonprofit corporation  
☐ for profit corporation  
☒ limited liability company  
☐ other: \_\_\_\_\_

(If Owner is an individual): ☐ single ☐ married

Name of Signer: David M. Block  
Basis of Signer's Legal Authority to Sign: Managing Member  
Signer's Telephone Number: 816-412-7400  
Signer's Mailing Address: 605 W 47<sup>th</sup> St, Ste 200  
Kansas City, Missouri 64108

<u>Parcel Number</u>	<u>Assessed Value</u>
47-220-36-03-00-0-00-000	\$595,456.00

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.

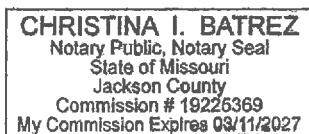
  
David M. Block

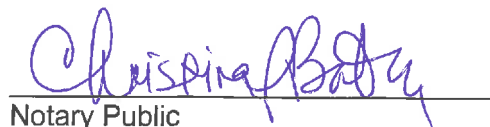
11/7/25  
(Date)

STATE OF MISSOURI     )  
                                      ) ss.  
COUNTY OF JACKSON    )

Before me personally appeared David M. Block, to me personally known to be the individual described in and who executed the foregoing instrument.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my notarial seal this 7 day of November, 2025.



  
Notary Public

My Commission Expires: 3/11/27



**EXHIBIT A**

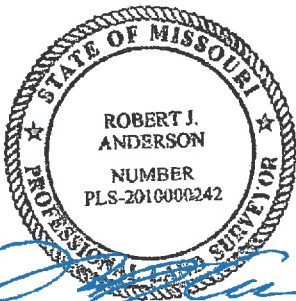
**District Legal Description**

A tract of land in Jackson County, Missouri:

## BROOKSIDE SHOPS CID

### DESCRIPTION:

THAT PART OF SECTION 5, TOWNSHIP 48 NORTH, RANGE 33 WEST IN KANSAS CITY, JACKSON COUNTY, MISSOURI, LYING WITHIN THE FOLLOWING DESCRIBED OUTLINE: BEGINNING AT THE NORTHWEST CORNER OF LOT 16, BLOCK 12, WORNALL HOMESTEAD, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE NORTH LINE OF LOTS 10 THRU 16, BLOCK 12, WORNALL HOMESTEAD, TO THE NORTHEAST CORNER OF SAID LOT 10, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 9, BLOCK 12, WORNALL HOMESTEAD, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF BROOKSIDE BOULEVARD, AS NOW ESTABLISHED; THENCE NORTHEASTERLY ALONG SAID WEST RIGHT OF WAY LINE, AND THE EAST LINE OF SAID LOT 9 AND ITS NORTHERLY PROLONGATION, TO THE SOUTHEAST CORNER OF LOT 12, BLOCK 11, WORNALL HOMESTEAD, SAID POINT ALSO BEING ON THE NORTH RIGHT OF WAY LINE OF 62<sup>ND</sup> TERRACE, AS NOW ESTABLISHED; THENCE EAST ALONG SAID NORTH RIGHT OF WAY LINE, TO THE WEST LINE OF THE OLD KANSAS CITY TERMINAL RAILWAY; THENCE NORTHEAST ALONG SAID WEST LINE, TO THE SOUTH RIGHT OF WAY LINE OF 59<sup>TH</sup> STREET, AS NOW ESTABLISHED; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE, TO THE EAST LINE OF SAID OLD KANSAS CITY TERMINAL RAILWAY; THENCE SOUTHWEST ALONG SAID EAST LINE, TO THE NORTHWEST CORNER OF BLOCK A, WORNALL HOMESTEAD, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT 236, MORNINGSIDE PARK, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE NORTH LINE OF SAID BLOCK A, TO THE NORTHEAST CORNER THEREOF, SAID POINT ALSO BEING THE SOUTHEAST CORNER OF LOT 230, MORNINGSIDE PARK, SAID POINT ALSO BEING ON THE WEST RIGHT OF WAY LINE OF MAIN STREET, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF MAIN STREET, AND THE EAST LINE OF SAID BLOCK A AND ITS SOUTHERLY PROLONGATION, TO THE SOUTH RIGHT OF WAY LINE OF 63<sup>RD</sup> STREET, AS NOW ESTABLISHED; THENCE WEST ALONG SAID SOUTH RIGHT OF WAY LINE OF 63<sup>RD</sup> STREET, TO THE EAST RIGHT OF WAY LINE OF WORNALL ROAD, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WORNALL ROAD, AND THE WEST LINE OF SAID LOT 16, BLOCK 12, WORNALL HOMESTEAD, TO THE POINT OF BEGINNING.



10/20/2025

ROBERT J. ANDERSON, PLS #2010000242  
ANDERSON SURVEY COMPANY  
1270 N.E. DELTA SCHOOL ROAD  
LEE'S SUMMIT, MISSOURI 64064  
PHONE: (816) 246-5050



**EXHIBIT B**  
**BROOKSIDE SHOPS COMMUNITY IMPROVEMENT DISTRICT**  
**District Boundary Map**

**EXHIBIT B**  
**Boundary Map**



**EXHIBIT C**  
**BROOKSIDE SHOPS COMMUNITY IMPROVEMENT DISTRICT**  
**Tax Parcel List**

**EXHIBIT C**  
**Tax Parcel List**

<b>Parcel Number</b>	<b>Assessed Value</b>	<b>Owner</b>
47-220-35-01-00-0-00-000	\$129,600.00	GRI Brookside Shops, LLC
47-220-33-11-00-0-00-000	\$1,274,784.00	GRI Brookside Shops, LLC
47-220-35-02-00-0-00-000	\$1,358,816.00	GRI Brookside Shops, LLC
47-220-31-13-00-0-00-000	\$668,416.00	GRI Brookside Shops, LLC
47-220-36-02-00-0-00-000	\$2,514,016.00	GRI Brookside Shops, LLC
47-220-11-20-02-1-00-000	\$255,648.00	City of Kansas City, Missouri
47-220-36-03-00-0-00-000	\$595,456.00	Brookside Broadway Partners II 2022 LLC

**EXHIBIT D**  
**Five-Year Plan**

**FIVE YEAR DISTRICT PLAN**  
**OF THE**  
**BROOKSIDE SHOPS COMMUNITY IMPROVEMENT DISTRICT**  
**CITY OF KANSAS CITY, MISSOURI**

**The information and details outlined in the following pages represent the strategies, and activities that it is anticipated will be undertaken during the initial five-year duration of the Brookside Shops Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the Brookside Shops Community Improvement District.**

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## **Introduction**

The Brookside Shops 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 services it will provide, the improvements it will make, an estimate of the costs of these services and improvements, anticipated sources to pay the costs of the services and improvements, and the anticipated term for such sources. This Five-Year District Management Plan (the “Plan”) is intended to satisfy this statutory requirement and is appended to the Petition for Formation of the District as an integral part thereof.

The District will encompass approximately 9.5 acres generally bounded by W. 63<sup>rd</sup> St on the South, Main Street on the East, W. 62<sup>nd</sup> Terrace and W. 62<sup>nd</sup> St on the North, and Wornall Rd on the West (the “Brookside Shops”). The total assessed value of the properties within the District on the date of the Petition is \$6,796,736.00. The purpose of the District is to undertake certain improvements and services within the District, as discussed below, and to use or make available its revenue to pay the costs thereof, including without limitation debt service on any notes, bonds or other obligations issued and outstanding from time to time to finance all or any of such costs.

## **Purposes**

The purpose of the District is to enhance the Brookside Shops through priority public and private improvements that extend, enhance, and reinforce the identity and sense of place for the District. The implementation of this purpose for the District will require a financial and planning partnership with the City of Kansas City (“City”), the neighborhood, and area businesses. The Five-Year Plan if fully realized requires the expansion and maintenance of infrastructure, the creation and construction of improvement programs, and the completion of the Trolley Track Trail within the boundaries of the District. The purpose includes investments within the District by the District that help facilitate the infrastructure and improvement plans of the City and businesses that will encourage cooperative planning and financing objectives. The District’s partnering objectives will then require contributions to the public improvements as well as its enhancement improvements and beautification efforts.

The budgeted project costs for the Five-Year Plan (attached as Exhibit E to the Petition) include signage, wayfinding, environmental design and monuments, exterior and outside space improvements and landscaping, sculpture and lighting, and public art. Within these improvement categories, it is contemplated that the Five-Year Plan would include public improvements to enhance pedestrian safety, such as ensuring sidewalks throughout the district are consistent in level and grade, constructing planters or landscaping to create a barrier between the sidewalk and the street, and continuing to seek ways to address pedestrian and bicyclist safety concerns within the District. A specific example of needed pedestrian safety public improvements has been proposed for 63<sup>rd</sup> Street at its intersection with both Brookside Boulevard and Brookside Plaza.

In addition, the District plans to invest heavily in beautification efforts throughout its boundaries, including enhanced wayfinding and signage, updating the landscaping, and adding art, murals, awning improvements, and colors throughout the District. These efforts are part of the effort to

enhance the pedestrian experience in the area, creating neighborhood gathering locations and providing a true sense of arrival to the District.

### **Management Plan**

The District will take the form of a separate political subdivision of the State of Missouri, which will be governed by a Board of Directors that will consist of five (5) members appointed by the Mayor of Kansas City with the approval by the City Council. The initial Directors will be appointed in the Petition.

### **Method of Financing**

In order to fund the purposes of the Five-Year Plan, it is proposed that the District will impose a sales and use tax of up to one percent (1%) (the "District Sales Tax"), which is in addition to any other state, county, or city sales and use tax. The District Sales Tax is payable on the same retail sales that are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors, and sales to or by public utilities and providers of communications, cable, or video services. All costs of the District shall be financed in the manner and amount determined by the Board of Directors from the amounts on deposit with the District. The Budget (Exhibit E) contains an estimate of the revenues available in the first ten years of the CID to finance the Five-Year Plan. The cost of financing the implementation of the plan for District enhancements and public infrastructure will require consideration of debt service achievable on the basis of District Revenues that include notes, bonds, and potentially other financial instruments to be considered by the Board along with its private and public partners. The cost of financing the implementation of the Plan for district enhancements and public infrastructure will also assume financial assistance from the City and the owner and operator of the Brookside Shops. Exhibit E provides additional context on the sources of the financial assistance.

### **Estimated Costs**

Attached as Exhibit A to this Plan is a table setting forth the estimated cost of the Improvements and the Services, and a table setting forth the projected District Sales Tax revenues for the first ten years of the District's existence.

### **City Services**

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

### **Duration**

The District will operate for a maximum term of twenty (20) years from the date upon which an ordinance is passed by the City Council establishing the District. The District intends to submit to the qualified voters of the District the District Sales Tax, the term of which shall be 20 years or

such shorter period Notwithstanding that the District is at the time providing Services, but subject to the contractual rights of any third parties, the District may be terminated in accordance with the CID Act prior to the end of such maximum term if the Improvements have been completed and the costs thereof paid for or reimbursed in full with District Sales Tax revenue.

**EXHIBIT A TO FIVE YEAR PLAN OF THE  
BROOKSIDE SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**Estimated Costs of Improvements and Services  
10 Year Budget**

<b>Estimated CID Project Costs</b>	
Signage, Wayfinding, Environmental Design, & Monuments	\$ 400,000
Exterior and Outside Space Improvements, Landscaping	\$ 1,050,500
Sculpture & Lighting	\$ 400,000
Art	\$ 125,500
Contingency	\$ 296,400
Soft Costs	\$ 296,400
<b>Estimated Other Costs</b>	
Administrative / Office Expense	\$ 200,000
Trolley Track Trail Reimbursement	\$ 200,000
City of Kansas City CID Reimbursement	\$10,500
<b>Total Eligible CID Costs</b>	<b>\$ 2,979,300</b>

<b>Estimated District Sales Taxes</b>	
Year 1	\$ 184,000
Year 2	\$ 186,000
Year 3	\$ 189,000
Year 4	\$ 192,000
Year 5	\$ 195,000
Year 6	\$ 198,000
Year 7	\$ 201,000
Year 8	\$ 204,000
Year 9	\$ 207,000
Year 10	\$ 212,800
<b>10-Year Total District Sales Taxes</b>	<b>\$ 1,968,800</b>

**Exhibit E**  
**Ten-Year Budget**

# Exhibit E

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Sales Tax Revenue	\$ 184,000	\$ 186,000	\$ 189,000	\$ 192,000	\$ 195,000	\$ 198,000	\$ 201,000	\$ 204,000	\$ 207,000	\$ 212,800	\$ 1,968,800
First Washington Realty Match <sup>1</sup>	250,000	250,000	250,000	250,000	-	-	-	-	-	-	1,000,000
<b>TOTAL CID FUNDING</b>	<b>\$ 434,000</b>	<b>\$ 436,000</b>	<b>\$ 439,000</b>	<b>\$ 442,000</b>	<b>\$ 195,000</b>	<b>\$ 198,000</b>	<b>\$ 201,000</b>	<b>\$ 204,000</b>	<b>\$ 207,000</b>	<b>\$ 212,800</b>	<b>\$ 2,968,800</b>
<b>CID Project Costs</b>											
Signage, Wayfinding, Environmental Design, & Monuments	400,000	-	-	-	-	-	-	-	-	-	400,000
Exterior and Outside Space Improvements, Landscaping	1,050,500	-	-	-	-	-	-	-	-	-	1,050,500
Sculpture & Lighting	400,000	-	-	-	-	-	-	-	-	-	400,000
Art	125,500	-	-	-	-	-	-	-	-	-	125,500
Contingency	296,400	-	-	-	-	-	-	-	-	-	296,400
Soft Costs	296,400	-	-	-	-	-	-	-	-	-	296,400
<b>Total CID Project Costs</b>	<b>\$ 2,568,800</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,568,800</b>
<b>CID Other Costs</b>											
Administration / Office Expense	\$ 16,000	\$ 16,000	\$ 18,000	\$ 18,000	\$ 20,000	\$ 20,000	\$ 22,000	\$ 22,000	\$ 24,000	\$ 24,000	\$ 200,000
Trolley Track Trail Reimbursement <sup>2</sup>	-	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	200,000
City of Kansas City CID Reimbursement	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,500
<b>Total CID Other Costs</b>	<b>\$ 17,500</b>	<b>\$ 17,000</b>	<b>\$ 44,000</b>	<b>\$ 44,000</b>	<b>\$ 46,000</b>	<b>\$ 46,000</b>	<b>\$ 48,000</b>	<b>\$ 48,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 410,500</b>
<b>TOTAL CID EXPENSES</b>	<b>\$ 2,586,300</b>	<b>\$ 17,000</b>	<b>\$ 44,000</b>	<b>\$ 44,000</b>	<b>\$ 46,000</b>	<b>\$ 46,000</b>	<b>\$ 48,000</b>	<b>\$ 48,000</b>	<b>\$ 50,000</b>	<b>\$ 50,000</b>	<b>\$ 2,979,300</b>
<b>Additional Public Infrastructure Sources</b>											
PIAC <sup>3</sup>	\$ 300,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 300,000
Trolley Trail Phase I Construction <sup>4</sup>	1,300,000	-	-	-	-	-	-	-	-	-	1,300,000
<b>Total Additional Public Infrastructure Sources</b>	<b>1,600,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,600,000</b>
<b>Additional Public Infrastructure Expenses</b>											
Trolley Track Trail - P1 <sup>5</sup>	\$ 700,000	\$ 600,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000
PIAC Improvements (Street, Roadway, & Property)	45,000	-	-	-	-	-	-	-	-	-	45,000
PIAC Improvements (Pedestrian Lighting)	75,000	-	-	-	-	-	-	-	-	-	75,000
PIAC Improvements (Streetscape Monuments & Fountains)	180,000	-	-	-	-	-	-	-	-	-	180,000
<b>Total Additional Public Infrastructure Expenses</b>	<b>1,000,000</b>	<b>600,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1,600,000</b>

- Notes:
1. First Washington will advance \$1,000,000 to develop the aesthetic improvements contingent upon the City funding the construction of Phase I of the Trolley Track Trail Connector.
  2. The District will reimburse \$200,000 of the full cost of the Trolley Track Trail Connector to the City of Kansas City.
  3. An application for \$300,000 has been filed and is pending with the City.
  4. This line item contemplates an infrastructure investment from the City of \$1.3 million. This amount is an estimate of hard costs from Public Works and does not include soft costs for the extension. This estimate is for Phase I of the Trolley Track Trail Connector between 62nd Terr and 63rd Street.
  5. This expense assumes construction of the Trolley Track Trail Connector over a period of two years and again does not include estimate of the soft costs.