

230832

**PETITION FOR ESTABLISHMENT OF THE
1108-1110 GRAND COMMUNITY IMPROVEMENT DISTRICT
KANSAS CITY, JACKSON COUNTY, MISSOURI
FOURTH COUNCIL DISTRICT**

MAY 15, 2023

**PETITION FOR THE CREATION OF THE
1108-1110 GRAND 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") and Article VII of Chapter 74 of the City's Code of Ordinances, as amended from time to time (the "City CID Ordinance"). In support of this petition, the Petitioner sets forth the following in compliance with the CID Act and the City CID Ordinance:

1. District Name. The name for the proposed community improvement district ("CID" or "District") is: 1108-1110 Grand 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, Jackson 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 five (5) members, whom shall be appointed by the City in accordance with this Petition, the CID Act and the City CID Ordinance.
 - 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.

- 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;

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

- (1) Jay Simon (Owner Representative) - four (4) year term.
- (2) Maria Pressley (Owner Representative) - four (4) year term.
- (3) Thomas Sitek (Owner Representative) - two (2) year term.
- (4) Jeffrey Clark (Owner Representative) - two (2) year term.
- (5) Cheryl Naylor (Owner Representative/Independent Director) - two (2) year term.

- 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 is \$329,280.
7. Blight Determination. Petitioners are seeking a determination that the property within the District that is described on Exhibit A is a blighted area within the meaning of the CID Act. Additional information to support a finding of blight as required by the CID Act and/or the City CID Ordinance is attached hereto as Exhibits D-1 to D-5. In order to permit the District to expend its revenues or loan its revenues pursuant to a contract entered into in accordance with Section 67.1461.2(2), RSMo, the Petitioners further request the City Council determine that the use of District revenues as described herein and pursuant to contracts to finance the demolition, removal, renovation, reconstruction or rehabilitation of buildings and structures within the District and related improvements and structures is reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose.
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, the City CID Ordinance and other applicable law.
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 over twenty (20) years is approximately Three Hundred Ninety Five Thousand Dollars (\$395,000) excluding interest, representing approximately one hundred percent (100%) of the total after anticipated administrative costs. The public benefit to be derived is the rehabilitation of an over 100-year old Downtown Kansas City building listed on the National Register of Historic Places that is within walking distance of numerous downtown attractions and located along highly trafficked and visible Grand Boulevard. The building will be redeveloped as a 35 room mostly-suite hotel with a front floor and street-activating lounge with locally sourced small bites, and will include a restored copper building façade, enhanced exterior lighting and sidewalk improvements for residents and travelers enjoying Downtown Kansas City.
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 percent (1.0%) ("District Sales Tax"), in accordance with the CID Act. The District Sales Tax will be used to pay for costs of the District's Projects as described in the repay 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 1108-1110 Grand 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, the City CID Ordinance and other applicable law to establish the requested District.

SIGNATURE PAGES FOLLOW

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
1108-1110 GRAND COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: CAS-KC-NEDA, LLC Owner's telephone number: 314-913-0873
Owner's address: 906 Olive Street, Penthouse Suite #3, St. Louis, MO 63101

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Nicolas Castaneda
State Basis of Legal Authority to Sign: Manager
Signer's telephone number: 623-326-6148
Signer's mailing address: Attn: Maria Pressley
 906 Olive Street
 Penthouse Suite #3
 St. Louis, MO 63101

If owner is an individual: _____ Single _____ Married

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

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☒	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other _____

Map and parcel number: 29-220-49-11-00-0-00-000

Total assessed value: \$329,280

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.



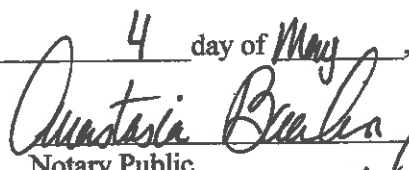
Signature of person signing for owner

Date: 5-4, 2023

STATE OF Arizona)
) ss
COUNTY OF Maricopa)

On this 4 day of May, 2023, before me appeared Nicolas Castaneda, to me personally known, who, being by me duly sworn did say that he is the Manager of CAS-KC-NEDA, LLC, 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 4 day of May, 2023.



Notary Public

Printed Name of Notary: Anastasia Baerlin

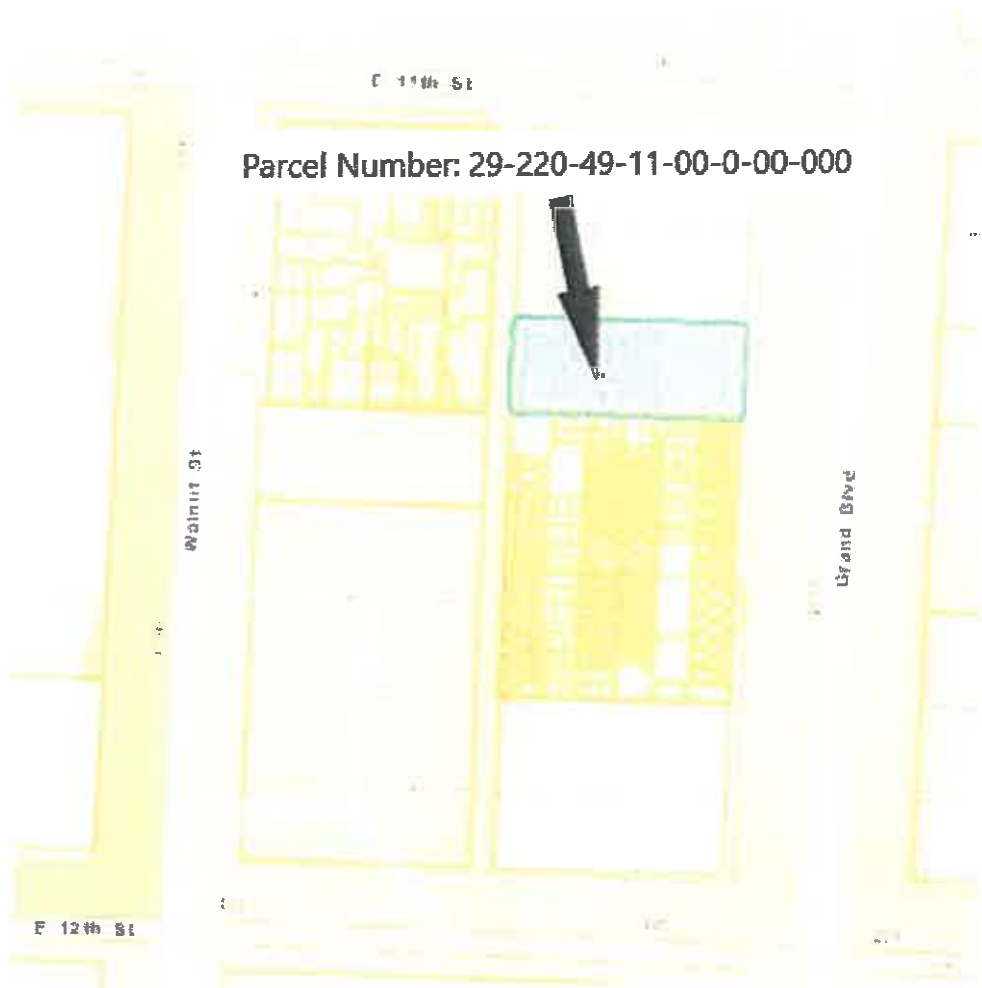


Commission Expires: 02/18/2025

**EXHIBIT A TO PETITION
LEGAL DESCRIPTION**

ALL THAT PART OF LOT 81, LYING NORTH OF A LINE DRAWN EAST AND WEST THROUGH THE CENTER OF THE SOUTH WALL OF THE 6 1/2 STORY BUILDING NOW SITUATED THEREON EXTENDING TO THE EAST AND WEST BOUNDARY LINES OF SAID LOT, AS SAID WALL IS DESCRIBED IN THE PARTY WALL AGREEMENT FILED FOR RECORD ON JANUARY 15, 1910, AS DOCUMENT NO. 740232, AND RECORDED IN BOOK B-1264 AT PAGE 438, ALL IN SWOPE'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

**EXHIBIT B TO PETITION
BOUNDARY MAP**



**EXHIBIT C TO PETITION
FIVE YEAR PLAN
(See Attached)**

FIVE YEAR DISTRICT MANAGEMENT PLAN
OF THE
1108-1110 GRAND 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 1108-1110 Grand Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the 1108-1110 Grand Community Improvement District.

Introduction

The 1108-1110 Grand 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 District is located in Downtown Kansas City, in an area that serves as a destination for tourists and business travelers to the Kansas City community. The District will redevelop an over 100-year old building listed on the National Register of Historic Places that is within walking distance of numerous downtown attractions and located along highly trafficked and visible Grand Boulevard. The building will be redeveloped as a 35 room mostly-suite hotel with a front floor and street-activating lounge with locally sourced small bites, and will include a restored copper building façade, enhanced exterior lighting and sidewalk improvements for residents and travelers enjoying Downtown Kansas City.

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 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, Jackson County, Missouri, and encompasses a parcel improved by a more than 100-year old building, with an address of 1108-1110 Grand Boulevard located between East 11th and East 12th Street on the west side of Grand Boulevard. 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 percent (1.0%) 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 rehabilitation and redevelopment of an over 100-year old six-story registered historic building located along Grand Boulevard that had become blighted. The rehabilitation will include the restoration of the building's impressive copper façade, with the restoration work expected to be completed by A. Zahner Company, a Kansas City based internationally-renowned metalworking company whose original artisans crafted the building's façade initially in 1906. The building will be redeveloped into a hotel and provide a lounge with small bites, featuring locally sourced products, a spa, a fitness center, and small conference room facilities, with the purpose being to enhance the safety, beautify, and make the area more appealing and attractive to visitors in the District. District revenue may also be used to pay for 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 five 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 1108-1110 GRAND COMMUNITY IMPROVEMENT DISTRICT

ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

RENOVATION AND HISTORIC PRESERVATION		Exterior	1,316,568
KINDLER HOTEL		Other	12,682,354
PRELIMINARY BUDGET AND NOTATIONS		TOTAL	13,999,072
ITEM	DESCRIPTION	%	Division Totals
General Requirements	Toilet facilities for construction operations	100%	891,176
Temporary toilet facility	Procurement, Contracting, Scheduling, Sub & Supplier mgmt		
Project Management	Cost accounting, lien waiver/insurance verification, P.O.s,		
Accounting/Market	Variable cost of subcontractors for GL and WC Builders risk insurance by Owner		
Insurance	Platform lift equipment for 11 months		
Equipment	Lighted barricades, board up, temporary cover for openings in building		
Temporary Protection	Construction zone signage/ safety/ gate entrances/ OSHA compliance		
Signage for project	Allowance for OSHA consultant and on site safety program		
OSHA and site safety	118 LF construction fencing, install and remove 12 month lease		
Temporary Fencing	Site office, travel accommodations and safe inventory storage		
Field office/ storage facility	RFP's, Product Submittals, Post construction processing of all care and warranty manuals, red line set		
Project Manuals & Submittals	Fees paid at adjacent garage or streetside		
Parking	PM software and tech support		
Technology	Professional cleaning including windows, site demolition & broom clean		
Final Cleaning		100%	1,263,117
Stitework	General removal/disposal of all interior MEPF, structure and finishes of building down to base structural elements		
Demolition 1: Interior demo	Includes roof penthouse at staircase, elevator and west roof protrusions, and masonry flues at NW corner of building		
Demolition 2	Vault demo and cleanup		
Demolition 3: Exterior	Removal of debris from demolition		
Demolition Disposal	Lead and asbestos identified by testing and observable pipe wrap to date. Third party testing included		
Environmental	Elevator make safe costs included here. Electrical is at Electrical and Mechanical for capture of environmental at MC.		
Safety provisions	Support for floor diaphragms required at new stairwells and elevator chase		
Shoring and Bracing	Regular building and site cleanup, drayage of materials;		
Common labor	New service from transformer to interior panel. Utility fees assumed absorbed by Utility Co		
Electric Service	Street lighting is removed in demolition; Light bollards at front walk allowance		
Electric Civil	Existing sewer to remain in service without modifications. Cast iron replaced under footing at Plumbers scope		
Storm and Sanitary Sewer	Cost absorbed by utility. New meter required		
Gas service/meter	New 3" water service and 6" sprinkler service including street closure, barricades, street repair		
Water and Sprinkler service	Existing fiber optic cable entering rear of building to be used as is with new demark; Allowance only		
Phone & Data	Excluded: Not known to be necessary		
Gating	Hauling construction debris off site; deliveries to site;		
Hauling/Deliveries		3.7%	517,243
Concrete	Excavation - new footings under air new block walls, elevators. Reinforcement of existing footings NOT included		
Footings	elevator shaft foundation walls 6 ft tall at perimeter underpinning cost		
Wells	Stairs, landings, LL flatwork walls and footing cover		
Interior flatwork	Slab on grade with flowable fill at vault		
All concrete flatwork exterior	Level CG infills at plumbing trenching, miscellaneous wheeled in place from alley 4651 trenching plus landings/atrium		
Concrete trenching and patching	Floor infills on 5th and roof deck infills with concrete included		
Bollards	Two at exterior receiving door (not shown on plan)		
Testing of materials	Allowance for tests, and third party inspection services		
Lightweight concrete	1.25" w/ 14" sound mat includes new 2" landing masonry at basement level		
Masonry		7.7%	1,072,085

EXHIBIT A TO FIVE YEAR PLAN OF THE 1108-1110 GRAND COMMUNITY IMPROVEMENT DISTRICT ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

RENOVATION AND HISTORIC PRESERVATION				Exterior	
KINDLER HOTEL				Other	1,316,668
PRELIMINARY BUDGET AND NOTATIONS				TOTAL	12,682,354
					13,999,022
ITEM	DESCRIPTION	%	Division Totals	Item Totals	Exterior, Public or Other
Block Construction	All CMU 2hr walls			670,428.00	OTHER
Unitels and misc steel anchors	Rebuilding of lintels at rear wall are not included except repair allowance:			1,000.00	OTHER
Historic masonry	Terra Cotta restoration on front with replacements (steel not included)			266,847.00	EXTERIOR
Misc. masonry	Masonry cement patch at basement columns			3,695.00	OTHER
Testing of materials	Allowance for tests, and third party inspection services			2,260.00	OTHER
Sealants	Outout and replacement of 3/4" expansion joint between building and adjacent buildings to the North and South.			15,380.00	OTHER
Ornamental Masonry	Roof Ballustrade: GFRG product			44,679.00	EXTERIOR
Tuckpointing and minor brick replacement/infill	Brick infill/repairs on West elevation w/ historic mix. Tuckpoint all voids as required. Fully pointed LL stone foundation north side			67,800.00	EXTERIOR
Metals		5.3%	735,174		
Steel Joins & rivs	Structural steel fire stairs with concrete pen ureas			467,250.80	OTHER
Elevator	Steel for elevator shafts			2,400.00	OTHER
Specialty Brackets and fabrication	15 steel brackets for new CMU wall infill in basement 9/80 1			18,230.80	OTHER
Specialty Brackets and fabrication	77 wood beam support brackets to attach to masonry (2-2A SO 1)			59,594.80	OTHER
Structural floor systems	infills at floors 5, 6 and roof includes steel framing and pens to support concrete until by others			34,995.80	OTHER
Architectural sheet metal (Pagade Restore)	Copper facade restoration			80,000.00	EXTERIOR
Specialty Metals (Canopy)	Copper canopy			74,872.00	EXTERIOR
Specialty Metals	Perforated metals (allowance) at lobby privacy wall			3,600.00	EXTERIOR
Flashings and counterflashings	Allowance for tyman finish metal at north and south wall intersections Need permission to attach to adjoining wall			-	EXTERIOR
Testing of materials	This detail is not on plan or priced by any subcontractor			-	EXTERIOR
Carpentry	Allowance for tests, and third party inspection services			2,280.00	EXTERIOR
Wood framing		5.1%	710,133		
Blocking and backing	Structural LVs in lieu of Glu lam beams; ledger boards on CMU walls, infills on floors 1-4, penthouse roof			99,817.24	OTHER
Trade assistance	Fire blocking, backing, wood bucks for doors, casework, furnishings and fixtures			8,426.30	OTHER
Rough Hardware	Carpentry support for MEPP trades			3,960.00	OTHER
Finish trimwork	All mechanically attached hardware and adhesives in rough framing and structural			11,583.13	OTHER
Wood restoration	Guest room mantel trim; wood base & casing at all levels			96,408.41	OTHER
Casework	Repairs on existing heavy timber construction(allowance)			5,992.00	OTHER
	Guest room vanities allowance \$2500 each			107,375.00	OTHER
	Guest room bars allowance of \$4930 each			196,155.93	OTHER
	Quartz tops at all guestrooms			42,844.07	OTHER
	Guest room HVAC stereo cabinets custom built on site			44,750.48	OTHER
	Bar allowance installed per RV			80,000.00	OTHER
	L Bath lavatories (Public vanity allowance of \$1350 each per RV)			18,820.00	OTHER

EXHIBIT A TO FIVE YEAR PLAN OF THE 1108-1110 GRAND COMMUNITY IMPROVEMENT DISTRICT ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

ITEM	DESCRIPTION	%	Division Totals	RENOVATION AND HISTORIC PRESERVATION	
				Exterior	Other
	KINDLER HOTEL			1,316,668	12,682,354
	PRELIMINARY BUDGET AND NOTATIONS			TOTAL	13,999,022
ITEM	DESCRIPTION	%	Division Totals	Item Totals	
				Exterior	Other
Thermal and Moisture proofing	Per plan plus at 8th floor above ceiling in lieu of rigid at roof deck	1.6%	324,155		72,623.60
Insulation	New TPO roof system modifications and penetrations plus new warranty for 20 yr roof. NO tapered insulation				66,162.30
Flooring	Remove and replace existing with new				17,816.00
Entrance/Downspout	Per plan, cost included at insulation line item. Note: standard fiberglass batts are specified in lieu of rock wool				
Soundproofing	WR Meadows Mid-Drain drainage mat and sheet waterproofing at new CMU. Not shown on plan				7,975.00
Waterproof foundations	Tremco Exoair 250 fluid applied air barrier at CMU at 8th floor 1 above roof line. Not shown on plan				4,885.00
Fluid Applied Air Barriers	No details to date. budget number only as allowance				41,600.00
Fire Caulking and Firestopping	Liquid & membrane applied air and water flashings at all new door and window openings rear wall				8,000.00
Window and door flashing	Caulking and other sealants				7,765.00
Exterior sealants					
Windows and doors	Aluminum window replacement windows at front and rear facade	8.0%	1,199,843		
Windows	First floor 12ft tall fixed glass units each side of entry system			454,431.18	
Storefront glass	Atrium windows and elevator doors			21,495.00	
Fire shutters	Interior wood doors			245,808.00	
Doors	Welded steel jambs included in all door pricing			410,584.00	
Door jambs	All hardware except access controls locks included with door pricing				
Hardware	Aluminum double bypass entry and air lock doors (12ft w x 8ft tall (incl. hdlr) w/ two sliding 3ft doors ea.) motion sensor				
Entry doors	Airlock frameless glazing, conference room glazing			42,865.00	
Interior Glazing				24,650.00	
Finishes		13.0%	1,301,158		
Drywall and metal framing	Install metal frame partitions, soffits, ceiling drops and drywall, finish and prepare for paint & wallcoverings			814,993.00	
Plaster	Atrium exterior walls			74,000.00	
Painting interior	Walls and ceilings prime and paint smooth, all doors and trim, ext railings			164,207.60	
Painting exterior	Sealants and rear exit doors			4,798.00	
Wallcovering	Provide and install materials specified by designer (23% allowance)			242,156.00	
Acoustic Ceilings	Main and Tin Ceilings (DELETED) ACT BUDGET ONLY			26,399.00	
Hardwood	Main lobby only			66,750.00	
Ceramic Tile	Bathroom floors and base w/ metal trim, shower walls and floors, elevator lobbies, back of bar, bar & kitchen floor			481,903.80	
Resilient Flooring	Fitness room substituted interlocking TrafficMaster fitness room floor			1,444.30	
Concrete finishes	Standard smooth finish on basement floor areas in closets, mesh areas. Sealed only			5,615.00	
Carpet	Install materials provided by interior designer			19,050.00	
Equipment		0.20%	28,120		
Laundry system	Coordination for separate contractor to install			880.00	
Commercial Appliances	Coordination for separate contractor to install			1,760.00	
Undercounter refrigerators	Coordination for separate contractor to install			880.00	
Kitchen equipment	Coordination for separate contractor to install			1,760.00	
Wine cooler	Allowance for carpentry, electrical, hvac and tile to accommodate vendor for wine cooler. Owner to purchase directly			22,840.00	
Specialties		1.0%	346,378		
Closet interiors	None. chifferobes included in furniture package				
Toilet and bath accessories	lighted make up mirror, lighted vanity mirror, towel bar, 2 hooks and tpb for all guest rooms, public baths included			56,839.08	
Toilet Partitions	Lower level public bath partitions standard laminated selections			2,868.38	
Shower enclosures	Frameless heavy glass doors and hinges installed with fixed sidelights			56,050.00	
Fire Extinguishers	One per floor with recessed cabinet			2,945.00	

EXHIBIT A TO FIVE YEAR PLAN OF THE 1108-1110 GRAND COMMUNITY IMPROVEMENT DISTRICT ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES*

RENOVATION AND HISTORIC PRESERVATION				Exterior	
KINDLER HOTEL				Other	1,316,668
PRELIMINARY BUDGET AND NOTATIONS				TOTAL	12,682,354
					13,999,022
ITEM	DESCRIPTION	%	Division Totals	Item Totals	Exterior, Public or Other
Signage	Provide and install room numbers, ADA bathroom, all door signage, installation only of all interior kindler signage			15,245.00	OTHER
Lobby specialties	Install Owner supplied freestanding mirrors, shelves, allowances only			12,730.00	OTHER
Conveying Equipment					
Elevators	Two Traction full size cabt basement to sixth floor one side operating, Schindler spec	2.8%	\$ 404,500		OTHER
Elevator Interiors/ Doors	Cab interiors and elevator door and surround allowance				OTHER
Testing and Inspections	Elevator inspections and consultant fee				OTHER
Fire Suppression Systems					
Sprinkler system distribution	Per NFPA 13	1.5%	\$ 204,553		OTHER
Fire pump	Requirements depending upon final flow testing. Testing is included				OTHER
Plumbing					
Rough plumbing and finish	Includes all waste and vent, supply piping inside building, waste pipe throughout and under floor incl. rear cast iron at fig.	4.8%	\$ 667,775		OTHER
Water Pump	Water pump system				OTHER
Ground rough	Saw cut and removal of concrete at floor drains included				OTHER
Plumbing Fixtures					
	Allowance only as fixtures are not specified except as Vanities or Grohe	0.0070576%	\$ 96,800		OTHER
Mechanical					
HVAC System	All required electric heating /cooling systems for units and elevator shaft plus DOAS system for common areas	6.2%	\$ 869,481		OTHER
	Venting of laundry, exhausts for baths plus extra exh. fan duct for control in each private bath, Eight fresh air ducts				OTHER
	Basement ducted system to be soffited, Stairwells separately conditioned by 2 ton ductless systems and 3kw				OTHER
	wall heaters. Two 15,650 cfm roof pressurization fans with curbs and dampers				OTHER
Hood	Allowance for 8ft hood with Ansul system delivered				OTHER
Grease duct	Kitchen ducting to alley vent same location as existing				OTHER
Electrical					
Power and lighting	All Div 25 Electrical work including electrical listed fixtures on plan	10.8%	\$ 1,506,075		OTHER
	Installation of all decorative lighting and dimming systems				OTHER
Lighting Fixtures & dimming systems	Decorative lighting not specified on plans. Using allowance suggested by interior designer				OTHER
	See lighting allowance				OTHER
Electronic Safety and Security					
Fire Alarm	Per NFPA	2.03%	\$ 284,579		OTHER
Access control wiring					OTHER
Low voltage wiring	Cat 6/5E wiring security wiring for camera / monitors (monitors and TV's incl)				OTHER
Sub-Total Construction Costs					
Overhead and Profit of General Contractor		90.9%	\$ 12,716,183		OTHER
Contingency	5%	4.5%	\$ 636,319		OTHER
	5%	4.5%	\$ 636,319		OTHER
TOTAL CONSTRUCTION COST			\$ 13,999,022		

**EXHIBIT D-1 TO PETITION
EVIDENCE SUPPORTING BLIGHT DETERMINATION
(Blight Study Dated January 12, 2022 prepared by Sterrett Urban LLC)
Submitted Under Separate Cover Due to Size**

**EXHIBIT D-2 TO PETITION
MAINTENANCE HISTORY
From December 17, 2020 (Date of Acquisition)**

	Line Items	Totals
Preliminary investigative demolition for discovery	\$ 640	\$ 640
Security Measures (pre-vandalism and post vandalism)		
• Board up and secure exterior openings	\$ 4,510	
• New locks	\$ 540	
• Security Cameras	\$ 1,452	
• Fencing	\$ 650	
Subtotal		\$ 7,152
Safety		
• Vault/ Sidewalk shoring repairs	\$ 700	
• Temporary lighting (destroyed by vandalism)	\$ 444	
• Safety harnesses for work on exterior of building	\$ 425	
Subtotal		\$ 1,569
Environmental Testing and Reports	\$ 32,953	\$ 32,953
Utilities serviced	\$ 1,443	\$ 1,443
Arch, Civil, Mech, Elect and Plumbing engineering/documentation	\$ 354,751	\$ 354,751
Total	\$	\$ 398,508

EXHIBIT D-3 TO PETITION
5-YEAR ASSESSED VALUE HISTORY
(See Attached)

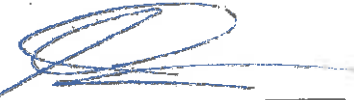
DEPUTY ASSESSOR CERTIFICATE

TO: The City Council of Kansas City, Missouri

I HEREBY CERTIFY that I am Deputy Assessor of Jackson County, Missouri, and as such, on behalf of the County, I hereby further certify as follows:

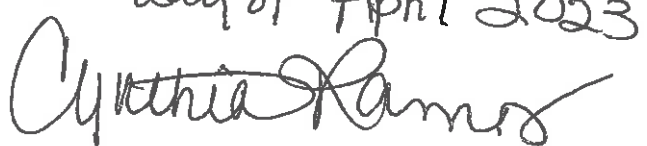
1. The document attached to this Certificate as Exhibit A contains a true, correct and complete copy of Jackson County's total assessed value from the five immediately preceding tax years for the property commonly known as 1108 Grand Boulevard, Kansas City, Missouri 64106 (Parcel #29-220-49-11-00-0-00-000).

IN WITNESS WHEREOF, I have issued this Certificate this 18th day of April, 2023.



Deputy Assessor

Printed Name: Maureen Monaghan

Notary
18th day of April 2023


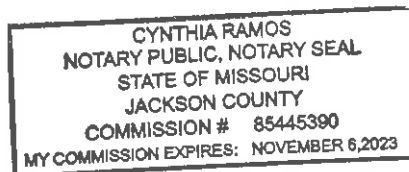


Exhibit A to Deputy Assessor Certificate



JACKSON COUNTY

Property Account Summary

As Of 4/18/2023 Status: Active

Account No.: 29-220-49-11-00-0-00-000 **Alternate Property Number:** 3737733
Account Type: Real Property
TCA: 001 **Guest Property Account(s):** 20160169B (Host is Primary)
Situs Address: 1108 GRAND BLVD
KANSAS CITY MO 64106
Legal: SWOPE'S ADD N 46.73 FT OF LOT 81

Parties:

Role	Name & Address
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Owner	CAS-KC-NEDA LLC 906 OLIVE ST STE 3 ST LOUIS MO 63101
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Taxpayer	CAS-KC-NEDA LLC 906 OLIVE ST STE 3 ST LOUIS MO 63101
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Property Values:

Value Name	2022	2021	2020	2019	2018
Market Value Total	\$1,029,000	\$1,029,000	\$1,028,700	\$1,028,700	\$648,000
Taxable Value Total	\$329,280	\$329,280	\$329,184	\$329,184	\$207,360
Assessed Value Total	\$329,280	\$329,280	\$329,184	\$329,184	\$207,360

Property Characteristics:

Tax Year	Characteristic	Value
2022	Property Class	2010

Exemptions:

(End of Report)

**EXHIBIT D-4 TO PETITION
CONSTRUCTION BUDGET**

<u>SOURCES OF FUNDS</u>	Acquisition Equity & Loans	Construction & Acquisition	Permanent Funding
Cash equity contribution for Acquisition	\$ 335,750	\$ 1,415,750	\$ 1,415,750
Additional required cash from Owner/Developer	\$ -	\$ 1,017,115	\$ 817,257
Acquisition Loan Peoples Bank	\$ 1,080,000	\$ -	\$ -
City (PIAC?) contribution to utility vault repair	\$ -	\$ 325,000	\$ 325,000
Construction Bridge Loan	\$ -	\$ 12,000,000	\$ -
Permanent Loan	\$ -	\$ -	\$ 12,000,000
Brownsfield tax credits bridge/ monetized	\$ -	\$ 66,960	\$ 74,400
Pace Funding	\$ -	\$ 3,603,600	\$ 4,027,027
Federal Tax Credit Investor	\$ -	\$ 712,800	\$ 2,851,200
Federal Tax credit bridge loan	\$ -	\$ 1,924,560	\$ -
State tax credits	\$ -	\$ -	\$ 255,750
State tax credit bridge loan	\$ -	\$ 230,175	\$ -
FF&E finance	\$ -	\$ -	\$ -
Line of Credit (held for reserves)	\$ -	\$ -	\$ 500,000
Deferred Developer fee	\$ -	\$ 1,600,000	\$ 1,600,000
TOTAL SOURCES	\$ 1,415,750	\$ 22,895,960	\$ 23,866,384

EXHIBIT D-4 TO PETITION CONSTRUCTION BUDGET

<u>USES OF FUNDS</u>	<u>Acquisition Equity & Loans</u>	<u>Construction & Acquisition</u>	<u>Permanent Funding</u>
Acquisition Costs			
Property acquisition	\$ 1,350,000	\$ 1,350,000	\$ 1,350,000
Closing costs	\$ 8,402	\$ 8,402	\$ 8,402
Legal	\$ 5,000	\$ 5,000	\$ 5,000
Total Acquisition Costs	\$ 1,363,402	\$ 1,363,402	\$ 1,363,402
Direct Construction Costs			
Site Improvements & Utilities (Vault abandonment)	\$ -	\$ 350,000	\$ 350,000
Building Rehabilitation and Finishes	\$ -	\$ 13,550,000	\$ 13,550,000
Bonding: Performance and payment	\$ -	\$ 90,000	\$ 90,000
Owners Construction contingency	\$ -	\$ 500,000	\$ 500,000
Total Direct Construction Costs	\$ -	\$ 14,490,000	\$ 14,490,000
Soft Costs			
Architecture & MEP engineering	\$ -	\$ 417,600	\$ 417,600
Initial concept planning	\$ 14,200	\$ 14,200	\$ 14,200
Civil Engineering, Landscape Architect	\$ -	\$ 50,000	\$ 50,000
Consultants: historic and brownfield	\$ -	\$ 68,000	\$ 68,000
Pre-Construction Due Diligence/ tax credit application	\$ 38,148	\$ 88,148	\$ 88,148
City Plan review fees	\$ -	\$ 13,334	\$ 13,334
Legal and Accounting: Tax credit related	\$ -	\$ 50,000	\$ 50,000
Legal and Accounting: Incentive and Financing	\$ -	\$ 150,000	\$ 150,000
State Tax credit fees (assumes only \$275k used)	\$ -	\$ 8,250	\$ 8,250
Federal Tax credit review fees	\$ -	\$ 6,500	\$ 6,500
Building permits for rehab work	\$ -	\$ 78,000	\$ 78,000
Owners risk insurance	\$ -	\$ 20,000	\$ 20,000
Construction period taxes	\$ -	\$ 75,570	\$ 75,570
Construction period utilities	\$ -	\$ 25,000	\$ 25,000
Bookkeeping for historic cost tracking process	\$ -	\$ 15,000	\$ 15,000
Soft Cost contingency at 10%	\$ -	\$ 107,400	\$ 107,400
Total Soft Costs	\$ 52,348	\$ 1,187,002	\$ 1,187,002
Furniture, Fixtures & Equipment			
Owner Direct purchases for video and security monitors	\$ -	\$ 100,000	\$ 100,000
Wine Cooler and enclosure	\$ -	\$ 78,000	\$ 78,000
FF&E Hotel (verify interior design fees included)	\$ -	\$ 2,750,000	\$ 2,750,000
Restaurant and bar equipment w/ inventory	\$ -	\$ 76,500	\$ 76,500
LED waterfall display at reception desk	\$ -	\$ 80,000	\$ 80,000
Exterior signage	\$ -	\$ 20,000	\$ 20,000
Laundry Equipment	\$ -	\$ 40,000	\$ 40,000
Total Furniture, Fixtures & Equipment	\$ -	\$ 3,144,500	\$ 3,144,500
Indirect Construction Costs			
Developer fee	\$ -	\$ 1,600,000	\$ 1,600,000
Total Indirect Construction Costs	\$ -	\$ 1,600,000	\$ 1,600,000
Financing Costs			
Appraisal	\$ -	\$ 10,000	\$ 10,000
Construction/Bridge loan interest and fees	\$ -	\$ 594,000	\$ -
Pace Loan pre-construction costs and closing costs	\$ -	\$ 100,000	\$ -
Pace Loan capitalized interest over 2 years	\$ -	\$ -	\$ 423,423
Closing Costs for Construction bridge loan	\$ -	\$ 60,000	\$ -
Tax credit bridge interest	\$ -	\$ 283,181	\$ -
Disbursing & Title insurance	\$ -	\$ 33,875	\$ 12,000
Interest reserve for tax credit bridge lender	\$ -	\$ 30,000	\$ -
Permanent Finance Closing costs	\$ -	\$ -	\$ 30,000
Construction Financing Less \$30k Int Reserve	\$ -	\$ -	\$ 1,081,056
Total Financing Costs	\$ -	\$ 1,111,056	\$ 1,556,479
Operating Reserves			
Operating / Lease up reserve	\$ -	\$ -	\$ 250,000
Emergency Reserve	\$ -	\$ -	\$ 250,000
Total Operating Reserves	\$ -	\$ -	\$ 500,000
Marketing			
Grand Opening Costs	\$ -	\$ -	\$ 25,000
Total Marketing	\$ -	\$ -	\$ 25,000
TOTAL PROJECT COSTS	\$ 1,415,750	\$ 22,895,960	\$ 23,866,383

**EXHIBIT D-5 TO PETITION
PROJECT SCHEDULE**

- **Summer 2023 thru Winter 2023/24:** Vault remediation, Utility entrances, Asbestos and Lead Remediation, and Interior Demolition
- **Winter 2023/24 through Summer 2024:** Exterior Demolition, Masonry, Framing, Structural steel and Roofing
- **Summer 2024 through Fall 2024:** Mechanical Electrical Plumbing Sprinkler and Fire Safety rough in
- **Fall 2024 through Spring 2025:** Windows, Doors insulation, drywall and all Finishes.
- **Spring 2025:** Substantial Completion/Opening.