PETITION FOR ESTABLISHMENT OF THE
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT
KANSAS CITY, JACKSON COUNTY, MISSOURI
FOURTH COUNCIL DISTRICT

______________, 2023
To the Mayor and City Council of the City of Kansas City, Missouri:

The undersigned real property owners (the “Petitioners”), being the owners of

(1) more than fifty percent by assessed value of the real property, and

(2) 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 Petitioners 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: Crossroads 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 nine (9) 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. **Initial Directors.** The initial directors (“Initial Directors”) and their respective terms shall be as follows:

1. Stephen Powell - four (4) year term
2. Leslie Tomlinson - four (4) year term
3. Rick Usher - four (4) year term
4. Jeff Owens - four (4) year term
5. Rasool Ahmed - two (2) year term
6. Lara Gray - two (2) year term
7. Elizabeth Rosin - two (2) year term
8. Alex Proffer - two (2) year term
9. Spencer Sight - two (2) year term

**d. Terms.** Each Initial Director named above shall serve for the term set forth opposite his/her name or until his/her successor is appointed in accordance with this Petition 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.

e. **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 Executive Director, 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 Executive Director submit an alternate slate.

If an alternate slate is requested, the Executive Director 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 Executive Director 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 $213,361,814 for 2023.

7. **Blight Determination.** Petitioners do 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 ten (10) 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 is approximately Nine Million Six Hundred Thousand Dollars ($9,600,000) over ten (10) years, representing approximately one hundred percent (100%) of the total after anticipated administrative costs. The public benefit to be derived is the continued development and enhancement to one of the most highly trafficked neighborhoods in Kansas City through public improvements within the District, including the management of First Friday, one of Kansas City’s most popular events, streetscaping, landscaping, sidewalk improvements, and the creation of additional greenspace, all within the public right of way, and the provision of security, waste management, and graffiti removal.

10. **Special Assessments.** The District is authorized, subject to approval by the Qualified Voters of the District, to impose certain special assessments within the District as set forth below and otherwise in accordance with the CID Act (the “District Special Assessments”). The District Special Assessments will used to pay for costs of the District’s Projects and administrative costs of the District. The maximum annual rates of the District Special Assessments with respect to the initial assessment year will be as set forth in the table below, and the maximum annual rates of the District Special Assessments with respect to subsequent assessment years will be increased by 3% cumulatively in each successive assessment year.
<table>
<thead>
<tr>
<th>PROPERTY CATEGORY¹</th>
<th>INITIAL MAXIMUM ANNUAL DISTRICT SPECIAL ASSESSMENT (PRIOR TO 3% ANNUAL ESCALATION)</th>
</tr>
</thead>
<tbody>
<tr>
<td>Undeveloped county tax parcels under 500 sq. ft.</td>
<td>No Assessment</td>
</tr>
<tr>
<td>Undeveloped county tax parcels from 500 sq. ft. up to but less than 10,000 sq. ft.</td>
<td>$100</td>
</tr>
<tr>
<td>Undeveloped county tax parcels equal to or over 10,000 sq. ft.</td>
<td>$200</td>
</tr>
<tr>
<td>County tax parcels under 10,000 sq. ft. used as stand-alone parking lots</td>
<td>$300</td>
</tr>
<tr>
<td>County tax parcels equal to or over 10,000 sq. ft. used as stand-alone parking lots</td>
<td>$600</td>
</tr>
<tr>
<td>County tax parcels improved with one single family residence or one residential duplex (non-condominium) – Assessment per dwelling unit</td>
<td>$100</td>
</tr>
<tr>
<td>Condominium units (per unit) – No special assessment on common area parcels that have <em>de minimis</em> assessed value</td>
<td>$100</td>
</tr>
<tr>
<td>County tax parcels less than 10,000 sq. ft. improved with buildings, but excluding tax parcels improved with one single family residence or with condominium units</td>
<td>$600</td>
</tr>
<tr>
<td>County tax parcels 10,000 – 40,000 sq. ft. improved with buildings, but excluding improved with one single family residence or with condominium units</td>
<td>$1,200</td>
</tr>
<tr>
<td>County tax parcels over 40,000 sq. ft. improved with buildings, but excluding improved with one single family residence or with condominium units</td>
<td>$1,800</td>
</tr>
</tbody>
</table>

11. **Sales and Use Tax.** The District is authorized, subject to approval by the Qualified Voters of the District, to impose a sales and use tax within the District of up to one half of one percent (0.50%) in accordance with the CID Act as set forth below (the “District Sales Tax”). The District Sales Tax will used to pay for costs of the District’s Projects and administrative costs of the District. The revenue derived from the District Sales Tax and the District Special Assessments are referred to herein as the “District Revenue”.

¹ Square footage numbers refer solely to tax parcel acreage, not aggregate building square footage.
12. **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.

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, Petitioners do 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, Petitioners respectfully request that the City Council establish the requested Crossroads 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 CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

Name of owner: ____________________________  Owner’s telephone number: ________________
Owner’s address: _______________________________________________

**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):

<table>
<thead>
<tr>
<th>Corporation</th>
<th>General Partnership</th>
</tr>
</thead>
<tbody>
<tr>
<td>Limited Partnership</td>
<td>Limited Liability Company</td>
</tr>
<tr>
<td>Partnership</td>
<td>Urban Redevelopment Corporation</td>
</tr>
<tr>
<td>Not-for-Profit Corporation</td>
<td>Other ________________</td>
</tr>
</tbody>
</table>

Tax Parcel Number(s): | Parcel Number(s) from Exhibit B: | Assessed Value(s):
---|---|---

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.

______________________________  Date: ______________________, 2023
Signature of person signing for owner

STATE OF ___________  )
) ss
COUNTY OF ___________  )

On this ___ day of __________ 2023, before me personally appeared _____________________________,
to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _________________ day of __________, 2023.

My Commission Expires:  
Notary Public
Printed Name of Notary: __________________
EXHIBIT A

LEGAL DESCRIPTION

COUNTY, AND STATE, TO THE SOUTHERLY MOST SOUTHEAST CORNER OF SAID LOT 2, PERFORMING ARTS DISTRICT; THENCE NORTH ALONG THE WESTERLY MOST EAST LINE OF SAID LOT 2, PERFORMING ARTS DISTRICT, TO THE NORTHERLY MOST SOUTH LINE OF SAID LOT 2, PERFORMING ARTS DISTRICT; THENCE EAST ALONG SAID NORTHERLY MOST SOUTH LINE OF LOT 2, PERFORMING ARTS DISTRICT, TO THE EAST LINE OF SAID LOT 2, PERFORMING ARTS DISTRICT AND THE WEST RIGHT OF WAY LINE OF WYANDOTTE STREET, AS NOW ESTABLISHED; THENCE NORTH ALONG SAID EAST LINE OF LOT 2, PERFORMING ARTS DISTRICT AND SAID WEST RIGHT OF WAY LINE OF WYANDOTTE STREET, TO THE WESTERLY PROLONGATION OF THE SOUTH LINE OF LOT 1, PERFORMING ARTS DISTRICT; THENCE EAST ALONG SAID WESTERLY PROLONGATION, TO THE SOUTHWEST CORNER OF LOT 1, PERFORMING ARTS DISTRICT, AND THE EAST RIGHT OF WAY LINE OF SAID WYANDOTTE STREET; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF SAID WYANDOTTE STREET AND ALONG THE WEST LINE OF SAID LOT 1, PERFORMING ARTS DISTRICT, TO THE SOUTHWEST CORNER OF SAID LOT 1, PERFORMING ARTS DISTRICT; THENCE NORTH, TO THE SOUTHWEST CORNER OF LOT 27, BLOCK 2, J.H. MCGEE’S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WYANDOTTE STREET AND THE WEST LINE OF LOTS 19 THRU 27, BLOCK 2, J.H. MCGEE’S ADDITION, TO THE NORTHWEST CORNER OF LOT 19, BLOCK 2, J.H. MCGEE’S ADDITION AND THE SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, AS NOW ESTABLISHED; THENCE EAST ALONG THE NORTH LINE OF LOTS 18 AND 19, BLOCK 2, J.H. MCGEE’S ADDITION AND SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHEAST CORNER OF SAID LOT 18, BLOCK 2, J.H. MCGEE’S ADDITION AND THE WEST RIGHT OF WAY LINE OF BALTIMORE AVENUE, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF BALTIMORE AVENUE, AND ALONG THE EAST LINE OF SAID BLOCK 2, J.H. MCGEE’S ADDITION, TO THE WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 46 FEET OF LOT 2, BLOCK 1, J.H. MCGEE’S ADDITION; THENCE EAST ALONG SAID WESTERLY PROLONGATION OF THE NORTH LINE OF THE SOUTH 46 FEET OF LOT 2, BLOCK 1, J.H. MCGEE’S ADDITION, ALONG THE NORTH LINE OF THE SOUTH 46 FEET OF SAID LOT 2, BLOCK 1, J.H. MCGEE’S ADDITION, AND ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHEAST CORNER OF BLOCK 1, J.H. MCGEE’S ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHWEST CORNER OF LOT 218, BLOCK 16, MCGEE’S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE NORTH LINE OF SAID LOT 218, BLOCK 16, TO THE NORTHEAST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHWEST CORNER OF LOT 227, BLOCK 17, MCGEE’S ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, ALONG THE NORTH LINE OF LOTS 227 AND 236, BLOCK 17, MCGEE’S ADDITION, ALONG THE NORTH LINE OF LOTS 245 AND 254, BLOCK 18, MCGEE’S ADDITION, AND ALONG THE NORTH LINE OF LOTS 263 AND 272, BLOCK 19, MCGEE’S ADDITION, TO THE NORTHEAST CORNER OF LOT 272, BLOCK 19, MCGEE’S ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF
TRUMAN ROAD SOUTH, TO THE NORTHWEST CORNER OF LOT 1, STAR OAK STREET ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH AND ALONG THE NORTH LINE OF SAID LOT 1, STAR OAK STREET ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 1, STAR OAK STREET ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHWEST CORNER OF LOT 857, BLOCK 62, MCGEE’S ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, ALONG THE NORTH LINE OF LOTS 857 AND 866, BLOCK 62, MCGEE’S ADDITION, ALONG THE NORTH LINE OF LOTS 875 AND 884, BLOCK 63, MCGEE’S ADDITION, ALONG THE NORTH LINE OF LOTS 893 AND 902, BLOCK 64, MCGEE’S ADDITION, AND ALONG THE NORTH LINE OF LOT 911, BLOCK 65, MCGEE’S ADDITION, TO THE NORTHEAST CORNER OF SAID LOT 911, BLOCK 65, MCGEE’S ADDITION; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, TO THE NORTHWEST CORNER OF THE SOUTH 36 FEET OF LOT 2, HAEFNER’S 1ST ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG SAID SOUTH RIGHT OF WAY LINE OF TRUMAN ROAD SOUTH, ALONG THE NORTH LINE OF THE SOUTH 36 FEET OF LOT 2, HAEFNER’S 1ST ADDITION, ALONG THE NORTH LINE OF LOTS 13 AND 24, HAEFNER’S 1ST ADDITION, TO THE WEST RIGHT OF WAY LINE OF MISSOURI ROUTE 71, AS NOW ESTABLISHED; THENCE EAST, TO THE NORTHWEST CORNER OF THE EAST 5 FEET OF LOT 1, BLOCK 17, DUNDEE PLACE, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE EAST ALONG THE NORTH LINE OF LOTS 1 THRU 12, BLOCK 17, DUNDEE PLACE, AND SAID SOUTH RIGHT OF WAY LINE OF EAST TRUMAN ROAD, TO THE NORTHEAST CORNER OF SAID LOT 12, BLOCK 17, DUNDEE PLACE, AND THE WEST RIGHT OF WAY LINE OF TROOST AVENUE, AS NOW ESTABLISHED; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE, ALONG THE EAST LINE OF LOTS 12 THRU 21, BLOCK 17, DUNDEE PLACE, ALONG THE EAST LINE OF LOTS 1 THRU 14, BLOCK 22, DUNDEE PLACE, ALONG THE EAST LINE OF LOTS 1 THRU 11, BLOCK 27, DUNDEE PLACE, TO THE SOUTHEAST CORNER OF LOT 11, BLOCK 27, DUNDEE PLACE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE AND ALONG THE EAST LINE OF LOTS 7 THRU 12, BLOCK 12, VINEYARD’S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE SOUTHEAST CORNER OF LOT 7, BLOCK 12, VINEYARD’S ADDITION; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE AND ALONG THE EAST LINE OF LOTS 34 THRU 43, KAUFFMAN’S RESURVEY OF BLOCK 11 VINEYARD’S ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE, TO THE NORTHEAST CORNER OF LOT 1, KAUFFMAN’S 19TH STREET SUBDIVISION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST AVENUE AND THE EAST LINE OF LOT 1, KAUFFMAN’S 19TH STREET SUBDIVISION, AND THE SOUTHERLY PROLONGATION THEREOF, TO THE NORTHWEST CORNER OF LOT E, WIRTHMAN’S PARTITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE SOUTH ALONG SAID WEST RIGHT OF WAY LINE OF TROOST
AVENUE, THE EAST LINE OF LOTS E THRU J, WIRTHMAN’S PARTITION, AND THE EAST LINE OF LOTS 10 AND 11, BLOCK 10, VINEYARD’S ADDITION, TO THE SOUTHEAST CORNER OF THE NORTH 14 FEET OF LOT 10, VINEYARD’S ADDITION AND THE NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, AS NOW ESTABLISHED; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF BURLINGTON NORTHERN RAILROAD, TO THE SOUTHEAST CORNER OF LOT L, WIRTHMAN’S PARTITION; THENCE ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, ALONG THE SOUTH LINE OF LOT L, WIRTHMAN’S PARTITION, AND ALONG THE SOUTH LINE OF LOT 8, BLOCK 9, VINEYARD’S ADDITION, TO THE SOUTHWEST CORNER OF LOT 8, BLOCK 9, VINEYARD’S ADDITION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 25 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, BLOCK 4, VINEYARD’S ADDITION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 100 FEET WEST AND 27 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 10, BLOCK 4, VINEYARD’S ADDITION; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 32 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 9, BLOCK 4, VINEYARD’S ADDITION; THENCE SOUTHWEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 5 FEET EAST AND 62 FEET SOUTH OF THE NORTHWEST CORNER OF LOT 9, BLOCK 4, VINEYARD’S ADDITION; THENCE SOUTHWEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO A POINT 40.48 FEET SOUTH OF THE NORTHEAST CORNER OF LOT 9, BLOCK 3, VINEYARD’S ADDITION; THENCE SOUTHWEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO THE SOUTHWEST CORNER OF LOT 95, UNION STATION ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE WEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD, TO THE SOUTHWEST CORNER OF LOT 95, UNION STATION ADDITION, A SUBDIVISION IN SAID CITY, COUNTY, AND STATE; THENCE NORTH ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AND THE SOUTH LINE OF LOT 95, UNION STATION ADDITION, TO THE SOUTHEAST CORNER OF LOT 95, UNION STATION ADDITION; THENCE NORTH ALONG THE WEST LINE OF LOTS 92 THRU 95, UNION STATION ADDITION TO THE SOUTHEAST CORNER OF LOT 93, UNION STATION ADDITION; THENCE SOUTHWEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AND THE SOUTH LINE OF LOT 93, UNION STATION ADDITION, TO THE SOUTHEAST CORNER OF LOT 93, UNION STATION ADDITION; THENCE SOUTHWEST ALONG SAID NORTH RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD AND THE SOUTH LINE OF LOT 93, UNION STATION ADDITION, TO THE SOUTHEAST

SAVE AND EXCEPT THE REAL PROPERTY CONSTITUTING THE FOLLOWING JACKSON COUNTY, MISSOURI AD VALOREM TAX PARCELS AS SUCH TAX PARCELS ARE ESTABLISHED AS OF JULY 1, 2023:

29-240-37-08-00-0-00-000 (1707 Locust Street)
29-520-02-02-00-0-00-000 (1707 Grand Boulevard)
29-520-02-03-00-0-00-000 (1729 Grand Boulevard)
29-520-02-04-00-0-00-000 (1780 McGee Street)
29-520-47-06-00-0-00-000 (2020 Walnut Street)
29-520-34-06-00-0-00-000 (2013 Main Street)
29-520-34-07-00-0-00-000 (2035 Main Street)
29-520-34-08-00-0-00-000 (2045 Main Street)
29-520-34-09-00-0-00-000 (2049 Main Street)
29-410-17-09-00-0-00-000 (2035 Washington Street)
29-410-17-10-00-0-00-000 (400 Southwest Boulevard)
29-410-31-01-00-0-00-000 (2101 West Pennway Street)
29-410-31-02-00-0-00-000 (520 Southwest Boulevard)
29-410-31-03-01-0-00-000 (514 Southwest Boulevard)
29-410-31-03-02-0-00-000 (512 Southwest Boulevard)
29-410-31-04-00-0-00-000 (500 Southwest Boulevard)
29-410-32-09-00-0-00-000 (2201 West Pennway Street)
29-410-32-08-00-0-00-000 (529 Southwest Boulevard)
29-410-32-07-00-0-00-000 (527 Southwest Boulevard)
29-410-32-06-00-0-00-000 (525 Southwest Boulevard)
29-410-32-05-00-0-00-000 (523 Southwest Boulevard)
29-410-32-04-00-0-00-000 (519 Southwest Boulevard)
29-410-32-03-00-0-00-000 (515 Southwest Boulevard)
29-410-32-11-00-0-00-000 (501 Southwest Boulevard)
29-410-33-18-00-0-00-000 (423 Southwest Boulevard)
29-410-33-19-00-0-00-000 (409 Southwest Boulevard)
29-410-33-01-00-0-00-000 (405 Southwest Boulevard)
EXHIBIT B

BOUNDARY MAP

(See Attached)
EXHIBIT C
FIVE YEAR PLAN

(Attached)
FIVE YEAR DISTRICT MANAGEMENT PLAN
OF THE
CROSSROADS 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 Crossroads Community Improvement District in Kansas City, Missouri. It is an integral and composite part of the petition to establish the Crossroads Community Improvement District.
Introduction

The Crossroads 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 the Crossroads Art District in Kansas City, a vibrant neighborhood that serves as a destination for residents and tourists, and the home of First Friday, one of the City’s most popular events. The purpose of the District is to undertake certain improvements and provide certain services within the District, and to make strategic and visible improvements in the streetscape and safety of the neighborhood while maintaining its unique and authentic character. The District will improve the community by bettering conditions for current businesses and residents, and will provide and enhance greenspace, streetscape, security, trash, and graffiti removal services. Additionally, it is intended that the District will manage the First Friday events.

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 nine (9) 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
- collectively 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, comprising an area generally described as south of Truman Road, north of the Kansas City Terminal railway Right of Way/22nd Street, east of I-35, and west of Troost Avenue. 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, which are specific and controlling.

Method of Financing:

It is proposed that the District, assuming approval by the Qualified Voters, will impose the District Sales Tax and the District Special Assessments as described in the Petition. 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 ten (10) 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

District Revenue is intended to be used to create and maintain a safe, beautiful and vibrant neighborhood, and make the area more appealing and attractive to visitors, businesses and residents in the District. District Revenue will be used to pay for enhanced and additional landscape and streetscape, ongoing landscape maintenance and service, graffiti removal services, trash and waste management, First Friday event management, and security within the District, as well as District administrative 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 nine 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 CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES²

(See Attached)

² These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes permitted under the CID Act.
EXHIBIT A TO FIVE YEAR PLAN OF THE
CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

ESTIMATED COSTS OF IMPROVEMENTS AND SERVICES\(^2\)

(See Attached)

\(^2\) These costs are estimates only and may fluctuate based on actual revenues/costs incurred for purposes permitted under the CID Act.
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**Fund Balance Ending:**

**Revenue:**

**Total Revenues:**

**Total Other Operating Expenses:**

**Other Operating Expenses:**

**Total Operating Expenses:**

**Total Personal:**

**Total Other: (after income tax)**

**Departmental Committees (after income tax)**

**Other Income:**

**Total Income:**

**Total Operations:**

**Total Operating Budget:**

Crossett CDL Proposed Operating Budget