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April 21, 2026

VIA Electronic Communication to Marilyn.Sanders@kcmo.org

Ms. Marilyn Sanders, City Clerk  
City of Kansas City, MO  
25th Floor, City Hall  
414 E. 12th Street  
Kansas City, Missouri 64106

Re: Petition to Add Property to the Linwood Shopping Center Community  
Improvement District, City of Kansas City, Missouri

Dear Ms. Sanders:

Pursuant to Section 67.1441 of the Revised Statutes of Missouri, attached please find a Petition seeking the addition of real property to the boundaries of the existing Linwood Shopping Center Community Improvement District ("District"). The Petition is executed by owners of real property adjacent to the existing boundaries of the District who desire to be added to the District. Attached to the Petition as Exhibit B is a Resolution of the Board of Directors of the District expressing their statutorily required consent to the addition of real property to the District as presented in the Petition. The proposed amended boundary map of the District is also attached to the Petition as Exhibit D.

If you have any questions, please contact me.

Sincerely,

Christine T. Bushyhead  
Bushyhead, LLC  
Counsel to the District

c: Andrew Clarke, KCMO Development Specialist via email  
Eluard Alegre, Esq., KCMO Law Department via email  
Cindy Cash, District Property Manager via email

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**PETITION TO ADD PROPERTY TO THE  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT  
CITY OF KANSAS CITY, MISSOURI**

**APRIL 2026**

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**PETITION TO ADD PROPERTY TO THE  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

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

The Linwood Shopping Center Community Improvement District (“District”) was approved and established by City Council per Ordinance No. 180778 (“Ordinance”), pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (“CID Act”). A copy of the petition approved by the Ordinance is attached hereto as **Exhibit A** (“Initial Petition”) and includes therein a legal description and boundary map of the current real property within the District (“Current Property”). The Petitioners seeks to add property to the District pursuant to Section 67.1441.2, RSMo., through the submittal of this amended and restated petition (“Petition”). Accordingly, the undersigned real property owners (“Petitioners”), being the owners collectively owning

(1) 68.6% by assessed value and

(2) 66.6% percent per capita of all owners

of the real property to be added to the District (“Additional Property”) do hereby petition and request that the City Council add such property to the District under the authority of the CID Act. The Board of Directors (“Board”) of the District have consented to this Petition as evidenced by the Board resolution attached hereto as **Exhibit B**. In support of this Petition, the Petitioners sets forth the following information in compliance with the CID Act:

1. District Name. The name of the community improvement district is Linwood Shopping Center Community Improvement District.
2. Legal Description and Boundary Map. A legal description of the Additional Property and a legal description of the new District boundaries upon approval of this Petition are attached hereto as **Exhibit C**. A map generally depicting the boundaries of the Additional Property and the existing boundaries of the District is attached hereto as **Exhibit D**.
3. Five-Year Plan. A five-year district management plan stating 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 to be incurred, the anticipated sources of funds to pay the costs and the anticipated term of the sources of funds to pay the costs, is attached hereto as **Exhibit E**.
4. Form of District. The District will continue as a political subdivision of the State of Missouri.
5. Board of Directors.
  - a. Number. The District is governed by a Board of Directors (“Board”) consisting of five (5) members.
  - 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 or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter 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 directors named in this Petition, be nominated according to a slate submitted as described in this Petition.

c. Current Directors. The current directors and their respective terms are as follows:

- (1) Mario Vasquez - four (4) year term ending 10/11/26. [City]
- (2) Kimiko Gilmore - four (4) year term ending 10/11/26. [City]
- (3) Karen Slaughter - four (4) year term ending 10/11/26. [City]
- (4) Elbert Anderson - four (4) year term ending 10/11/27. [Retail]
- (5) Anthony Estrada - four (4) year term ending 10/11/27. [Grocery]<sup>1</sup>

d. Terms. Each Director named above shall serve for the term set forth opposite their name or until their successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until their successor is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve their term, the remaining Directors shall elect an interim director to fill the vacancy of the unexpired term.

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.

e. Successor Directors. Successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk (the “Clerk”).

Petitioners anticipate that portions of the Current Property will continue to be separately leased; approximately 27,000 square feet of existing commercial space adjacent to the grocery store (“Retail Component”) is currently leased (such lease the “Retail Lease”) to

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<sup>1</sup> Anthony Estrada replaced Emmet Pierson as an interim director for the rest of Mr. Pierson’s term.

Linwood Shopping Center Initiative, LLC (“Master Tenant”). So long as the Retail Lease remains in effect and is not in a state of uncured default, the Master Tenant shall be entitled to designate the successor director to fill the slot designated as “Retail” as referenced in paragraph c.(4) above, and such designee shall be deemed by the Petitioners to be an authorized representative of the Master Tenant for purposes of serving on the Board. Furthermore, it is the Petitioners’ intent that so long as the Current Property includes the Retail Component, that interest continue to be represented on the Board such that in the event the Master Tenant or their successor or assign under the Retail Lease, or a different master tenant for the Retail Component, acquires title to the real property occupied by the Retail Component, such entity shall continue to designate the successor director to fill the slot designated as Retail.

Petitioners further anticipate that the approximately 38,000 square foot grocery store (“Grocery Component”) of the Current Property will continue to be leased (such lease the “Grocery Lease”) to United Market KC, LLC (“Grocery Tenant”). So long as the Grocery Lease remains in effect and is not in a state of uncured default, the Grocery Tenant shall thereafter be entitled to designate the successor director to fill the slot designated as “Grocery” as referenced in paragraph c.(5) above, and such designee shall be deemed by the Petitioners to be an authorized representative of the Grocery Tenant for purposes of serving on the Board. Furthermore, it is the Petitioners’ intent that so long as the Current Property includes the Grocery Component, that interest continue to be represented on the Board such that in the event the Grocery Tenant or their successor or assign under the Grocery Lease acquires title to the real property occupied by the Grocery Component, such entity shall continue to designate the successor director to fill the slot designated as Grocery.

So long as the Current Property is owned by the City of Kansas City, Missouri (“City”), or any of the statutory affiliates of the Economic Development Corporation of Kansas City, Missouri (EDC), including, without limitation, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic, created pursuant to Section 99.300 to 99.715, RSMo., and activated by the City Council by Committee Substitute for Ordinance Number 16120 and adopted on November 21, 1952 (“LCRA”), the City shall be entitled to designate the successor directors to fill the slots designated to the City as referenced in section c.(1) through and including c.(3) above, and such designees shall be deemed by the Petitioners to be authorized representatives of the City for purposes of serving on the Board.

Upon receipt of a slate of successor directors, the Clerk shall deliver the slate to the Mayor for consideration by the City Council. Following the date the slate is submitted to the 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.

6. Assessed Value. The total assessed value of the Additional Property is \$1,401,786.00.
7. Blight Determination. The Initial Petition approved by City Council sought a determination that the Current Property within the District was a blighted area. Here, the Petitioners seek a determination that the Additional Property is a blighted area. Per Ordinance No. 230556, approved on June 29, 2023, City Council confirmed LCRA's determination that the area commonly known as the Eastside, which includes the Additional Property, was blighted due to the insanitary or unsafe conditions and deterioration of site improvements which constituted an economic or social liability to the public health, safety morals or welfare. City Council approved a finding of blight for the area and the East Kansas City Urban Renewal Plan per Section 99.430, RSMo. Petitioners maintain that the conditions which led to the blight determination via Ordinance No. 230556 persist in the Additional Property area at the time of the filing of this petition, as further described in the Blight Narrative, which is attached to this petition as **Exhibit E**.
8. Duration of District. The District will continue the term approved by the Ordinance ("Term"), which is forty (40) years from the date of the Ordinance (or October 11, 2058). The District may be terminated prior to the Term's expiration in accordance with the provisions of the CID Act. Per the Ordinance, the Term shall automatically continue for successive 10-year terms without the submission of 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.
9. Real Property and Business License Taxes. The District is not authorized to impose a real property tax levy or business license taxes within the District.
10. Special Assessments. The District is not authorized to impose special assessments within the District.
11. Sales Tax. Qualified voters of the District previously approved a sales tax of one percent (1%) to fund certain improvements within the District and/or to pay the costs of services provided by the District. The Additional Property shall be subject to the same tax. .
12. Borrowing Limits. Petitioners does not seek limitations on the borrowing capacity of the District.
13. Revenue Limits. Petitioners does not seek limitations on the revenue generation of the District.
14. Authority Limits. Petitioners does not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.
15. City Auditor. The 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 for the same is made.
16. **Revocation of Signatures.** **THE PETITIONERS ACKNOWLEDGE THAT THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN**

**FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING  
HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioners respectfully request that the City Council approve the addition of property to the Linwood Shopping Center Community Improvement District in accordance with the information set forth in this Petition, and take all other appropriate and necessary action that is consistent with the CID Act.







**EXECUTION PAGE FOR PETITION FOR THE ADDITION OF PROPERTY TO THE  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Kansas City Urban Public Library District

Owner's telephone number: 816-701-3601

Owner's address: 14 W. 10th Street Kansas City, Missouri 64105

**IF SIGNER IS DIFFERENT FROM OWNER:**

Name of signer: Abby Yellman

Basis of legal authority to sign: Chief Executive

Signer's telephone number: 816-701-3601

Signer's mailing address: 14 W. 10th Street Kansas City, Missouri 64105

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 <u>Municipal Corporation</u>

Map and parcel number(s):

- 29-710-26-38-00-0-00-000
- 29-710-26-35-00-0-00-000
- 29-710-26-11-00-0-00-000
- 29-710-26-12-00-0-00-000
- 29-710-26-13-00-0-00-000

Total Assessed value: \$719,706.00

**By executing this petition, the undersigned represents and warrants that they are authorized to execute this petition on behalf of the property owner named immediately below.**

Date: 4/13/2026

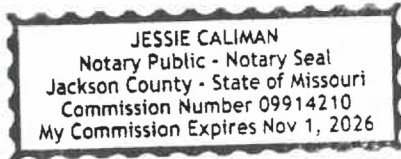


STATE OF MISSOURI )  
 ) ss:  
COUNTY OF )

On this 13<sup>th</sup> day of April, 2026, before me appeared [Abby Yellman], to me personally known, who, being by me duly sworn did say that she is the [Chief Exec.] of [KCPD] and that said instrument was signed on behalf of said [organization], and said [signer] acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this 13<sup>th</sup> day of April, 2026.

My Commission Expires: 11/01/2026 Notary Public

**EXHIBIT A**

**INITIAL PETITION OF DISTRICT APPROVED BY ORDINANCE NO. 180778**

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**PETITION FOR ESTABLISHMENT OF THE  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT  
CITY OF KANSAS CITY, MISSOURI**

**SEPTEMBER 2018**

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**PETITION FOR THE CREATION OF THE  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

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

The undersigned real property owner (the "Petitioner"), being the owner collectively owning

- (1) one hundred percent (100%) by assessed value of the real property and
- (2) one hundred percent (100%) per capita 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:  
  
Linwood Shopping Center Community Improvement District.
2. Legal Description and Boundary Map. A legal description and map generally depicting the boundaries of the proposed District are attached hereto as Exhibit A and Exhibit B, respectively. The proposed District 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, 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 or an authorized representative of an owner, an owner of a business operating within the District, or a registered voter 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) John A. Wood -four (4) year term. [City]
  - (2) Mario Vasquez - four (4) year term. [City]
  - (3) Karen Slaughter - four (4) year term. [City]
  - (4) Elbert Anderson - two (2) year term. [City; Retail]
  - (5) John Lipari - two (2) year term. [City; Grocery]
- 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.

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.

- e. Successor Directors. 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").

Petitioner anticipates that portions of the real property will continue to be separately leased such that the approximately 27,000 existing commercial space adjacent to the grocery store will be leased to a master retail tenant (the "Retail Lease"). So long as the Retail Lease remains in effect and is not in a state of uncured default, the master tenant under the Retail Lease shall be entitled to designate the successor director to fill the slot designated to the Retail as referenced in paragraph c.(4) above, and such designee shall be deemed by the Petitioner and any successive owner of the real property to be an authorized representative of the real property owner for purposes of serving on the District's Board. Furthermore, it is the Petitioner's intent that so long as the real

property includes the Retail component, that interest continue to be represented on the District's Board such that in the event the tenant or such tenant's successor or assign under the Retail Lease acquires title to the real property occupied by the Retail, the owner of the Retail space shall continue to designate the successor director to fill the slot designated to the Retail.

Petitioner further anticipates that the approximately 38,000 square foot grocery store will continue to be leased to a grocery tenant (the "Grocery Lease"). So long as the Grocery Lease remains in effect and is not in a state of uncured default, the tenant under the Grocery Lease shall thereafter be entitled to designate the successor director to fill the slot designated to the Grocery as referenced in paragraph c.(5) above, and such designee shall be deemed by the Petitioner and any successive owner of the real property to be an authorized representative of the real property owner for purposes of serving on the District's Board. Furthermore, it is the Petitioner's intent that so long as the real property includes the Grocery component, that interest continue to be represented on the District's Board such that in the event the tenant or such tenant's successor or assign under the Grocery Lease acquires title to the real property occupied by the Grocery, the owner of the Grocery space shall continue to designate the successor director to fill the slot designated to the Grocery.

So long as the real property is owned by Petitioner, or any of the statutory affiliates of the Economic Development Corporation of Kansas City, Missouri, including, without limitation, the Land Clearance for Redevelopment Authority of Kansas City, Missouri, a public body corporate and politic, created pursuant to Section 99.300 to 99.715 RSMo, and activated by the City Council of Kansas City, Missouri, by Committee Substitute for Ordinance Number 16120 and adopted on November 21, 1952 ("LCRA"), or the District to be established by this Petition, the City shall be entitled to designate the successor directors to fill the slots designated to the City as referenced in section c.(1) through and including c.(3) above, and such designees shall be deemed by the Petitioner and any successive owner of the real property to be an authorized representatives of the real property owner for purposes of serving on the District's Board.

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. Not later than 30 days following the date 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 in writing, with written reasons for rejection of the slate, that the Board submit an alternate slate.

If such action by the Mayor or the City Council is not completed within the 30-day period, the Successor Directors shall be deemed to have been appointed by the Mayor with the consent of the City Council according to the slate submitted.

6. Assessed Value. The total assessed value of all real property in the District is \$218,346. The official total assessed valuation for the District may change by the time the District is created.
7. Blight Determination. The Petitioner is seeking a determination that the District is a blighted area. The area has previously been declared blighted or found to be a blighted area pursuant to the Land Clearance for Redevelopment Authority Law via Ordinance No. 150508, and the Real Property Tax Increment Allocation Redevelopment Act via Ordinance No. 160448.
8. Duration of District. The proposed maximum length of time for the existence of the district is forty (40) years from the date the ordinance approving the Petition shall become effective. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act. Said forty (40) year term shall automatically continue for successive 10 year terms without the submission of 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.
9. Real Property and Business License Taxes. The District is not authorized to impose a real property tax levy or business license taxes within the District.
10. Special Assessments. The District is not authorized to impose special assessments within the District.
11. Sales Tax. Qualified voters of the District may be asked to approve a sales tax of one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund certain improvements within the District and/or to pay the costs of services provided by the District.
12. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.
13. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.
14. Future Five Year Plans. The District shall submit future Five (5) Year Plans meeting the requirements of Section 67.1421.2(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.
15. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act.
16. City Auditor. Pursuant to Resolution 130844, the 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 for the same is made.
17. 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 Linwood Shopping Center 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.



**EXHIBIT A**

**Legal Description of Linwood Shopping Center Community Improvement District**

**Tracts IV, V, VI and VII, MOONEY PLACE, a subdivision in Kansas City, Jackson County, Missouri, according to the recorded plat thereof.**



**EXHIBIT C  
FIVE YEAR PLAN**

**(Attached)**

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**FIVE YEAR DISTRICT MANAGEMENT PLAN**  
**OF THE**  
**LINWOOD SHOPPING CENTER 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 Linwood Shopping Center Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the Linwood Shopping Center Community Improvement District.**

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## **Introduction**

The Linwood Shopping Center 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 an existing retail development located at the northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Missouri (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 generally located at the northwest corner of Prospect Avenue and Linwood Boulevard in Kansas City, Missouri. The District consists of an existing retail development.

*Assessed Value of District:*

The total assessed value of the properties within the District on the date of the Petition is \$218,346.

*Improvements and Services:*

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The public and private improvements initially contemplated include the construction or reconstruction of infrastructure improvements serving the District and the rehabilitation of blighted private improvements (the "Improvements"). The particular items included within the Improvements may be increased or amended from time to time and 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. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

The District may also fund the provision of services within its boundaries for the benefit of the owner and tenants of the District (the "Services"), which may include: operating, maintaining, installing, equipping, repairing and protecting the common areas within the District, including, without limitation (a) operating, installing, maintaining and repairing the common driveways and access roads, sidewalks, curbs, signs, streetlights, landscaping and parking areas; (b) causing the necessary engineering and planning performed in connection with the Services; (c) streetscaping, gardening and landscaping (including but not limited to purchasing, installing and maintaining trees, shrubs, flowers and other vegetation, maintaining pots and planters, planting and replacing trees located along or adjacent to public rights-of-way and private drives, installing and maintaining lighting, public art, mowing, seeding and fertilizing grass and other vegetation); (d) maintaining and repairing irrigation systems and fire protection systems; (e) maintaining and repairing sanitary and storm sewers; (f) repairing,

lighting, restriping, resurfacing and replacing the parking lots; (g) providing or contracting for the provision of cleaning and maintenance services for exterior common areas in order to improve the appearance and image of the District, including but not necessarily limited to litter removal, purchase and maintenance of trash receptacles, cleaning and sweeping of sidewalks, streets, parking areas, private drives, and gutters; (h) snow and ice removal; (i) trash, garbage, and other refuse removal; (j) repair and maintenance of directional and pylon signs; (k) repainting and repairing exterior areas; (l) repair and maintenance of exterior building and canopy lighting systems and components; (m) repair and maintenance of roofs, gutters, downspouts, fascia and columns; (n) the cost of non-administrative personnel (including, without limitation, workers compensation insurance) to implement such services; (o) employing or contracting for the provision of personnel to assist landowners, occupants, and users to improve security and safety conditions within the District, including but not limited to addressing public safety concerns, identifying and reporting public nuisances, and (if deemed advisable by the District) conducting security patrols; and (p) hiring or contracting for personnel to staff and provide services to the District.

It is also anticipated that all costs, including attorneys fees, associated with formation of the District, including, but not limited to, 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.

*Method of Financing:*

It is proposed that the District will impose a maximum of 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. All financing costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District or by the City of Kansas City to finance Improvements and/or Services may be paid from CID Sales Tax.

*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 proposed maximum length of time for the existence of the District is forty (40) years from the date of the ordinance approving the Petition. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act. Said forty (40) year term shall automatically continue for a successive 10 year terms without the submission of 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 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 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 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  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES**

	<b>YEAR 1</b>	<b>YEAR 2</b>	<b>YEAR 3</b>	<b>YEAR 4</b>	<b>YEAR 5</b>
<b>Income</b>					
Rent Revenue	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00	\$ 2.00
CAM	\$ 161,400.00	\$ 161,400.00	\$ 161,400.00	\$ 161,400.00	\$ 161,400.00
Retail PILOT	\$ 62,210.00	\$ 62,210.00	\$ 62,210.00	\$ 62,210.00	\$ 62,210.00
Grocery PILOT	\$ 89,520.00	\$ 89,520.00	\$ 89,520.00	\$ 89,520.00	\$ 62,210.00
CID Sales Tax	\$ <u>86,622.00</u>	\$ <u>87,488.00</u>	\$ <u>88,363.00</u>	\$ <u>89,247.00</u>	\$ <u>90,139.00</u>
<b>Total Income:</b>	\$ 399,754.00	\$ 400,620.00	\$ 401,495.00	\$ 402,379.00	\$ 403,271.00
<b>Expenses<sup>1</sup></b>					
Bond Debt Svcs.	\$ 252,054.00	\$ 252,920.00	\$ 253,795.00	\$ 254,679.00	\$ 255,571.00
Alarm	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00	\$ 1,500.00
Equipment Leases	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00	\$ 1,400.00
Janitorial/Supplies	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Maint./Repair	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00	\$ 14,500.00
Landlord's Ins.	\$ 21,800.00	\$ 21,800.00	\$ 21,800.00	\$ 21,800.00	\$ 21,800.00
Security	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00	\$ 40,000.00
Snow Removal	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00	\$ 4,000.00
Postage	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00	\$ 500.00
Telephone	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
Trash Removal	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00	\$ 5,000.00
Water	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00	\$ 10,000.00
Electricity	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00	\$ 17,000.00
Management Fees	\$ <u>24,000.00</u>	\$ <u>24,000.00</u>	\$ <u>24,000.00</u>	\$ <u>24,000.00</u>	\$ <u>24,000.00</u>
<b>Total Expenses</b>	\$ 399,754.00	\$ 400,620.00	\$ 401,495.00	\$ 402,379.00	\$ 403,271.00

<sup>1</sup> These costs are estimates and may fluctuate based on actual costs incurred for purposes permitted under the CID Act. Any annual revenue generated will be utilized to pay any costs of the District in the discretion of the Board of Directors, it being understood however that the primary purpose of the District is to finance costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District or by the City of Kansas City to finance Improvements and/or Services.

**EXHIBIT B**

**BOARD RESOLUTION CONSENTING TO PETITION TO ADD PROPERTY TO  
DISTRICT**

**LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION 2026-10**

**A Resolution Consenting to the Addition of Real Property to  
the Linwood Shopping Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 8<sup>th</sup> day of April, 2026; and

WHEREAS, pursuant to the provisions of Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the "CID Act") and specifically Section 67.1441.2, RSMo., with the consent of the District, real property may be added to the District by ordinance upon receipt of a proper petition and after a public hearing is held before the governing body of the municipality in accordance with the notice requirements of the CID Act; and

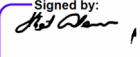
WHEREAS, the Board of Directors was presented for its review a Petition to Add Property to the Linwood Shopping Center Community Improvement District within the City of Kansas City, Missouri (the "Petition"); and

WHEREAS, as required by Section 67.1441.2, RSMo., the Board of Directors of the District desires to consent to the addition of the real property identified in the Petition to the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood Shopping Center Community Improvement District, as follows:

THAT, the Board does hereby consent to the addition to the District of the real property which is identified in the Petition to Add Property to the Linwood Shopping Center Community Improvement District City of Kansas City, Missouri, attached hereto as Exhibit A.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 8<sup>th</sup> day of April, 2026.

Signed by:  
  
AC8376286DE74EC...

Elbert Anderson, Vice Chair

**EXHIBIT C**

**LEGAL DESCRIPTION OF PROPERTY TO BE ADDED TO DISTRICT AND  
LEGAL DESCRIPTION OF NEW DISTRICT BOUNDARIES**

**Linwood Shopping Center - Community Improvement District – Amended**

**(Parcels to be added to the amended boundary)**

Approximately 17.35 acres generally located at the intersection of Sec 16-49-33 SE1/4 NE1/4 & NE1/4 SE1/4 and Sec 15-49-33 SW1/4 NW1/4 & NW1/4 SW1/4:

Beginning at a point at the NE corner of the intersection of the ROW of E 30<sup>th</sup> St and Prospect Ave; Thence W 390' mol along the N ROW line of E 30<sup>th</sup> St to the W ROW line of Wabash Ave; Thence S along the W ROW of Wabash Ave 655' mol to the intersection of the N ROW line of E 31<sup>st</sup> St; Thence W along the N ROW line of E 31<sup>st</sup> St 330' mol to the W ROW line of Olive St; Thence S along the W ROW line of Olive St 740' mol to the S ROW line of E Linwood Ave; Thence E along the S ROW line of E Linwood Ave 725' mol to the E ROW line of Prospect Ave; Thence N along the E ROW line of Prospect Ave 1390' mol to the N ROW line of E 30<sup>th</sup> St and the POB.

Excluding the following 2 parcels, but not excluding the adjacent/surrounding public right of way:

Beginning at a point of the intersection of the S ROW line of E 30<sup>th</sup> St and W ROW line of Prospect Ave; Thence S along W ROW line 100' mol, W 132' mol, N 100' mol, and W 132' mol to point of beginning. (JA29710263900000000 – 3000 Prospect Ave – Holloway Place Lots 1 & 2)

Beginning at a point 171' mol W of the intersection of the W ROW line of Prospect Ave and N ROW line of E Linwood Blvd; Thence W 239' mol, N 74' mol, E 239' mol, and S 74' mol to the point of Beginning. (JA29740021600000000 – 2418 E Linwood Blvd – Mooney Place Tract II)

Also excluding the 4 parcels in the current Linwood Shopping Center CID described as:

Beginning at a point of the intersection of the S ROW line of E 31<sup>st</sup> St and the E ROW line of Olive St; Thence E 420' mol, S 135' mol, E 165' mol, S 267' mol, W 171' mol, S 81' mol, W 239' mol, N 135' mol, W 105' mol, N 90' mol, W 68' mol, and N 260' mol to the point of beginning. (JA29740021400000000 – 3102 Prospect Ave - Mooney Place Tract VII)

JA29740021500000000 - 3106 Prospect Ave - Mooney Place Tract VI

JA29740021180000000 - 3116 Prospect Ave - Mooney Place Tract IV

JA29740021190000000 - 3110 Prospect Ave - Mooney Place Tract V)

**Linwood Shopping Center - Community Improvement District – Amended**

**(Description of entire new proposed boundary)**

Approximately 17.35 acres generally located at the intersection of Sec 16-49-33 SE1/4 NE1/4 & NE1/4 SE1/4 and Sec 15-49-33 SW1/4 NW1/4 & NW1/4 SW1/4:

Beginning at a point at the NE corner of the intersection of the ROW of E 30<sup>th</sup> St and Prospect Ave; Thence W 390' mol along the N ROW line of E 30<sup>th</sup> St to the W ROW line of Wabash Ave; Thence S along the W ROW of Wabash Ave 655' mol to the intersection of the N ROW line of E 31<sup>st</sup> St; Thence W along the N ROW line of E 31<sup>st</sup> St 330' mol to the W ROW line of Olive St; Thence S along the W ROW line of Olive St 740' mol to the S ROW line of E Linwood Ave; Thence E along the S ROW line of E Linwood Ave 725' mol to the E ROW line of Prospect Ave; Thence N along the E ROW line of Prospect Ave 1390' mol to the N ROW line of E 30<sup>th</sup> St and the POB.

Excluding the following 2 parcels, but not excluding the adjacent/surrounding public right of way:

Beginning at a point of the intersection of the S ROW line of E 30<sup>th</sup> St and W ROW line of Prospect Ave; Thence S along W ROW line 100' mol, W 132' mol, N 100' mol, and W 132' mol to point of beginning. (JA29710263900000000 – 3000 Prospect Ave – Holloway Place Lots 1 & 2)

Beginning at a point 171' mol W of the intersection of the W ROW line of Prospect Ave and N ROW line of E Linwood Blvd; Thence W 239' mol, N 74' mol, E 239' mol, and S 74' mol to the point of Beginning. (JA29740021600000000 – 2418 E Linwood Blvd – Mooney Place Tract II)

**EXHIBIT D**

**MAP OF PROPERTY TO BE ADDED TO DISTRICT AND EXISTING DISTRICT  
BOUNDARIES**



**EXHIBIT E**  
**FIVE-YEAR PLAN**

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FIVE YEAR DISTRICT MANAGEMENT PLAN  
OF THE  
LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT  
CITY OF KANSAS CITY, MISSOURI

The information and details outlined in the following pages represent the strategies and activities that the Linwood Shopping Center Community Improvement District anticipates it will undertake during the initial five-year period following approval of its petition to add property to the district.

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## **Introduction**

The Linwood Shopping Center Community Improvement District (“District”) was approved and established by City Council per Ordinance No. 180778 (“Establishment Ordinance”), pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (“CID Act”). The District seeks to add property to the District pursuant to Section 67.1441.2, RSMo. (the “Additional Property”), which requires a petition that includes a five-year plan stating 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 to be incurred, the anticipated sources of funds to pay the costs and the anticipated term of the sources of funds to pay the costs. This Five-Year District Management Plan (“Plan”) is intended to satisfy this statutory requirement, and is appended to the petition to add property to the District (“Petition”) as an integral part thereof.

### **Section 1 – Purpose of District**

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 - Management Plan Summary**

The District in this case will continue to operate as a separate political subdivision of the State of Missouri.

#### *Improvements and Services:*

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The public and private improvements contemplated include the construction or reconstruction of infrastructure improvements serving the District and the rehabilitation of blighted private improvements (“Improvements”). The particular items included within the Improvements may be increased or amended from time to time and 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. The District may also provide funding for the District's ongoing operation and administration costs on an annual basis.

The District may also fund the provision of services within its boundaries for the benefit of the owner and tenants of the District (“Services”), which may include: operating, maintaining, installing, equipping, repairing and protecting the common areas within the District, including, without limitation (a) operating, installing, maintaining and repairing the common driveways and access roads, sidewalks, curbs, signs, streetlights, landscaping and parking areas; (b) causing the necessary engineering and planning performed in connection with the Services; (c) streetscaping,

gardening and landscaping (including but not limited to purchasing, installing and maintaining trees, shrubs, flowers and other vegetation, maintaining pots and planters, planting and replacing trees located along or adjacent to public rights-of-way and private drives, installing and maintaining lighting, public art, mowing, seeding and fertilizing grass and other vegetation); (d) maintaining and repairing irrigation systems and fire protection systems; (e) maintaining and repairing sanitary and storm sewers; (f) repairing, lighting, restriping, resurfacing and replacing the parking lots; (g) providing or contracting for the provision of cleaning and maintenance services for exterior common areas in order to improve the appearance and image of the District including, but not necessarily limited to, litter removal, purchase and maintenance of trash receptacles, cleaning and sweeping of sidewalks, streets, parking areas, private drives and gutters; (h) snow and ice removal; (i) trash, garbage, and other refuse removal; (j) repair and maintenance of directional and pylon signs; (k) repainting and repairing exterior areas; (l) repair and maintenance of exterior building and canopy lighting systems and components; (m) repair and maintenance of roofs gutters, downspouts, fascia and columns; (n) the cost of non-administrative personnel (including, without limitation, workers compensation insurance) to implement such services; (o) employing or contracting for the provision of personnel to assist landowners, occupants, and users to improve security and safety conditions within the District, including but not limited to addressing public safety concerns, identifying and reporting public nuisances, and (if deemed advisable by the District) conducting security patrols; and (p) hiring or contracting for personnel to staff and provide services to the District.

It is also anticipated that all costs, including attorneys' fees, associated with the addition of property to the District, including, but not limited to, the negotiation and drafting of any agreements entered into in furtherance of the District's purposes will be reimbursed to the advancing party or paid directly from funds generated by the District.

*Method of Financing:*

It is proposed that the District will continue to impose a maximum of one percent (1%) sales and use tax ("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. On November 28, 2018, the District's board of directors ("Board") passed Resolution No. 2018-06 which imposed, upon approval of the qualified voters of the District, the District Sales Tax for District's Term (as defined below). The sales tax collection began April 1, 2019. It is anticipated that upon approval of the Petition, the District shall seek to impose the District Sales Tax on the Additional Property for the District's Term (as defined below).

The District also receives contributions, up to \$250,000.00 or as available from rents collected by the City of Kansas City, Missouri ("City"), per a cooperative agreement entered into between the District and the City on October 21, 2020 (such cooperative agreement and its subsequent

amendments, the “Cooperative Agreement”), which has been amended several times, most recently on January 29, 2026, per Committee Substitute for Ordinance No. 260069, which extended the term of the Cooperative Agreement and allowed a one-time increase of contribution not to exceed \$400,000.00, as depicted in **Exhibit 1** attached hereto. The Cooperative Agreement expires April 30, 2027, and it is anticipated that City Council will continue to approve amendments and contributions of up to \$250,000.00 until the District no longer requires such support.

The District also received a U.S. Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) for funds to be expended by April 30<sup>th</sup>, 2027. The District will make application for CDBG funding annually, and it is anticipated the District may be eligible for continued CDBG awards as depicted in Exhibit 1. Year 1 reflects a combined award of CDBG and CDBG-CV (COVID19) funds, the latter of which will no longer be available from HUD after April 30, 2026.

All costs of the District shall be financed in the manner and amount determined by the Board from the amounts on deposit with the District. All financing costs, including interest costs, associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District or by the City to finance Improvements and/or Services may be paid from District Sales Tax.

*Estimated Costs:*

Attached hereto as Exhibit 1 is a table setting forth the estimated costs of the Improvements and the Services, and a table setting forth the projected cash flow for the first five years of the District operations upon approval of the Petition.

*Duration:*

The District will continue the term approved by City Council upon its formation (“Term”), which is forty (40) years from the date of the Establishment Ordinance (or October 11, 2058). The District may be terminated prior to the Term’s expiration in accordance with the provisions of the CID Act. Per the Establishment Ordinance, the Term shall automatically continue for successive 10-year terms without the submission of 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 - Facilities and Services to Be Provided**

As explained above, during the first five years following approval of the Petition, the purpose of the District is to provide revenue sources in support of contracting to effectuate the Improvements, and providing or contracting for the Services, as described in Exhibit 1.

## EXHIBIT 1 OF 5-YEAR PLAN

### ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES

	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
<b>Income</b>					
Balance from Previous Year		\$378,000.00	\$473,000.00	\$578,160.00	\$694,293.00
CAM (COOP agreement)	\$400,000.00	\$250,000.00	\$250,000.00	\$250,000.00	\$250,000.00
CDBG Funding (Security and Maintenance)	\$750,000.00	\$300,000.00	\$300,000.00	\$300,000.00	\$300,000.00
CID Sales Tax	\$120,000.00	\$127,000.00	\$137,160.00	\$148,133.00	\$159,983.00
<b>Total Income:</b>	<b>\$1,055,000.00</b>	<b>\$1,055,000.00</b>	<b>\$1,160,160.00</b>	<b>\$1,276,293.00</b>	<b>\$1,404,276.00</b>
<b>Expenses<sup>1</sup></b>					
Services and Fees	\$500.00	\$500.00	\$500.00	\$500.00	\$500.00
Equipment and Supplies					
Repair and Maintenance	\$435,000.00	\$125,000.00	\$125,000.00	\$125,000.00	\$125,000.00
Insurance	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00	\$1,500.00
Security	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00	\$400,000.00
Snow and Waste Removal					
Utilities					
Management Fees	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00	\$25,000.00
Legal Fees	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00	\$18,000.00
Accounting Fees	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00	\$12,000.00
<b>Total Expense:</b>	<b>\$892,000.00</b>	<b>\$582,000.00</b>	<b>\$582,000.00</b>	<b>\$582,000.00</b>	<b>\$582,000.00</b>

<sup>1</sup> These costs are estimates and may fluctuate based on actual costs incurred for purposes permitted under the CID Act. Any annual revenue generated will be utilized to pay any costs of the District in the discretion of the Board, it being understood however that the primary purpose of the District is to provide Improvements and Services and to use or make available its revenue to the pay the costs thereof including finance costs associated with any loan obtained by the District, or notes, bonds, or other obligations issued by District or by the City to finance Improvements and/or Services.

**EXHIBIT F**  
**BLIGHT NARRATIVE**

## **Blight Narrative: Additional Property Proposed to be Added to Linwood Shopping Center Community Improvement District**

Prepared by *City Planning and Development Department* (“CPD”), February 2026

### **Introduction:**

This narrative intends to determine i) if the conditions that led to a determination of blight for the Eastside Urban Renewal Area via Ordinance No. 230556 on June 29, 2023, remain present; and ii) if the additional property proposed to be included in the Linwood Shopping Center CID (“Study Area”) is blighted according to Section 67.1401.2(3) of the Missouri Community Improvement District Act (“CID Act”). The boundary map of the property evaluated by this study is attached hereto as **Appendix A**. The observations contained in this narrative were observed on February 17, 2026.

### **Background and Existing Blight Determination:**

On October 11, 2018, City Council, by Ordinance No. 180778, approved the petition to create the Linwood Shopping Center Community Improvement District (“District”). The petition sought a blight determination and stated:

*The petitioner is seeking a determination that the District is a blighted area. The area has previously been declared blighted or found to be a blighted area pursuant to the Land Clearance for Redevelopment Authority Law via Ordinance No. 150508, and the Real Property Tax Increment Allocation Redevelopment Act via Ordinance No. 160448.*

Further, per Ordinance No. 230556, approved on June 29, 2023, City Council confirmed the Land Clearance for Redevelopment Authority’s (LCRA) determination that the area commonly known as the Eastside, which includes the Study Area, was blighted due to the insanitary or unsafe conditions and deterioration of site improvements which constituted an economic or social liability to the public health, safety morals or welfare. City Council approved a finding of blight for the area and the East Kansas City Urban Renewal Plan per RSMo., Section 99.430.

In the 2023 study which evidenced the blight finding (“2023 Study”) for the Eastside Urban Renewal Area (“Eastside URA”), ‘insanitary or unsafe conditions’ were demonstrated via 311 data, 2020 American Community Survey (ACS) census data and 2022 Applied Geographic Solutions (AGS) crime data.

### **Current Blight Conditions in the Eastside Area:**

Section 67.1401.2(3) of the CID Act defines a blighted area in the same manner as defined pursuant to RSMo.. Section 99.805:

*[A]n area which, by reason of the predominance of insanitary or unsafe conditions, deterioration of site improvements, or the existence of conditions which endanger life or*

*property by fire and other causes, or any combination of such factors, retards the provision of housing accommodations or constitutes an economic or social liability or a menace to the public health, safety, or welfare in its present condition and use.*

### Current Data

Revisiting the data used to inform the 2023 Study reveals sustained blighting conditions in the Eastside URA. Per **Appendix B**, attached hereto, total crime in the Eastside URA boundary, which includes the Study Area, is over 3x the national average and greater than that of the City of Kansas City, Missouri (“City”) as a whole.

Incidents of property crime are over 2x the national average and greater than the City as a whole.

Violent crime rates in the Study Area are over 6x the national average and 1.79x greater than the City as a whole.

Per **Appendix C**, attached hereto, there are 10,214 total vacant housing units, or 16.8% of the total units in the area. The citywide vacancy rate is 9.9%.

Further, as of February 19, 2026 there are 3,145 open 311 cases for parcels in the Eastside URA for property violations or other service requests made to the City, an increase versus the 1,023 open cases noted at the time the 2023 Study was prepared. See **Appendix D**, attached hereto.

### *Insanitary or Unsafe Conditions*

As depicted in the photographs below (Figures 1-7), the Study Area exhibited multiple insanitary and unsafe conditions consistent with the statutory definition of blight. Evidence of an active site used for unsheltered living was noted, as shown in Figure 1. The visible accumulation of scattered trash, discarded items, a makeshift structure for shelter and debris along sidewalks and adjacent ground evident in Figures 1 and 2 reflects insanitary conditions. Figures 2 reflects an unstable and leaning retaining wall demonstrates compromised structural integrity and unsafe conditions. Exposed wiring and rusted metal protruding from a collapsed fixture introduce additional risks to the public, per Figure 3.

### *Deterioration of Site Improvements*

Several observed features demonstrate deterioration of site improvements, shown in Figures 1-5. Broken and uneven pavement, potholes, eroded ground surfaces, unmanaged overgrowth, and abandoned objects such as loose tires demonstrate the type of physical decline of site improvements. The deteriorated retaining wall and damaged concrete foundation supporting a broken metal fixture further illustrate the advanced degradation of built elements. Abandoned or poorly maintained pole signs, as shown in Figures 6 and 7—showing rust, peeling paint, and missing or unused signage—also constitute deterioration of site improvements.

### *Existence of Conditions Which Endanger Life or Property*

Multiple conditions present within the Study Area create an environment that may endanger life or property. Debris accumulation, structural instability in the retaining wall, and exposed wiring from broken fixtures pose risks that threaten public health and welfare, as seen in Figures 1-3. Crumbling pavement introduces tripping and vehicular hazards, further demonstrating the presence of dangerous conditions, shown in Figures 4 and 5.

#### *Economic or Social Liability*

Neglect across the site, including abandoned signage and deterioration of built structures as shown in Figures 3, 6 and 7, signals disinvestment and reduced functional value, thereby creating economic and social liability. The worn, poorly maintained appearance of the site impedes marketability and diminishes surrounding property value.

Figure 1: Active site used for unsheltered living



Picture taken by CPD Staff 02/17/2026

Figure 2: Compromised retaining wall; neglected sidewalk



Picture taken by CPD Staff 02/17/2026

Figure 3: Exposed wiring and rusted metal protruding from a collapsed fixture



Picture taken by CPD Staff 02/17/2026

Figure 4: Eroded parking lot surface



Picture taken by CPD Staff 02/17/2026

Figure 5: Broken and uneven parking surface



Picture taken by CPD Staff 02/17/2026

Figure 6: Abandoned pole sign



Picture taken by CPD Staff 02/17/2026

Figure 7: Dilapidated pole sign



Picture taken by CPD Staff 02/17/2026

**Conclusion**

Insanitary and unsafe conditions, widespread deterioration of site improvements, and multiple hazards that endanger life or property remain evident throughout the Study Area. Combined with high crime levels, vacancy rates, and ongoing code violations, these factors collectively demonstrate that the area constitutes an economic and social liability. The levels of crime, housing vacancy and open 311 code cases, which supported a blight finding in 2023 for the Eastside URA—and by extension the Study Area—via Ordinance No. 230556 remain elevated. The Study Area continues to exhibit clear indicators of blight as defined by Section 67.1401.2(3) of the CID Act, as described in this narrative and evidenced via Figures 1-7 of this narrative, with further supporting visual evidence provided via Appendix E.

# Appendix A: New Proposed CID Boundary



**Appendix B: Applied Geographic Solutions (AGS) Crime Index, 2022 vs. 2024**

**2022**

CRIME (AGS)	Eastside URA	KCMO	multiplier
Total Crime Index	288	214	1.35
Personal Crime Index	683	376	1.82
Murder Index	1188	523	2.27
Rape Index	204	193	1.06
Robbery Index	647	351	1.84
Assault Index	761	412	1.85
Property Crime Index	221	187	1.18
Burglary Index	313	199	1.57
Larceny Index	158	159	0.99
Motor Vehicle Theft Index		362	

**2024**

CRIME (AGS)	Eastside URA	KCMO	multiplier
Total Crime Index	305	230	1.33
Personal Crime Index	669	373	1.79
Property Crime Index	237	203	1.17
Murder Index	1117	495	2.26
Rape Index	203	191	1.06
Robbery Index	617	335	1.84
Assault Index	745	409	1.82
Burglary Index	306	196	1.56

**Appendix C: 2023 American Community Survey (ACS) 5-year estimate for Vacant Housing Units**

2023 Total Vacant Housing Units (ACS 5-Yr)	Number	Rate of vacancy
Eastside URA	10,214	16.8%
KCMO	24,193	9.9%

**Appendix D: Open 311 Cases within Eastside URA, as of 02/16/2026**

<b>District</b>	<b>Count of Reported_Issue__</b>
3rd	1918
4th	307
5th	920
<b>Grand Total</b>	<b>3145</b>

<b>Year Opened</b>	<b>Count of Reported_Issue__</b>
2021	189
2022	67
2023	187
2024	526
2025	1797
2026	379
<b>Grand Total</b>	<b>3145</b>

<b>Sub-Type</b>	<b>Count of Reported_Issue__</b>
Failure to Register Vacant Property	20
Junk Vehicles on Private Property	80
Litter and Trash	1086
Open to Entry	1
Other Property Maintenance Issues	929
Outside Storage of Inappropriate Items	164
Private Property	39
Weeds	826
<b>Grand Total</b>	<b>3145</b>

**Appendix E: Additional evidence of current property conditions within new Proposed  
Boundary**



Picture taken by CPD Staff 02/17/2026



Picture taken by CPD Staff 02/17/2026



Picture taken by CPD Staff 02/17/2026



Picture taken by CPD Staff 02/17/2026