

Ryan C. Westhoff
Partner

ryan.westhoff@dentons.com
D +1 816 460 2577

Dentons US LLP
4520 Main Street
Suite 1100
Kansas City, MO 64111-7700
United States
dentons.com

August 27, 2025

BY E-MAIL AND U.S. MAIL

Marilyn Sanders
City Clerk
City of Kansas City, Missouri
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
E-mail: clerk@kcmo.org

Re: 51st & Oak Community Improvement District (the "**District**")
Slate of Successor Directors

Dear City Clerk:

On behalf of Grant Harrison, the Executive Director of the District, and pursuant to paragraph 5.e of the Petition for Establishment of the District (the "Petition"), as approved by Ordinance No. 150507 (the "Ordinance"), the following slate of names of successor directors are hereby submitted for approval by the Mayor with the consent of the City Council:

Ryan Hackenmiller:	four (4) year term (January 21, 2026 - January 20, 2030)
Jessica Rutland:	four (4) year term (January 21, 2026 - January 20, 2030)
M. Grant Harrison:	four (4) year term (January 21, 2026 - January 20, 2030)

For your convenience, I have enclosed herewith a copy of the Petition, the Ordinance, and Resolution 2025-09 of the District authorizing the submission of the foregoing slate. Should you have any questions, please do not hesitate to call me at (816) 460-2577.

Sincerely,



Ryan C. Westhoff --
Partner

**PETITION FOR ESTABLISHMENT OF THE
51st & Oak COMMUNITY IMPROVEMENT DISTRICT
CITY OF KANSAS CITY, MISSOURI**

JUNE 2015

**PETITION FOR THE CREATION OF THE
51st & Oak COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and City Council of the City of Kansas City, Missouri:

The Curators of the University of Missouri, a public corporation for the benefit of the University Of Missouri – Kansas City (the “University”), the Kansas City Young Matrons, Central United Methodist Church, and the Kansas City Area Transportation Authority (collectively, the “Petitioner”), being the owner of the following:

- (1) one hundred percent (100%) by assessed value of the real property, and
- (2) one hundred percent (100%) of all owners of real property.

within the boundaries of the hereinafter described community improvement district, does hereby petition and request that the City Council of the City of Kansas City, Missouri create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the “CID Act”). In support of this petition, the Petitioner sets forth the following information in compliance with the CID Act:

1. District Name. The name for the proposed community improvement district (“CID” or “District”) is:

51st & Oak Community Improvement District.
2. Legal Description and Map. A legal description and map depicting the boundaries of the proposed District are attached hereto as Exhibit A and Exhibit B, respectively. The proposed district consists of approximately 3 acres and is located entirely within the City of Kansas City, Missouri.
3. Five-Year Plan. A five-year plan as required by the CID Act is attached hereto as Exhibit C (the “Five Year Plan”).
4. Form of District. The proposed district will be established as a political subdivision of the State of Missouri under the CID Act.
5. Board of Directors.
 - a. Number. The District shall be governed by a Board of Directors (the “Board”) consisting of five (5) members, one of whom shall be designated by the University and all of whom shall be appointed by the municipality in accordance with this petition.
 - b. Qualifications. Each Member of the Board (“Director”) shall meet the following requirements:
 - (1) be at least 18 years of age;

- (2) be and must declare to be either an owner of real property within the District ("Owner") or an authorized representative of an Owner, an owner of a business operating within the District ("Operator"), or a registered voter ("Resident") residing within the District, as provided in the CID Act;
- (3) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution; and
- (4) except for the initial directors named in this Petition, be nominated according to a slate submitted as described in this Petition.

c. Initial Directors. The initial directors ("Initial Directors") and their respective terms shall be as follows:

- (1) Tom McGee
Owner's Representative - four (4) year term
- (2) Robert A. Simmons
University's Owner Representative - four (4) year term
- (3) Leah Fitzgerald
Owner's Representative - two (2) year term
- (4) Marty McDonald
Owner's Representative - two (2) year term
- (5) Jeff Smith
Owner's Representative - two (2) year term

The Owners by signing this Petition hereby designate Robert A. Simmons as University's Owner Representative for the purpose of serving on the Board of Directors, and designate the other above-noted Initial Directors as their legal representatives for the purposes of serving on the Board of Directors.

d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until his/her successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term, except that if the University's Owner Representative is not able to serve his or her term, the University shall select an Interim Director as the University's Owner Representative.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to

remove said Director. Further, except for the University's Owner Representative, a Director may be removed by unanimous vote of the other Directors (with a successor Director as provided herein).

- e. Successor Directors. Except for the University's Owner Representative, Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Executive Director of the District to the City of Kansas City, Missouri's City Clerk (the "City Clerk"); provided, however, for Successor Directors for the University's Owner Representative, the slate shall be chosen and submitted by the University. Upon receipt of a slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor for consideration by the City Council.

- 6. Assessed Value. The total assessed value of all real property in the District is \$1,390,832.
- 7. Duration of District. The proposed maximum length of time for the existence of the district is thirty (30) years from the date of the ordinance approving the Petition. The District may be terminated prior to the end of such maximum thirty (30) year term in accordance with the provisions of the CID Act and this Petition, and said thirty (30) year term shall not be extended unless a new petition is submitted and approved pursuant to the terms of the CID Act. In accordance with the City's approved CID Policy under Second Committee Substitute for Resolution No. 120605 and Resolution No. 130844, the requested term of the District exceeds twenty (20) years as it is contemplated that the revenues of the District Sales Tax will be utilized to repay debt issued to fund capital improvements within the District.

Notwithstanding anything else to the contrary contained in this Section 7, the ordinance establishing the District shall provide that its effectiveness shall be conditioned on: (i) The Curators of the University of Missouri having acquired from Kansas City Young Matrons fee title to the property now owned by Kansas City Young Matrons in accordance with the terms and conditions of the Real Estate Exchange Contract between them dated April 23, 2015, as evidenced by the recordation of a deed therefor in the Office of the Recorder of Deeds of Jackson County, Missouri, prior to December 31, 2015, and the failure to include such a requirement within the ordinance shall invalidate this Petition; and (ii) the beginning of the Commencement Date under that certain Ground Lease dated February 20, 2015 by and between the Kansas City Area Transportation Authority and 51st and Oak, LLC, and the payment of Basic Ground Rent, as those terms are defined therein, and the failure to include such a requirement within the ordinance shall invalidate this Petition.

- 8. Real Property and Business License Taxes. The District will not have the power to impose a real property tax levy or business license taxes.
- 9. Special Assessments. The District will not have the power to impose special assessments.
- 10. Sales Tax. Qualified voters of the District may be asked to approve a sales tax of up to one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund any improvements within the District and/or to pay the costs of services provided by the District to the extent permitted under the CID Act. Additional details about the District Sales Tax are set forth in the Five Year Plan attached hereto as Exhibit C. Notwithstanding anything else to the contrary contained in this Section 10, the District shall not be permitted to impose the District Sales Tax upon the District if, prior to December 31, 2015, The Curators of the University of Missouri have

not acquired from Kansas City Young Matrons fee title to the property now owned by Kansas City Young Matrons in accordance with the terms and conditions of the Real Estate Exchange Contract between them dated April 23, 2015, as evidenced by the recordation of a deed therefor in the Office of the Recorder of Deeds of Jackson County, Missouri. The Initial Directors and the Directors, as applicable, shall be prohibited from amending this Section 10 without the consent of all owners of fee title to the property within the District.

11. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.
12. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.
13. Future Five Year Plans. The District shall submit future Five (5) Year Plans meeting the requirements of Section 1421.2(3)(d), RSMo (as amended or replaced from time to time) to the City for comment and review no earlier than 180 days and no later than 90 days prior to the expiration of each then-current Five (5) Year Plan.
14. Annual Budgets. No earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, the District shall submit to the City Council a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year. The City Council may review and comment to the District on this proposed budget, but if such comments are given, the City shall provide such written comments to the District no later than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements but shall only be recommendations.
15. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition.
16. Blight. Petitioners do not seek a finding of blight under this Petition.
17. Right to Terminate. The property owners within the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.
18. City Council Right to Audit. The City Council shall have the right to audit the books and records of the District at any time upon reasonable request.
19. Revocation of Signatures. **THE PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioner respectfully requests that the City Council establish the requested 51st & Oak Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the City Council consent to the proposed members for the Board of Directors as set forth in this Petition, and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested district.

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
51st & Oak COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: The Curators of the University of Missouri, a public corporation, for the benefit of the University of Missouri – Kansas City

Owner's telephone number: _____

Owner's address: c/o: _____, The Curators of the University of Missouri, 5100 Rockhill Road, Kansas City, MO 64110

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: _____ Single _____ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s): 30-820-01-02-00-0-00-000 and 30-820-01-03-00-0-00-000

Remaining property located within District is unplatted property that is tax exempt property located within publicly dedicated right of way.

Total Assessed value: \$541,634

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately below; provided, however, the Undersigned, as a tax exempt entity, does not consent to be taxed hereunder.

Date: _____

The Curators of the University of Missouri, a public corporation, for the benefit of the University of Missouri – Kansas City

**APPROVED
AS TO
LEGAL FORM
5/29/15 RLM**

By: _____

Name: Brian D. Burnett, Ph.D.

Title: Vice President for Finance &

Chief Financial Officer

STATE OF Missouri)

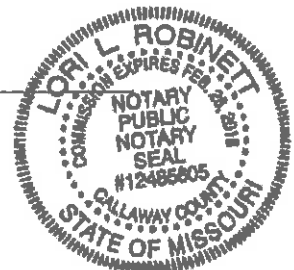
COUNTY OF Boone) ss:

On this 29th day of May, 2015, before me appeared Brian D. Burnett, to me personally known, who, being by me duly sworn did say that he/she is the Vice President for Finance of The Curators of the University of Missouri, a public corporation, for the benefit of the University of Missouri – Kansas City, and that said instrument was signed on behalf of said entity and said entity acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 29th day of May, 2015.

Lori L. Robinett
Notary Public

My Commission Expires: _____



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
51st & Oak COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Kansas City Young Matrons

Owner's telephone number: _____

Owner's address: c/o: President, Kansas City Young Matrons, 5100 Oak, Kansas City, MO 64112

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____

Title: _____

Signer's telephone number: _____

Signer's mailing address: _____

If owner is an individual: Single Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input checked="" type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s): 30-820-01-01-00-0-00-000

Remaining property located within District is unplatted property that is tax exempt property located within publicly dedicated right of way.

Total Assessed value: \$44,160

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately below.

Date: May, 2015

Kansas City Young Matrons

By: Barbara Eiszner

Name: Barbara Eiszner

Title: President

Date: May, 2015

Kansas City Young Matrons

By: _____

Name: Joni Etherington

Title: Director of Administration

STATE OF KANSAS)
) ss:
COUNTY OF JOHNSON)

On this 19 day of May, 2015, before me appeared Barbara Eiszner, to me personally known, who, being by me duly sworn did say that he/she is the President of the Kansas City Young Matrons, and that said instrument

WITNESS my hand and official seal this 19 day of May, 2015.

Notary Public

My Commission Expires: _____

On this ____ day of May, 2015, before me appeared Barbara Eiszner, to me personally known, who, being by me duly sworn did say that he/she is the President of the Kansas City Young Matrons, and that said instrument

was signed on behalf of said entity and said entity acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this ____ day of May, 2015.

Notary Public

My Commission Expires: _____

STATE OF KANSAS)
COUNTY OF DANBURY) ss:

On this 21 day of May, 2015, before me appeared Joni Etherington, to me personally known, who, being by me duly sworn did say that he/she is the Director of Administration of the Kansas City Young Matrons, and that said instrument was signed on behalf of said entity and said entity acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 21 day of May, 2015.

Karen L. Culbertson
Notary Public

My Commission Expires: 10/24/2017



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
51st & Oak COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Central United Methodist Church

Owner's telephone number: 816 753 1844

Owner's address: c/o: Board of Trustees, Central United Methodist Church, 5144 Oak St., Kansas City, MO 64112

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Christian Cochran

Title: Chairperson

Signer's telephone number: 816 753 1844

Signer's mailing address: 5144 Oak Street, Kansas City, MO 64112

If owner is an individual: ☐ Single ☒ Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s): 30-820-01-06-00-0-00-000 (part)

Remaining property located within District is unplatted property that is tax exempt property located within publicly dedicated right of way.

Total Assessed value: \$663,182

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately below.

Date: May 28, 2015

Central United Methodist Church

By: Christian Cochran

Name: Christian Cochran

Title: Chairperson

STATE OF Missouri)

COUNTY OF Jackson) ss:

On this 1 day of June, 2015, before me appeared Christian Cochran to me personally known, who, being by me duly sworn did say that he/she is the Chairperson of the Central United Methodist Church, and that said instrument was signed on behalf of said entity and said entity acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 1st day of June, 2015.

Allison B. Hanks
Notary Public

My Commission Expires: 5-21-2018

ALLISON B. HANKS
Notary Public - Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires May 21, 2016
Commission # 14920174

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
51st & Oak COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Kansas City Area Transportation Authority

Owner's telephone number: (816) 346-0200

Owner's address: c/o: Dick Jarrold, Kansas City Area Transportation Authority, 1200 East 18th,
Kansas City, MO 64108

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Richard C. Jarrold
Title: VP - Regional Planning & Development
Signer's telephone number: (816) 346-0356
Signer's mailing address: 1200 E. 18th Street, Kansas City, MO 64108
If owner is an individual: Single Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input checked="" type="checkbox"/>	Other: Political Subdivision

Map and parcel number(s): 30-820-24-05-00-0-00-000 (part)

Remaining property located within District is tax exempt property owned by the Undersigned in fee simple title.

Total Assessed value: \$141,856

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately below; provided, however, the Undersigned, as a tax exempt entity, does not consent to be taxed hereunder.

Date: May 29, 2015

Kansas City Area Transportation Authority

By: Richard C. Jarrold

Name: Richard C. Jarrold

Title: VP - Regional Planning & Dev.

STATE OF Missouri)
COUNTY OF Jackson) ss:

On this 29th day of MAY, 2015, before me appeared Richard C. Jarrold, to me personally known, who, being by me duly sworn did say that he/she is the VP Regional Planning of the Kansas City Area Transit Authority, and that said instrument was signed on behalf of said entity and said entity acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 29th day of MAY, 2015.

My Commission Expires: 3/29/18

Notary Public

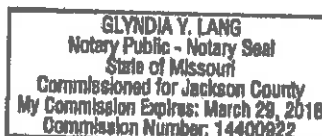


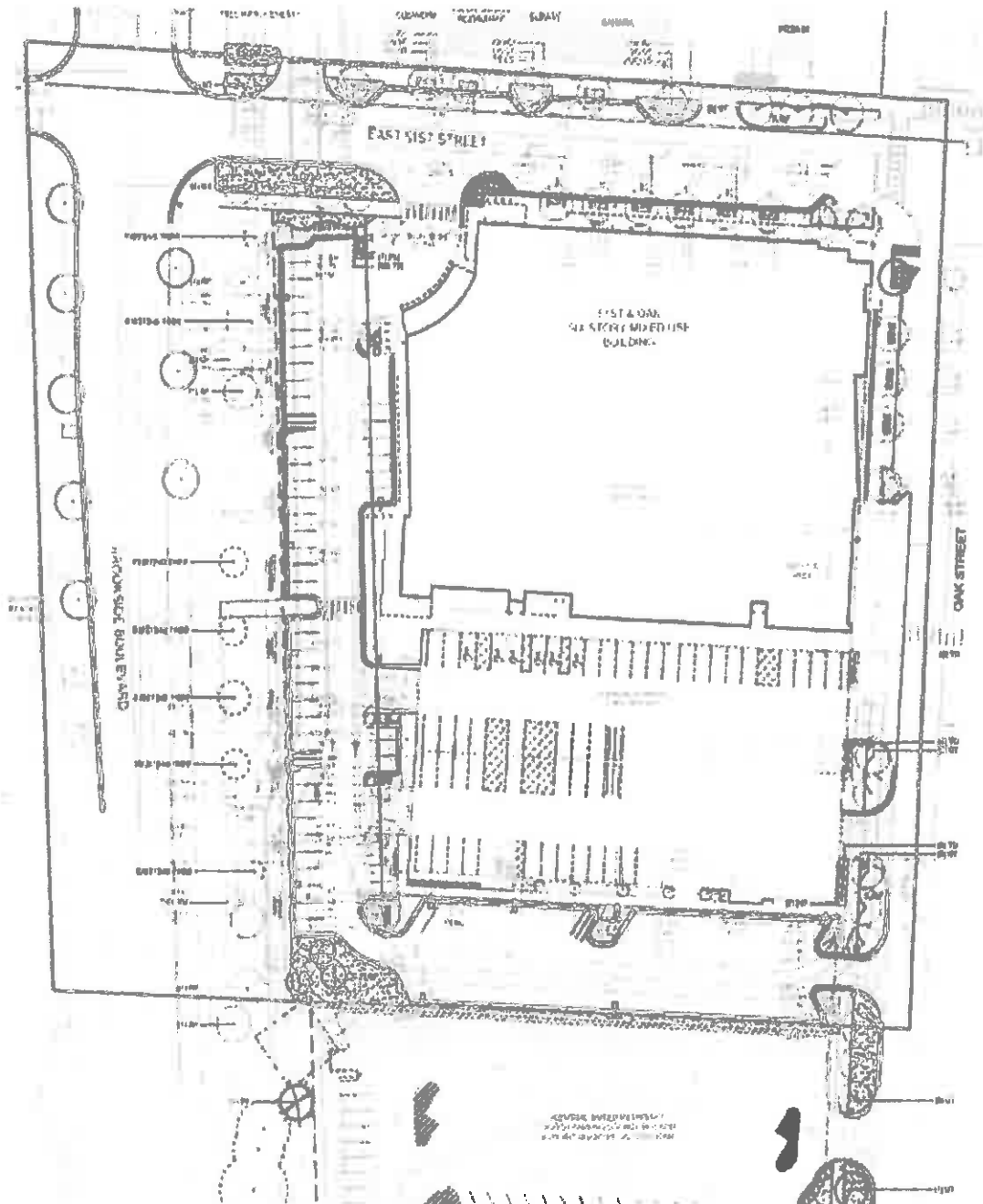
EXHIBIT A

Legal Description

A tract of land in the Northwest Quarter of Section 32, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 02°39'34" West, along the East line of said Northwest Quarter, 44.77 feet; thence North 87°20'26" West, 50.00 feet to the intersection of the West right-of-way line of Oak Street, as now established and the South right-of-way line of E 51st Street, as now established said point also being the Point of Beginning of the tract of land to be herein described; thence South 02°39'34" West, along said West right-of-way line, 397.55 feet; thence North 87°19'22" West, 293.85 feet; thence North 02°05'44" West, 400.33 feet to a point on said South right-of-way line; thence South 87°04'42" East, along said South right-of-way line, 327.04 feet to the Point of Beginning. Containing 123,623 square feet or 2.84 acres, more or less, and adjacent public right of way.

EXHIBIT B

Boundary Map of 51st & Oak Community Improvement District



**EXHIBIT C
FIVE YEAR PLAN**

(Attached)

FIVE YEAR DISTRICT MANAGEMENT PLAN

OF THE

51st & Oak 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 51st & Oak Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the 51st & Oak Community Improvement District.

Introduction

The 51st & Oak 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 and an estimate of the costs of these services and improvements to be incurred. 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.

Section 1 - Why Create a Community Improvement District?

The District will encompass a proposed mixed-use development project located to the South of 51st Street between Oak Street and Brookside Boulevard (the "Development"). 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.

Section 2 - What is a Community Improvement District?

A community improvement district is an entity that is separate from the City of Kansas City and is formed by the adoption of an ordinance by the City Council following a public hearing before the City Council regarding formation of the District. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. CIDs are empowered to provide a variety of services and to construct and/or finance a number of different public improvements (and in a blighted area, private improvements). CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used to pay the costs of the services or improvements. A CID is operated and managed by a board of directors, whose members may be appointed or elected. Board members serve for a designated period of time, and the Board positions are again elected or appointed at the expiration of each term.

Section 3 - Management Plan Summary

The District in this case 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 consent of the City Council pursuant to a slate submitted in accordance with the Petition.

District Formation:

CID formation requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and
- representing more than fifty percent (50%) per capita of all owners of real property within the District.

In this case, the Petition to which this Plan is attached has been signed by the owners of 100% of the assessed value and 100% of the per capita property owners within the District.

Location:

The Development is located to the South of 51st Street between Oak Street and Brookside Boulevard in Kansas City, Missouri and consists of approximately 3 acres. The District will include a proposed mixed-use development project.

Assessed Value of District:

The total assessed value of the properties within the District on the date of the Petition is \$1,390,832.

Improvements and Services:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary contemplated improvements are (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City, as well as the repayment of debt incurred to finance such improvements. Other improvements to be financed may include any other items permitted by the CID Act. These improvements are collectively referred to herein as the "Improvements." The costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing, private interest carry, legal and administrative costs of same. Additionally, the District may perform certain ongoing maintenance of the Improvements (the "Services").

It is also anticipated that all costs, including attorneys fees, associated with formation of the District, including, but not limited to, the preparation of the CID Petition, the negotiation and drafting of any agreements entered into upon formation of the District in furtherance of the District's purposes, and the initial implementation of the District ("Formation Costs") will be reimbursed to the advancing party, or paid directly, from funds generated by the District.

Goal of the Improvements and the Services

The primary goals of the District in financing the Improvements and the Services are (i) to foster the development of a property in an emerging area of the City to its highest and best use and (ii) to stimulate economic development through making improvements to the property to serve development that will be occurring thereon.

Method of Financing:

It is proposed that the District will impose a one percent (1%) sales and use tax (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 CID.

Amounts advanced to the District by the Petitioner, or its successors or assigns, to cover the costs contemplated hereunder will be reimbursed by the District upon the availability of funds. All financing costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District to finance Improvements and/or Services may be paid from CID Sales Tax revenues.

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 cash flow for the first five 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 thirty (30) years from the date of the ordinance approving the Petition. 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 prior to the end of such maximum thirty (30) year term if the Improvements have been completed and the costs thereof paid for or reimbursed in full with CID Sales Tax revenue. The petition process must be repeated for the District to continue beyond thirty (30) years.

**Section 4
District Boundaries**

The legal description of the District is attached as Exhibit A to the Petition.

**Section 5
Facilities and Services to Be Provided**

As explained above, during the first five years, the purpose of the District is to provide revenue sources in support of contracting with any private property owner to effectuate the Improvements, and providing or contracting for the Services.

Section 6
Governing the Community Improvement District

City Council:

Following the submission of the Petition, the City Council will conduct a public hearing and then consider an ordinance to create the District.

Board of Directors for District:

The District will be governed by a Board of Directors that will consist of five members appointed by the Mayor of Kansas City with the consent of the City Council. It is anticipated that if the District (or the University for the University Owner's Representative) submits names of suggested successor directors to the City in writing at least thirty (30) days prior to the expiration date of the terms of the applicable directors, the Mayor shall appoint such directors as successor directors, with the consent of the City Council, unless the Mayor provides the District with a reasonable written explanation that such suggested successor directors do not meet applicable legal requirements or lack the competency to serve as directors.

Annual Budget:

The District's budgets will be proposed and approved annually, within the limitations set forth in this Plan, by the District's Board of Directors. Budgets will be submitted annually to the City Council of the City of Kansas City for review and comment in accordance with the CID Act. The District will operate at all times in accordance with the District Rules and Regulations (Section 7) and the Bylaws of the District.

Section 7
District Rules and Regulations

1. The District shall operate at all times in accordance with Bylaws that may be adopted by the Board of Directors. The District shall at all times conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in any Bylaws.
2. The Board of Directors of the District will meet at least on an annual basis.

END OF DOCUMENT

EXHIBIT A TO FIVE YEAR PLAN OF THE
51st & OAK COMMUNITY IMPROVEMENT DISTRICT

ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES¹

Improvements/Services	Estimated Cost
Hard Construction Costs	
Demolition & Clearing	\$ 41,544
Structured Parking	\$ 1,875,433
Grading/Excavation	\$ 472,652
Hardscape (Concrete/Paving)	\$ 448,379
Utility Improvements	\$ 248,157
Landscape/Streetscape Improvements	\$ 195,573
Signage/Monumentation	\$ 12,500
Street Improvements/Signal Upgrades	\$ 333,449
Offsite Infrastructure Improvements	\$ 402,416
Contingency	\$ 129,007
Soft Costs	
General Development Costs/Fees	\$ 197,175
Design/Engineering	\$ 45,400
Legal/Formation Costs	\$ 50,000
Construction Interest Carry	\$ 101,593
Financing Costs	\$ 30,754
Subtotal Hard + Soft Costs	\$ 4,584,032
Miscellaneous	
Ongoing CID Admin. Costs @ \$20k/year over 30 years	\$ 600,000
TOTAL ESTIMATED COSTS³	\$ 5,184,032

CASHFLOW PROJECTION

	Year 1 2015	Year 2 2016	Year 3 2017	Year 4 2018	Year 5 2019
REVENUE²	\$0	\$0	\$44,216	\$247,140	\$257,826

¹ These costs are estimates and may fluctuate based on actual costs incurred for purposes permitted by the CID Act.

² Any annual revenue generated will be utilized to pay any costs of the District in the discretion of the Board of Directors.

³ All financing costs, including ongoing interest costs, associated with any loan obtained by the District, or funds advanced to the District, or notes, bonds, or other obligations issued by District to finance Improvements and/or Services may be paid from CID Sales Tax revenues.

EXHIBIT B

Legal Description of the District Property

A tract of land in the Northwest Quarter of Section 32, Township 49 North, Range 33 West of the 5th Principal Meridian in Kansas City, Jackson County, Missouri, being bounded and described as follows: Commencing at the Northeast corner of said Northwest Quarter; thence South 02°39'34" West, along the East line of said Northwest Quarter, 44.77 feet; thence North 87°20'26" West, 50.00 feet to the intersection of the West right-of-way line of Oak Street, as now established and the South right-of-way line of E 51st Street, as now established said point also being the Point of Beginning of the tract of land to be herein described; thence South 02°39'34" West, along said West right-of-way line, 397.55 feet; thence North 87°19'22" West, 293.85 feet; thence North 02°05'44" West, 400.33 feet to a point on said South right-of-way line; thence South 87°04'42" East, along said South right-of-way line, 327.04 feet to the Point of Beginning. Containing 123,623 square feet or 2.84 acres, more or less, and adjacent public right of way.

EXHIBIT C

Estimated Budget of the CID Costs

Hard Construction Costs

Demolition & Clearing	\$41,544
Structured Parking	\$1,875,433
Graffing/Excavation	\$472,652
Hardscape (Concrete/Paving)	\$448,379
Utility Improvements	\$248,157
Landscape/Streetscape Improvements	\$195,573
Signage/Monumentation	\$12,500
Street Improvements/Signal Upgrades	\$333,449
Offsite Infrastructure Improvements	\$402,416
Contingency	\$129,007

Soft Costs

General Development Costs/Fees	\$197,175
Design/Engineering	\$45,400
Legal/Formation Costs	\$50,000
Construction Interest Carry	\$101,593
Financing Costs	\$30,754

SUBTOTAL HARD + SOFT COSTS	\$4,584,032
-----------------------------------	--------------------

Miscellaneous

Ongoing CID Admin. Costs @ \$20k/year over 30 years	\$600,000
Total Estimated Costs	\$5,184,032

ORDINANCE NO. 150507

Approving the Petition to establish the 51st & Oak Community Improvement District; establishing the 51st & Oak Community Improvement District, generally located at the north end of the block bounded by east 51st Street on the north, Brookside Boulevard on the west and Oak Street on the east in Kansas City, Jackson County Missouri; directing the City Clerk to report the creation of the District to the Missouri Department of Economic Development; and providing for a delayed effective date.

BE IT ORDAINED BY THE COUNCIL OF KANSAS CITY:

Section 1. That the Petition to establish the 51st & Oak Community Improvement District (the "District") as a political subdivision in accordance with Section 67.1401 through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"), is hereby approved in its entirety.

Section 2. That the District is hereby established for the purposes set forth in the Petition, that the District shall have all the powers and authority authorized by the Petition, the Act, and by law, and shall continue to exist for a period of thirty (30) years, provided however that the District may be automatically continued for successive ten year terms, without having to submit a new Petition, subject to the condition precedent that the City Council shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced.

Section 3. That the District shall annually submit its proposed budget, report and copies of written resolutions passed by the District's board to the City pursuant to Section 67.1471, RSMo.

Section 4. That upon the effective date of this Ordinance, the City Clerk is hereby directed to report the creation of the District to the Missouri Department of Economic Development pursuant to Section 67.1421.6, RSMo, by sending a copy of this ordinance to said agency.

Section 5. That this ordinance shall not become effective until the latter of the dates upon which the following shall have each occurred: (a) The Curators of the University of Missouri shall have acquired from Kansas City Young Matrons fee title to the property now owned by Kansas City Young Matrons in accordance with the terms and conditions of the Real Estate Exchange Contract between them dated April 23, 2015, as evidenced by the recordation of a deed therefor in the Office of the Recorder of Deeds of Jackson County, Missouri, prior to December 31, 2015; and (2) the Commencement

ORDINANCE NO. 150507

Date under that certain Ground Lease dated February 20, 2015 by and between the Kansas City Area Transportation Authority and 51st and Oak, LLC, and the payment of Basic Ground Rent shall have begun, as those terms are defined therein.

Approved as to form and legality:

for 
Brian Rabineau
Assistant City Attorney



Authenticated as Passed


Sly James, Mayor


Marilyn Sanders, City Clerk

JUL 2 2015

Date Passed

RESOLUTION 2025-09

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF SLATE OF SUCCESSOR DIRECTORS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”).

WHEREAS, pursuant to Ordinance No. 200021 passed on January 16, 2020 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2020:

Corey Hampton: four (4) year term
Robert A. Simmons: four (4) year term

WHEREAS, on March 30, 2021, due to the resignation of Robert A. Simmons, Troy Lillebo was elected as an interim director for the remainder of Robert A Simmons’ term;

WHEREAS, on January 28, 2022, due to the resignation of Corey Hampton, Jeffrey Turk was elected as an interim director for the remainder of Corey Hampton’s term;

WHEREAS, pursuant to Ordinance No. 220176 passed on February 24, 2022 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2022:

Ryan Hackenmiller: four (4) year term
Christy Soeken: four (4) year term
M. Grant Harrison: four (4) year term

WHEREAS, on August 29, 2022, due to the resignation of Christy Soeken, Jasmine Smith was elected as an interim director for the remainder of Christy Soeken’s term;

WHEREAS, pursuant to Ordinance No. 230934 passed on November 9, 2023 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMO., with terms commencing on January 21, 2024:

Jeffrey Turk: four (4) year term
Troy Lillebo: four (4) year term

WHEREAS, on March 28, 2025, due to the resignation of Jasmine Smith, Jessica Rutland was elected as an interim director for the remainder of Jasmine Smith’s term; and

WHEREAS, the effective dates of the current terms of the successor and interim director of the District are as follows:

Jeffrey Turk: four (4) year term (January 21, 2024 - January 20, 2028)

Troy Lillebo: four (4) year term (Jan 21, 2024 - Jan. 20, 2028)
Ryan Hackenmiller: four (4) year term (Jan 21, 2022 - Jan. 20, 2026)
Jessica Rutland: remainder of four (4) year term (March 28, 2025 - January 20, 2026)
M. Grant Harrison: four (4) year term (Jan. 21, 2022 - Jan. 20, 2026)

WHEREAS, pursuant to Section 5.e. of the Petition, successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Executive Director of the District to the City Clerk of the City of Kansas City, Missouri (the “City Clerk”); and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit a slate of names of suggested successor directors to the City Clerk prior to the expiration of the terms of Jeffrey Turk and Troy Lillebo; and

WHEREAS, Ryan Hackenmiller is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, Jessica Rutland is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, M. Grant Harrison is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year.

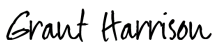
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Pursuant to Section 5.e. of the Petition, the following slate of names of suggested successor directors (the “**Proposed Slate**”) are hereby approved by the Board of Directors for submission to the City Clerk for approval by the Mayor with the consent of the City Council:

Ryan Hackenmiller: four (4) year term (January 21, 2026 - January 20, 2030)
Jessica Rutland: four (4) year term (January 21, 2026 - January 20, 2030)
M. Grant Harrison: four (4) year term (January 21, 2026 - January 20, 2030)

2. The Executive Director is authorized and directed to submit the Proposed Slate to the City Clerk.
3. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 27, 2025.

Signed by:

4C001727F4B249B...
M. Grant Harrison, Executive Director and
Chairman

ATTEST:

Signed by:

Ryan Hackenmiller

Ryan Hackenmiller, Secretary