

Doug Stone
816-472-2539
dstone@lewisricekc.com

February 12, 2024

VIA HAND DELIVERY

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 Establish Northland Gateway CID

Dear Ms. Sanders:

Pursuant to Section 67.1421 of the Revised Statutes of Missouri, enclosed please find a Petition seeking to establish the Northland Gateway Community Improvement District. In addition, there is also enclosed a memorandum as required by Section 74-303(c) of the City Code.

If you have any questions, please contact me.

Very truly yours,

LEWIS RICE LLC

Doug Stone

Doug Stone


DMG
Enclosure

cc: Hon. Kevin O'Neill (via email w/out encl.)
Hon. Lindsey French (via email w/out encl.)
Hon. Wes Rogers (via email w/out encl.)
Brian Platt (via email w/out encl.)
Eluard Alegre, Esq. (via email w/out encl.)
Abbey Brinkley (via email w/out encl.)
Deb Hermann (via email w/out encl.)
Laura Spiwak (via email w/out encl.)
Mike Bell (via email w/out encl.)
Alyx Schwab (via email w/out encl.)
Rick Fiedler (via email w/out encl.)
David Slater (via email w/out encl.)
Trey Meyer III (via email w/out encl.)

City Clerk
FEB 12 2024

MEMORANDUM

TO: City Council of Kansas City

FROM: Doug Stone/Lewis Rice LLC on behalf of Northland Gateway Community Improvement District (“Petitioner”) 

DATE: February 12, 2024

RE: Petition for the Establishment of the Northland Gateway Community Improvement District

Per Section 74-303 of Chapter 74 of the Kansas City Code of Ordinances, this memorandum is provided by Petitioner for the purpose of addressing the criteria that the City Council is obligated to consider prior to approving a petition to establish a Community Improvement District (“CID”) such as the proposed Northland Gateway Community Improvement District (the “Proposed CID”).

Considerations Not Specific to Blighted Areas

- (1) Alignment with city goals expressed in the city's comprehensive plan, area plans, and economic development policies.

The revenue of the Proposed CID will be used to install, construct, operate, repair, and maintain improvements within the public right of way, and provide services for the security of the Proposed CID. The proposed improvements and services are consistent with the goals described in the City’s comprehensive plan, applicable area plan, and economic development policies.

The KC Spirit Playbook contains certain objectives, visions statements, and goals for the City’s overall development, and included among those objectives are providing walkable, clean, and safe communities for residents and visitors, increasing the physical beauty of the City, supporting local cultural amenities, and utilizing the City’s attractions to draw people from around the region. The amusement parks, hotels, and restaurants located within the Proposed CID have provided generations of Kansas City residents with a unique local cultural amenity while simultaneously being a significant tourist destination for visitors from across the Midwest. The improvements funded by the Proposed CID will be used to increase the physical beauty of the area, which in turn will both support a neighborhood that has become part of the City’s identity, while also making it a more attractive destination for visitors. Furthermore, the security services provided by the

Proposed CID will advance the City's developmental goals of making the community safer and enhancing the walkability of the neighborhood.

In addition to being a destination for many, the Proposed CID also functions as a gateway to the City's northland. A heavily trafficked vehicular corridor is located within the boundaries of the Proposed CID, and the infrastructure therein plays an important role in connecting the neighborhoods of Kansas City. Improvements made along the corridor will make the area more inviting to those visiting the Proposed CID, while also enhancing the aesthetic for travelers passing through.

- (2) Benefits to the community with preference for petitions that allocate at least ten percent of the CID's total projected sales tax revenues toward community benefits and services, including blight remediation.

The revenue generated by the Proposed CID will be used to provide landscaping, streetscaping, enhanced lighting, and sidewalk improvements within the Proposed CID. The Proposed CID will also provide funds for mowing and security services, and the maintenance and repairs of public improvements. The benefits to the community will be the enhancement of the physical beauty along the streets and infrastructure of an area that is a cultural and entertainment destination for some, and a well-traveled thoroughfare and gateway to the City for others.

- (3) Whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID as evidenced by a letter or similar evidence of support.

There are no other CIDs within the boundaries of the Proposed CID.

- (4) The current tax rate and a breakdown of taxes being imposed within the Proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the city's ability to impose additional taxes. Such information shall be provided by the finance department.

The Proposed CID will impose a 0.50% sales and use tax within its boundaries.

- (5) Whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.

The nature of the improvements and services will be that of an on-going nature, and because the number of visitors to the Proposed CID and travelers passing through the Proposed CID are not anticipated to decrease during the requested 20-year term of the Proposed CID, the need to maintain the services provided by the Proposed CID will remain and the revenues will be necessary for the entire 20 years of a maximum term for a CID.

**PETITION FOR ESTABLISHMENT OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

KANSAS CITY, CLAY COUNTY, MISSOURI

SECOND COUNCIL DISTRICT

FEBRUARY 12, 2024

**PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY 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 of all of the real property, and therefore

- (1) owning more than fifty percent by assessed value of the real property, and
- (2) constituting more than fifty percent per capita of all owners of real property

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

1. District Name. The name for the proposed community improvement district ("CID" or "District") is: Northland Gateway 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, Clay County, Missouri.
3. Five-Year Plan. A five-year plan as required by the CID Act is attached hereto as **Exhibit C**.
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 seven (7) members, whom shall be appointed by the City in accordance with this Petition and the CID Act.
 - b. Qualifications. Each member of the Board ("Director") shall meet the following requirements:
 - (1) be at least 18 years of age;
 - (2) be either an owner (as defined in the CID Act) of real property or of a business operating within the District, or a registered voter residing within the District;
 - (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 slates submitted as described in this Petition.

In addition to the foregoing requirements, certain Director seats shall be designated, reserved and allocated as follows:

- (x) three (3) Director seats shall at all times be held by designated representatives of Worlds of Fun, LLC, or its successor in title to Clay County, Missouri real property tax parcel 18202000100100, provided that the selection shall belong to Worlds of Fun, LLC, and any successor entity to Worlds of Fun, LLC, so long as Worlds of Fun, LLC, or such successor entity owns any portion of tax parcel 18202000100100;
- (y) two (2) Director seats shall at all times be held by designated representatives of Hunt Midwest Real Estate Development, Inc., or its successor in title to Clay County, Missouri real property tax parcel 18202000101104, provided that the selection shall belong to Hunt Midwest Real Estate Development, Inc., and any successor entity to Hunt Midwest Real Estate Development, Inc., so long as Hunt Midwest Real Estate Development, Inc. or such successor entity owns any portion of tax parcel 18202000101104.

c. Independent Director. There are no registered voters in the District on the date the petition is filed. Accordingly, as required by 67.1451.2(3), RSMo, as amended, at least one Director shall, during his or her entire term, be a person who:

- (1) Resides within Kansas City, Missouri;
- (2) Is qualified and registered to vote under Chapter 115, RSMo according to the records of the applicable election authority as of the thirtieth day prior to the date of the applicable election;
- (3) Has no financial interest in any real property or business operating within the District; and
- (4) Is not a relative within the second degree of consanguinity or affinity to an owner of real property or a business operating within the District.

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

NAME	SEAT DESIGNATION	INITIAL TERM
Justin White	Hunt Midwest Designee	four (4) years
Jes McAdam-Sellers	Worlds of Fun Designee	four (4) years
Deborah Hermann	Independent Director	four (4) years
Alyx Schwab	Worlds of Fun Designee	two (2) years
Toby Hurst	Worlds of Fun Designee	two (2) years
Douglas Coleman	Hunt Midwest Designee	two (2) years
Wiley (Trey) Meyer, III	Undesignated	two (2) years

- e. 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 and the CID Act. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition and the CID Act. In the event of a vacancy on the Board, the remaining Directors shall elect an Interim Director to fill such vacancy for the remainder of the unexpired term and until his/her successor is appointed in accordance with this Petition and the CID Act.

Notwithstanding anything to the contrary, upon 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, such Director shall cease to be a Director automatically and without need for action by the remainder of the Board, effective upon the date such person ceased to so qualify. In addition, a Director may be removed for cause by a two-thirds affirmative vote of the Directors as provided by the CID Act.

- f. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution according to slates submitted to the City Clerk of the City (the "City Clerk") by the District Manager, as provided below in this Paragraph:

- (a) the Mayor shall appoint the Successor Directors according to the slates submitted, and the City Council shall consent by resolution to the appointment; or
- (b) the Mayor, or the City Council, may reject the slates submitted and request in writing, with written reasons for rejection of the slate, that the District Manager submit an alternate slate.

If an alternate slate is requested, the District Manager shall submit an alternate slate to the City Clerk. The City Clerk shall deliver the alternate slate to the Mayor and the City Council. Thereafter:

- (a) the Mayor shall appoint the Successor Directors according to the alternate slate submitted, and the City Council shall consent by resolution to the appointment; or

- (b) the Mayor, or the City Council, may reject the alternate slate submitted and request in writing, with written reasons for rejection of the alternate slate, that the District Manager submit another alternate slate.

The procedure described above shall continue until the Successor Directors are appointed or deemed to be appointed by the Mayor with the consent of the City Council.

- 6. Assessed Value. The total assessed value of all real property in the District for 2023 is \$ 42,619,340.
- 7. Blight Determination. Petitioner does not seek a finding of blight with respect to the area of the District under this Petition or otherwise.
- 8. Duration of District. The District will continue to exist for a term of twenty (20) years following the effective date of the Ordinance establishing the District, unless the City extends the term of the District as provided by 67.1481, RSMo. The District may be terminated prior to the expiration of its full term in accordance with the provisions of the CID Act and other applicable law, including Article VII of Chapter 74 of the City’s Code of Ordinances, as amended from time to time (the “City CID Ordinance”).
- 9. Estimated Public Benefit from District Revenue. As required by Section 74.302(a)(3) of the City CID Ordinance, the estimated revenue of the District to be used for benefits to the public is approximately Fourteen Million Dollars (\$14,000,000) over twenty (20) years, representing approximately ninety-four percent (94%) of the total after anticipated administrative costs. The public benefit to be derived is the installation and construction of public improvements within the District that will enhance the position of the District as a gateway to Kansas City’s northland, including landscaping, streetscaping, enhanced lighting and sidewalk improvements, all within the public right of way, and the provision of mowing, maintenance and security services within the District.
- 10. 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.
- 11. Special Assessments. The District is not authorized to impose special assessments within the District.
- 12. Sales and Use Tax. Qualified voters of the District may be asked to approve a sales and use tax of up to one-half percent (0.50%) (“District Sales Tax”), in accordance with the CID Act. The District Sales Tax will be used to pay for costs of the District’s improvements and services and to repay obligations, including without limitation, obligations issued to fund capital improvements.
- 13. Borrowing Limits. There are no limitations on the borrowing capacity of the District.
- 14. Revenue Limits. There are no limitations on the revenue generation of the District.
- 15. Authority Limits. Except as set forth in this Petition, Petitioner does not seek limitations on the authority of the District, and the District shall have the full range of powers authorized under the provisions of the CID Act.
- 16. Right to Terminate District. The property owners shall retain the right to initiate a petition to terminate the District as provided by Section 67.1481, RSMo.

17. 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.
18. Severability. If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.
19. **Revocation of Signatures. EACH 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 Northland Gateway 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.

SIGNATURE PAGES FOLLOW

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Balboa Investment Group III, LLC

Owner's telephone number: 619-363-4100

Owner's address: 950 6th Ave, Unit 611, San Diego, CA 92101

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Richard Henry Rechif III

State Basis of Legal Authority to Sign: President of Managing Member of Owner

Signer's telephone number: 619-363-4100

Signer's mailing address: 950 6th Ave, Unit 611, San Diego, CA 92101

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 checked="" 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000500300	12	\$782,500

[SIGNATURE BLOCK AND NOTARY ON NEXT PAGE]

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

Balboa Investment Group III, LLC,
a California limited liability company

By: Balboa California Realty, Inc.,
a California corporation, Managing Member

By: [Signature]
Name: Richard Henry Rechif III
Title: President

Date: April 4, 2023

STATE OF California)
) ss
COUNTY OF San Diego)

On this 4th day of April, 2023, before me appeared Richard Henry Rechif III, to me personally known, who, being by me duly sworn did say that he is the President of Balboa California Realty, Inc., a California corporation, Managing Member of Balboa Investment Group III, LLC, a California limited liability company, and that said instrument was signed by him on behalf of said entity, and he acknowledged said instrument to be the free act and deed of said entity.

WITNESS my hand and official seal this April day of 4th, 2023.

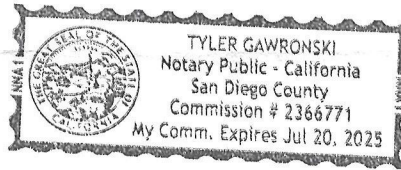
[Signature]

My Commission Expires:

July 20, 2025

Notary Public Tyler Gawronski

Printed Name of Notary: _____



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Chor L Tan and Shah Shah Sun, Husband & Wife.

Owner's telephone number: (816) 456-4507

Owner's address: 7210 NE 43rd St, Kansas City, MO 64117

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: N/A

State Basis of Legal Authority to Sign: N/A

Signer's telephone number: N/A

Signer's mailing address: N/A

If owner is an individual: _____ Single X 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000100300	3	\$87,940

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

Chor L Tan
Chor L. Tan

Shah Shah Sun
Shah Shah Sun

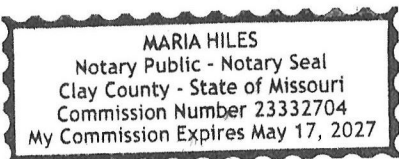
Date: January 12, 2024

STATE OF Missouri)
COUNTY OF Clay) ss

On this 12 day of January 2024, before me personally appeared Chor L. Tan and Shah Shah Sun, to me personally known to be the individuals described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 12 day of January, 2024.

My Commission Expires: 05-17-2027
Notary Public *Maria Hiles*
Printed Name of Notary: Maria Hiles



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Happy Hotels LLC Owner's telephone number: 816 221 1633
 Owner's address: 1645 Swift Avenue, Kansas City, MO 64116

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jayesh Koshiya
 State Basis of Legal Authority to Sign: Managing member
 Signer's telephone number: 816 221 1633
 Signer's mailing address: 1645 Swift Avenue, Kansas City, MO 64116
 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 checked="" 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000200100	6	\$1,465,380

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

[Signature]
 Signature of person signing for owner

Date: January 31, 2024

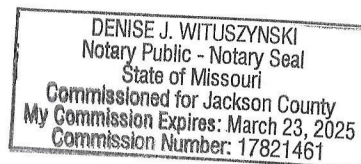
STATE OF Missouri)
) ss
 COUNTY OF Jackson)

On this 31st day of January, 2024, before me personally appeared JAYESH KOSHIYA, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 31st day of January, 2024.

My Commission Expires:
3/23/2025

[Signature]
 Notary Public
 Printed Name of Notary: Denise J Wituszynski



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Hunt Midwest Real Estate Development Inc Owner's telephone number: 910-459-4230

Owner's address: 8300 NE Underground Drive, Suite 100, Kansas City, MO 64161

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Michael Bell

State Basis of Legal Authority to Sign: SVP, Commercial Development

Signer's telephone number: 910-459-4230

Signer's mailing address: 8300 NE Underground Drive, Suite 100, Kansas City, MO 64161


If owner is an individual: _____ Single _____ Married

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

<input checked="" 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 _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
18202000101400	8	\$ 2,320
18202000101102	16	\$1,154,340
18210000500600	29	\$ 16,330
18210000500700	27	\$ 120
18210000500400	28	\$ 34,860
18214000700201	31	\$ 1,910
18204000500101	35	\$ 320
18202000101104	36	\$ 440

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


Signature of person signing for owner

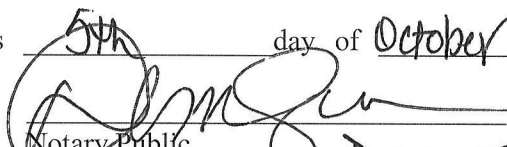
Date: OCT 5, 2023

STATE OF Missouri)
) ss
COUNTY OF Jackson)

On this 9th day of October 2023, before me personally appeared Michael Bell,
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 5th day of October, 2023.

My Commission Expires: 3/23/2025


Notary Public
Printed Name of Notary: Denise J Wituszynski

DENISE J. WITUSZYNSKI
Notary Public - Notary Seal
State of Missouri
Commissioned for Jackson County
My Commission Expires: March 23, 2025
Commission Number: 17821461

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: JJCH Group LLC Owner's telephone number: 909-615-7000
 Owner's address 22888 Canyon View Rd, Diamond Bar, CA 91765

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: _____
 State Basis of Legal Authority to Sign: _____
 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 checked="" 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000200400	5	\$628,640

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

[Signature]
 Signature of person signing for owner

Date: 9-30, 2023

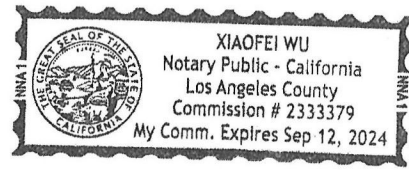
STATE OF California
 COUNTY OF Los Angeles) ss

On this 30th day of Sep., 2023, before me personally appeared Steven Hsu,
 to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 30th day of Sep., 2023.

My Commission Expires: 09/12/2024

[Signature]
 Notary Public
 Printed Name of Notary: XIAOFEI WU.



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Kreyla Corp. Owner's telephone number: 816-877-2770

Owner's address: 4301 N. Corrington Avenue, Kansas City, Missouri 64117

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Hiral Bhakta

State Basis of Legal Authority to Sign: Corporate Officer

Signer's telephone number: 816-877-2770

Signer's mailing address: 4301 N. Corrington Avenue, Kansas City, Missouri 64117


If owner is an individual: _____ Single Married

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

<input checked="" 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 _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
18210000100200	11	\$902,110

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


Signature of person signing for owner

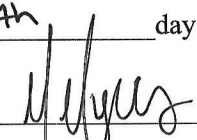
Date: 12/7, 2023

STATE OF Kansas)
) ss
COUNTY OF Johnson)

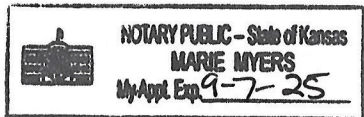
On this 7th day of Dec 2023, before me personally appeared Hiral Bhakta,
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 7th day of Dec, 2023.

My Commission Expires: 9-7-25


Notary Public

Printed Name of Notary: Marie Myers



EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT

Name of owner: Midway Ford Truck Center Inc Owner's telephone number: (816) 413-3150

Owner's address: 7601 NE 38th Street, Kansas City, MO 64161

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Wiley (Trey) Meyer III

State Basis of Legal Authority to Sign: corporate officer

Signer's telephone number: (816) 413-3150

Signer's mailing address: 7601 NE 38th Street, Kansas City, MO 64161

If owner is an individual: _____ Single _____ Married

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

<input checked="" 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 _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
18204000600100	7	\$ 329,730
18210000500500	26	\$ 64,290
18210000500200	9	\$ 51,820
18204000600200	39	\$ 614,820
18204000600300	40	\$1,928,030
18214000700200	24	\$ 32,190
18210000400400	38	\$2,108,060

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

Trey Meyer III
Signature of person signing for owner

Date: Nov 10, 2023

STATE OF Missouri)
) ss
COUNTY OF Clay)

On this 10th day of Nov 2023, before me personally appeared Wiley (Trey) Meyer III, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 10th day of Nov, 2023.

My Commission Expires: 1/9/24

S. Wright
Notary Public
Printed Name of Notary: S. Wright

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Park Hospitality LLC Owner's telephone number: 816 221 1633

Owner's address: 1645 Swift Avenue, Kansas City, MO 64116

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jayesh Koshiya

State Basis of Legal Authority to Sign: managing member

Signer's telephone number: 816 221 1633

Signer's mailing address: 1645 Swift Avenue, Kansas City, MO 64116

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 checked="" 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 _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
18206000601100	41	\$2,067,580

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

[Signature]
Signature of person signing for owner

Date: January 31, 2024

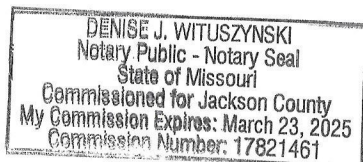
STATE OF Missouri)
) ss
COUNTY OF Jackson)

On this 31st day of January, 2024, before me personally appeared JAYESH KOSHIYA, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 31st day of January, 2024.

My Commission Expires:
3/23/2025

[Signature]
Notary Public
Printed Name of Notary: Denise J Wituszynski



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Phen LLC Owner's telephone number: 010 221 1033
 Owner's address: 1995 Macon Street, Kansas City, MO 64116

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jayesh Koshiya
 State Basis of Legal Authority to Sign: Managing member
 Signer's telephone number: 010 221 1033
 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 checked="" 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18206000600900	15	\$1,457,410

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

Jayesh Koshiya Date: January 31, 2024
 Signature of person signing for owner

STATE OF Missouri)
 COUNTY OF Jackson) ss

On this 31st day of January 2024, before me personally appeared JAYESH KOSHIYA, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 31st day of January, 2024.

My Commission Expires:

3/23/2025

Denise J. Wituszynski
 Notary Public

Printed Name of Notary: Denise J. Wituszynski

DENISE J. WITUSZYNSKI
 Notary Public - Notary Seal
 State of Missouri
 Commissioned for Jackson County
 My Commission Expires: March 23, 2025
 Commission Number: 17821461

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: QuikTrip Corporation Owner's telephone number: (918) 615-7700
Owner's address: 4705 S 129th Ave., Tulsa, OK 74134

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jason Acord
State Basis of Legal Authority to Sign: Standing Authorizing resolution
Signer's telephone number: (918) 615-7700
Signer's mailing address: 4705 S 129th Ave., Tulsa, OK 74134
If owner is an individual: _____ Single _____ Married
If owner is not an individual, state what type of entity (Mark Applicable Box):

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

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000300300	31	\$904,160

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

QUIKTRIP CORPORATION, an Oklahoma corporation

BY: JAQ
Jason Acord, Director of Real Estate

Date: November 1st, 2023

STATE OF Kansas)
) ss
COUNTY OF Johnson)

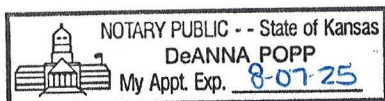
On this 1st day of November 2023, before me appeared Jason Acord, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 1st day of November 2023.

My Commission Expires: 8-07-2025

DeAnna Popp
Notary Public

Printed Name of Notary: DeAnna Popp



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Reyna Hotel Corporation Owner's telephone number: 816-877-2770
 Owner's address: 4321 N. Congress Avenue, Kansas City, MO 64117

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Hiral Bhakta
 State Basis of Legal Authority to Sign: Corporate Officer
 Signer's telephone number: 816-877-2770
 Signer's mailing address: 4321 N. Congress Avenue, Kansas City, MO 64117
 If owner is an individual: Single X Married
 If owner is not an individual, state what type of entity (Mark Applicable Box):

<input checked="" 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000200200	33	\$ 975,260

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

[Signature]
 Signature of person signing for owner

Date: 10/6, 2023

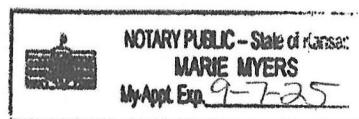
STATE OF Kansas)
) ss
 COUNTY OF Johnson)

On this 6th day of October, 2023, before me personally appeared Hiral Bhakta, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 6th day of Oct, 2023.

My Commission Expires: 9-7-25

[Signature]
 Notary Public
 Printed Name of Notary: Marie Myers



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Waffle House, Inc. Owner's telephone number: (770) 729-5858

Owner's address: PO Box 6450, Norcross, GA 30091

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Jeff S. Wright

State Basis of Legal Authority to Sign: VP Property Management

Signer's telephone number: (770) 729-5700

Signer's mailing address: PO Box 6450, Norcross, GA 30091

If owner is an individual: _____ Single _____ Married

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

<input checked="" 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 _____

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18210000400200	2	\$305,660

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

[Signature]
Signature of person signing for owner

Date: October 26, 2023

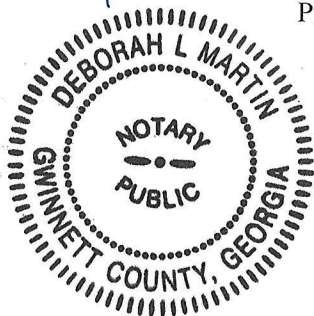
STATE OF Georgia)
COUNTY OF Gwinnett) ss

On this 26 day of October, 2023, before me personally appeared Jeff S. Wright, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 26 day of October, 2023.

My Commission Expires: 11/1/2024

[Signature]
Notary Public
Printed Name of Notary: Deborah L. Martin



**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Wendy's Properties, LLC

Owner's telephone number: 614.766.3941

IF SIGNER IS DIFFERENT FROM OWNER:

Owner's address: 1 Dave Thomas Boulevard Dublin, OH 43017

Name of signer: Michael Berner

State Basis of Legal Authority to Sign: VP - corporate

Signer's telephone number: 614 776 3941

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 checked="" 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 _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
18210000200500		\$457,440.00

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

Michael J. Berner

Date: February 1st, 2024

Michael Berner, VP - Corporate, Securities Counsel, Chief Compliance Officer

Legal Approval: _____^{DS}

Megan Roberts, Esq. MR

STATE OF OHIO)
COUNTY OF FRANKLIN) ss

On this 1st day of February, 2024, before me personally appeared Michael Berner, VP - Corporate, Securities Counsel, Chief Compliance Officer, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 1st day of February, 2024.

My Commission Expires: 12.27.26

Notary Public

Printed Name of Notary: Brenda Williamson



Brenda Williamson
Notary Public, State of Ohio
My Commission Expires 12/27/2026

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Worlds of Fun LLC Owner's telephone number: 419.627.2295
 Owner's address: One Cedar Point Drive, Sandusky OH 44870

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Brian C. Witherow
 State Basis of Legal Authority to Sign: EVP & CFO
 Signer's telephone number: 419.627.2295
 Signer's mailing address: One Cedar Point Dr., Sandusky OH 44870
 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 checked="" 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 _____

Tax Parcel Number(s):	Parcel Number(s) from Exhibit B:	Assessed Value(s):
<u>See Attached</u>		

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

[Signature] Date: 10/24, 2023
 Signature of person signing for owner

STATE OF Ohio)
) ss
 COUNTY OF Erre)

On this 24th day of October 2023, before me personally appeared Brian C. Witherow, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 24th day of October, 2023.

My Commission Expires: 1.21.2028

Melissa L. Johnson
 Notary Public
 Printed Name of Notary: Melissa L. Johnson



Melissa L. Johnson
 Notary Public, State of Ohio
 My Commission Expires:
 January 21, 2028

<u>Tax Parcel Number(s):</u>	<u>Parcel Number(s) from Exhibit B:</u>	<u>Assessed Value(s):</u>
18202000100102	14	\$1,408,900
18202000100100	19	\$6,585,700
18202000101300	20	\$1,587,810
18202000100101	23	\$ 43,010

EXHIBIT A

BOUNDARY LEGAL DESCRIPTION

Beginning at a point of intersection of the East ROW line of Worlds of Fun Dr and South ROW line of NE 48th St also being the far Northwest corner of CL1820200010010101; Thence easterly along South ROW line 170' more or less to the Northwest corner of CL1820200010150001; Thence S 230' mol, E 205' mol, and N 230' mol to the NE cor of CL1820200010150001; Thence continuing along S ROW line 2700' more or less to the NW corner of CL1820200010140001; Thence continue along line 1300' mol to the NE cor of said parcel; Thence South along East line of said parcel 2580' more or less to the Southeast corner; Thence Southwest 110' more or less to the Northeast corner of CL1820200010110401; Thence Southeasterly along West ROW line of N Kentucky Ave 670' more or less to the Southeast corner of CL1820200010110201 (also Northwest corner of the intersection of N Kentucky Ave and NE Parvin Rd); Thence Southwesterly and Westerly along the North ROW line of NE Parvin Rd 1025' mol to the far SW corner of CL1820200010110201; Thence NW 525' mol, N 520', W 535 mol, and S 1490' to the SE cor of CL1820200010130001; Thence W along the N row 1300' to the W row line of Skiles Ave; Thence South and Southerly along the West ROW line of North Skiles Ave 575' more or less to the Southeast corner of CL1820200010020201; Thence West along South line 1135' more or less crossing NE Great Midwest Dr to the Southeast corner of CL1820200010020001; Thence South along West ROW NE Great Midwest Dr 1785' more or less to the Southeast corner of

CL1820400060010001; Thence West 1460' more or less to the SW corner of CL1820400060030001; Thence North 170' more or less to mid corner; Thence West crossing I435 965' more or less to SW corner of CL1821400070030001; Thence Northwesterly along 6 described distances: NW 970', NE 460', NW 740', NW 550', NE 290', and NE 300' more or less crossing NE Parvin Rd to the Northeasterly extension of Northeast corner of CL1820100010010101; Thence Southeasterly along North ROW line of NE Parvin Rd 640' more or less to the Southwest corner of CL1820100010080001; Thence Northeast 360' more or less to Northwest corner of said parcel; Thence Southeasterly along North boundary crossing N Corrington Ave 340' more or less to the Southwest corner of CL1820100010100001; Thence following the course along the East ROW line of N Corrington Ave: Northeast 340', North 850', and North 800' more or less to the Northwest corner of CL1820600060090001; Thence East along North boundary 250' more or less to the Northeast corner of said parcel; Thence North along the West ROW line of I-435 1900' more or less to the Southwest corner of NE 48th St and I-435; Thence Easterly crossing I-435 and Worlds of Fun Dr 920' more or less to the POB.

Except parcel CL1820400050020001 – Great Midwest Industrial Park District I Tr 2 Blk 2

All the parcels inside the boundary are above ground and do not include any cave parcels.

EXHIBIT B

BOUNDARY MAP

(See Attached)

Northland Gateway CID



Legend

-  CID
-  parcels

EXHIBIT C

**FIVE YEAR DISTRICT MANAGEMENT PLAN
OF THE
NORTHLAND GATEWAY 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 Northland Gateway Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the Northland Gateway Community Improvement District.

Introduction

The Northland Gateway 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. Capitalized terms used but not defined in this Plan have the meaning given to such term in the Petition to which this Plan is appended, except as otherwise stated.

Section 1 - 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, to demolish and remove, renovate, reconstruct, or rehabilitate private improvements subject to certain conditions). 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 2 - Why Create this Community Improvement District?

The area comprising the District is a heavily traveled vehicular corridor that services a significant tourism destination and related businesses such as hotels. It is also perceived to be a major gateway to the east side of Kansas City’s northland.

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 seven (7) members appointed by the Mayor of Kansas City with the consent of the City Council pursuant to slates 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 requisite parties. *Location:*

The District is located in Kansas City, Clay County, Missouri, comprising an area generally described as north of NE 38th Street in part and north of Parvin Road in part, west of a northerly extension of Kentucky Avenue, south of NE 48th Street and east of Corrington Avenue and Randolph Road. Please refer to the legal description of the District attached to the Petition as Exhibit A and the map of the District attached to the Petition as Exhibit B.

Method of Financing:

It is proposed that the District will impose a maximum of one-half percent (0.50%) 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 and be repayable from the amounts on deposit with the CID.

Estimated Costs:

Attached as **Exhibit A** to this Plan is a table setting forth the estimated cost of the improvements and services, and the projected cash flow for the first ten years of the District’s existence.

City Services:

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

Duration:

The District will continue to exist for a term of twenty (20) years following the effective date of the Ordinance establishing the District, unless the City extends the term of the District as provided by 67.1481, RSMo. The District may be terminated prior to the expiration of its full term in accordance with the provisions of the CID Act and other applicable law, including Article VII of Chapter 74 of the City’s Code of Ordinances, as amended from time to time (the “City CID Ordinance”).

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

The revenue generated by this District is intended to be used to pay for the design, acquisition and installation of public landscaping and streetscaping, sidewalks and other public improvements, with the purpose being to beautify the corridor and make the area more appealing and attractive to visitors to businesses in the District as well as to the motoring public passing through the corridor. District revenue will also be used to pay for mowing services, repairs and maintenance to public improvements (and at the discretion of the Board, replacement thereof) and security within the District, as well as District operating costs.

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 seven (7) members appointed by the Mayor of Kansas City with the consent of the City Council. It is anticipated that if the proposed successor directors are identified in writing, the Mayor shall appoint such directors as successor directors, with the consent of the City Council, unless 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.

**EXHIBIT A TO FIVE YEAR PLAN OF THE
NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT
ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES¹**

(See Attached)

¹ These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes permitted under the CID Act.

**NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT
KANSAS CITY, CLAY COUNTY, MISSOURI**

PROPOSED FIVE-YEAR PLAN BUDGET

Gross Taxable Sales	\$90,000,000
Gross CID Receipts	\$450,000
Collection Fees/Filing Discounts 3%	(\$13,500)
Net Receipts	<u>\$436,500</u>

CID SALES TAX RATE	0.50%	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Year 11	Year 12	Year 13	Year 14	Year 15
ESTIMATED REVENUE		\$ 436,500	\$ 440,865	\$ 445,274	\$ 449,726	\$ 454,224	\$ 458,766	\$ 463,354	\$ 467,987	\$ 472,667	\$ 477,394	\$ 482,168	\$ 486,989	\$ 491,859	\$ 496,778	\$ 501,745
TOTAL CAPITAL COSTS	\$1,655,000															
Permits and Inspections	\$70,000	\$ 40,000	\$ 20,000	\$ 10,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Design Services	\$175,000	\$ 100,000	\$ 50,000	\$ 25,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Landscaping & Lighting	\$710,000	\$ 350,000	\$ 200,000	\$ 160,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Sidewalk Improvements	\$250,000	\$ 125,000	\$ 125,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Decorative Walls & Fencing	\$200,000	\$ 150,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Contingency & Material Escalation	\$250,000	\$ 150,000	\$ 100,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
NEW CAPITAL COSTS ADDED IN FISCAL YEAR		\$ 915,000	\$ 545,000	\$ 195,000	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL OUTSTANDING CAPITAL BALANCE		\$ 915,000	\$ 1,208,500	\$ 1,182,635	\$ 937,361	\$ 694,985	\$ 450,979	\$ 203,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
ESTIMATED MAINTENANCE AND OPERATING COSTS																
Security		\$ 50,000	\$ 50,000	\$ 45,000	\$ 45,000	\$ 47,250	\$ 47,250	\$ 47,250	\$ 49,613	\$ 49,613	\$ 49,613	\$ 52,093	\$ 52,093	\$ 52,093	\$ 54,698	\$ 54,698
Mowing & Maintenance		\$ 75,000	\$ 135,000	\$ 135,000	\$ 141,750	\$ 141,750	\$ 141,750	\$ 148,838	\$ 148,838	\$ 148,838	\$ 156,279	\$ 156,279	\$ 156,279	\$ 164,093	\$ 164,093	\$ 164,093
Legal, Accounting & Administrative		\$ 60,000	\$ 35,000	\$ 20,000	\$ 20,600	\$ 21,218	\$ 21,855	\$ 22,510	\$ 23,185	\$ 23,881	\$ 24,597	\$ 25,335	\$ 26,095	\$ 26,878	\$ 27,685	\$ 28,515
Interest	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL MAINT. AND OPER. COSTS IN FISCAL YEAR		\$ 185,000	\$ 220,000	\$ 200,000	\$ 207,350	\$ 210,218	\$ 210,855	\$ 218,598	\$ 221,635	\$ 222,331	\$ 230,489	\$ 233,708	\$ 234,468	\$ 243,065	\$ 246,476	\$ 247,306
TOTAL CAP PLUS M&O COSTS IN FISCAL YEAR		\$ 2,015,000	\$ 1,310,000	\$ 590,000	\$ 207,350	\$ 210,218	\$ 210,855	\$ 218,598	\$ 221,635	\$ 222,331	\$ 230,489	\$ 233,708	\$ 234,468	\$ 243,065	\$ 246,476	\$ 247,306
ESTIMATED NET CASHFLOW IN FISCAL YEAR		\$ 251,500	\$ 220,865	\$ 245,274	\$ 242,376	\$ 244,006	\$ 247,911	\$ 244,756	\$ 246,352	\$ 250,336	\$ 246,904	\$ 248,460	\$ 252,521	\$ 248,794	\$ 250,302	\$ 254,439
LOAN BALANCE AT END OF FISCAL YEAR		\$ 663,500	\$ 987,635	\$ 937,361	\$ 694,985	\$ 450,979	\$ 203,068	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

NOTES TO COLORED CELLS

CONFIRM YEAR 1 ESTIMATED GROSS TAXABLE SALES. USING 2019 TAXABLE SALES, RANGE WOULD BE \$82 MILLION - \$110 MILLION

ESTIMATED REVENUE GROWS BY 1% ANNUALLY

ALL CAPITAL COSTS AND YEAR 1 & 2 ANNUAL COSTS ESTIMATES SHOULD BE UPDATED/CONFIRMED

SECURITY & MOWING/MAINTENANCE INCREASE @ 5% PERIODICALLY IN THE YEARS SHOWN; LEGAL, ACCOUNTING & ADMIN INCREASES @ 3% ANNUALLY AFTER YEAR 3

INTEREST IS SET AT 0% BASED ON ANTICIPATED CITY FINANCING