

HUSCH BLACKWELL

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August 29, 2025

VIA HAND DELIVERY

Kansas City City Council
414 E. 12th Street
Kansas City, MO 64106

Re: **Tiffany Frolics Community Improvement District**

Dear City Council:

The undersigned represents GREAT CORNER – TPS, L.L.C., a Missouri limited liability company (“**Petitioner**”), which is the majority owner of the property located generally South of NW Barry Road and East of NW Prairie View Road (the “**Property**”) in the City of Kansas City (the “**City**”), as more particularly described in the Petition for the Creation of a Community Improvement District. Petitioner intends to petition the City Council of Kansas City to hold a public hearing and adopt an ordinance to establish the Tiffany Frolics Community Improvement District (the “**District**”). Pursuant to Section 74-303(c) of the Second Committee Substitute for Ordinance No. 210565, please accept this detailed letter addressing the District’s compliance with the City’s requirements to establish a community improvement district.

1. Alignment with City Goals & Benefits to the Community:

The proposed District is composed of ten (10) parcels of land containing approximately 7.31 acres and, pursuant to that certain 2025 Blight Study prepared by Sterrett Urban, LLC, is deemed to be a “blighted area”, as that term is used and defined in the CID Act. Consistent with City’s comprehensive plan, applicable area plan, and economic development policies, the District is committed to remediating blight and funding community services.

As provided in the Blight Study, determining the point in time that blighting factors and conditions might reasonably have been determined to first occur and remain unabated is especially difficult with properties in which assessed values have stagnated for more than five years. In the

case of the proposed District, maintenance was provided as best as possible, but may very well have been impacted by high vacancy rates that diminish cash flow and capital maintenance outlays.

The City's KC Spirit Playbook Plan, adopted on April 20, 2023, by Resolution No. 230257, 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, and promoting high-quality design in public spaces and private development. The revenue of the proposed District will be used for various public improvements and services, including but not limited to, removal and replacement of deteriorated concrete sidewalks, curbs, and roofing, milling and overlaying asphalt paving, refurbishing building facades, sidewalk canopies and sign bands, reconstructing trash enclosures, landscaping, signage, parking and exterior LED lighting enhancements. The District will prioritize the completion of exterior improvements and the aforementioned public improvements.

The benefits to the community will be the removal of blighting conditions and the enhancement of the physical beauty along the streets and infrastructure in a high-traffic area on NW Barry Road and NW Prairie View Road. Furthermore, less than twenty-five (25%) of the District revenue shall be used to fund the remediation of blighting conditions located on the interior of any private property located within the District.

2. Existing CIDs:

There are no existing community improvement districts within the boundaries of the proposed District.

3. District's tax rate:

Below is a breakdown of the taxes imposed on the Property by the taxing jurisdictions. If the Petition is approved, the CID would levy a sales and use tax at a rate not to exceed one percent (1%) on all retail sales made in the District which are subject to taxation, except as prohibited by Section 67.1545, R.S.Mo. The proposed taxation rate aligns with other CIDs in the City. The below sales tax breakdown was provided by the City's Finance Department.

The City's current sales tax rates are as follows:

Taxing Entity	Tax Rate
State of Missouri	4.225%
City of Kansas City	3.250%
Platte County	1.250%
TOTAL:	8.725%

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The City's current sales tax rates are comparable to those of neighboring cities in Missouri, such as North Kansas City, Liberty, and Raytown, which sales tax rates are as follows:

Taxing Entity	Tax Rate
North Kansas City, Missouri	7.7250%
Liberty, Missouri	8.8500%
Raytown, Missouri	8.4750%

The above tax information was provided by the City's Finance Department.

4. Term:

If the Petition is approved, the District will continue to exist and function until the date which is twenty-seven (27) years from the date of the ordinance establishing the District. In accordance with Section 74-302(b) of the Code of Ordinances of Kansas City, Missouri, the term of the District may be extended up to twenty-seven (27) years because the sales tax revenue will be used to repay debt ("District Obligations") issued to fund capital improvements, blight removal, or both, and the District Obligations are not anticipated to be fully repaid during the term of the District. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act, and upon the full satisfaction and defeasance of the District Obligations. The owners of Property within the boundaries of the District shall have the right to petition the City Council to terminate the District at any time in accordance with the CID Act.

If you would like to discuss this matter further, please do not hesitate to contact me at my direct line which is included above. We look forward to working with the City on this exciting project.

Regards,

HUSCH BLACKWELL LLP



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