

Signature Page to the Petition to Establish the Main Street Community Improvement District and Levy Special Assessments

I request that the City Council of Kansas City, Missouri establish the Main Street Community Improvement District according to the Petition attached and made part of this signature page.

The Main Street Community Improvement District ("District") shall be authorized to levy and intends to levy special assessments against the real property herein stated as benefited by and located in the District to provide revenue for the purposes authorized by Sections 67.1401-67.1571 RSMO, and may include the following: (1) safety and security, (2) maintenance of publicly and privately owned areas, (3) landscape and streetscape maintenance, (4) management and operations, (5) development and financing of public improvements, (6) marketing, and (7) establishment of a reserve fund. Such special assessments are to be levied annually against each tract, lot or parcel of real property, within the District, ("Lots") listed in Attachment A to The Petition to Establish the Main Street Community Improvement District and Levy Special Assessments, which is attached and made part of this signature page. The cost of such services and/or projects shall be equally allocated among the Lots in an annual amount not to exceed \$0.2369 per \$100 of assessed value and \$0.05574 per square foot of land. Such authorization to levy the special assessment shall expire on November 1st, 2029.

Name of Owner	_____
Owner's Telephone Number	_____
Owner's Mailing Address	_____

Owner's Marital Status	_____

Name, Title of Signer	_____
Basis of Signer's Legal Authority to Sign	_____

Signer's Telephone Number	_____
Signer's Mailing Address	_____

Owner's Type of Entity	_____

Map, parcel number and assessed value of each tract of real property within the proposed district owned	<u>Parcel #</u> _____ <u>Assessed Value</u> _____

By executing this Petition, the undersigned represents and warrants that he or she is authorized to execute this Petition on behalf of the property owner named immediately above. Signatures may not be withdrawn later than seven days after filing of this Petition with the City Clerk.

_____	_____
	Date
STATE OF _____)	
) ss.
COUNTY OF _____)	

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 _____, 2013.

Notary Public

My Commission Expires: _____

**THE PETITION TO ESTABLISH THE
MAIN STREET COMMUNITY IMPROVEMENT DISTRICT
AND LEVY SPECIAL ASSESSMENTS**

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This petition (“Petition”) is submitted pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “Act”), by those persons and entities whose signatures appear below (the “Petitioners”) who request that the City of Kansas City, Missouri City Council (the “City Council”) establish a community improvement district in the City of Kansas City, Missouri (the “City”) in accordance with this Petition, and who authorize the levy of special assessments. This Petition is a request to renew a Community Improvement District that will otherwise expire on November 1, 2014.

I. DESCRIPTIONS OF THE DISTRICT

A. Name of the District

The name of the District shall be the Main Street Community Improvement District, Inc. (the “District”).

B. Legal Description

The District includes all of the real property (the “District Land”) legally described in **Exhibit 1.1** (“Legal Description and Boundary Map”) attached and made a part of this Petition.

C. Boundary Map

A map illustrating the boundaries of the District is attached to and made a part of this Petition as **Exhibit 1.2** (“Legal Description and Boundary Map”).

II. PETITIONERS

Petitioners represent (1) more than fifty (50%) per capita of all owners of the District Land, and (2) property owners collectively owning more than fifty percent (50%) by assessed value of the District Land.

III. FIVE YEAR PLAN

A. Purposes of the District

1. The purposes of the District are to:

- (a.) provide or cause to be provided for the benefit of the District, certain services (“the Eligible Services”) described in paragraph B of this article; and
- (b.) levy and collect special assessments.

The District’s purposes shall be implemented according to the provisions of Section 67.1461 (“Powers of the District”) of the Act.

2. The District allows landowners in the District to:

- (a.) coordinate efforts to improve the District and meet the District's purposes;
- (b.) plan Eligible Services and/or public improvements that are deemed by the District to be necessary and desirable by the District;
- (c.) implement Eligible Services and public improvements; and
- (d.) share the costs incurred by the District through special assessments imposed and collected in accordance with this petition and the Act.
- (e.) initiate a petition to terminate the proposed community improvement district as provided by 67.1481 RSMo.

B. Eligible Services

The Eligible Services shall include, but are not necessarily limited to: (1) safety and security, (2) maintenance of publicly and privately owned areas, (3) landscape and streetscape maintenance, (4) management and operations, (5) development of public improvements, (6) marketing, and (7) establishment of a reserve fund.

1. Safety and Security

The District may employ or contract for the provision of Public Safety Ambassadors ("PSAs") to assist patrons, residents, and users to improve the safety conditions of the District. Such services may include, but are not necessarily limited to:

- (a.) monitoring, reporting, and deterring illegal or suspicious behavior;
- (b.) assisting with medical emergencies;
- (c.) helping visitors navigate the area and "marketing" its many cultural and historical attractions, points of interest and amenities;
- (d.) coordinating communications between the City and PSA personnel;
- (e.) identifying and reporting public nuisances and exterior code violations;
- (f.) providing public safety education for residents, businesses and visitors; and
- (g.) assisting with issues of homelessness.

2. Maintenance of Publicly and Privately Owned Areas

The District may provide maintenance services to publicly and privately owned areas within the District.

3. Landscape and Streetscape Maintenance

The District may provide or contract for the provision of cleaning and maintenance services by Public Maintenance Ambassadors (“PMAs”) to public areas in order to improve the appearance and image of the District by supplementing existing City services. Such services may include, but are not necessarily limited to:

- (a.) litter removal;
- (b.) purchase and maintenance of additional trash receptacles;
- (c.) landscaping maintenance;
- (d.) shoveling snow from crosswalks and handicap areas;
- (e.) assisting safety personnel and police in crime prevention efforts;
- (f.) graffiti, poster and handbill removal, and
- (g.) maintenance of pedestrian lights

4. **Management and Operations**

The District may hire or contract for personnel to staff and provide services to the District. Moreover, the District may furnish, equip and house staff necessary to provide the Eligible Services.

5. **Development and Financing of Public Improvements**

The District may contract for the financing, funding, maintenance, and/or development of public improvements.

6. **Marketing**

The District may advertise or market businesses and special events within the District to increase patronage.

7. **Reserve Fund**

A reserve account will be created to provide funds to offset slow or delinquent payments from property owners. These funds also may be used for one-time, unexpected situations.

C. **Budget**

The estimated budget for Eligible Services is shown on **Exhibit 2** (“Estimated Budget of the Eligible Services”), attached to and made a part of this Petition.

IV. **TERM OF THE DISTRICT**

The District will exist and function for fifteen (15) years (the “Term”). The Term shall commence on November 1, 2014, contemporaneously with the expiration of the District as it presently exists pursuant to Ordinance 061095, such that there shall be no lapse in the District’s existence.

V. GOVERNANCE OF THE DISTRICT

A. Type of District

The District shall be the Main Street Community Improvement District, Inc. a separate not-for-profit corporation in good standing and with all of the powers granted to and/or exercisable by a community improvement district pursuant to the Act except to the extent such powers are expressly limited by this Petition or the corporation's Bylaws.

B. Board of Directors

The Board of Directors shall be created pursuant to Chapter 355 of the Revised Missouri Statutes as follows:

1. There shall be eleven (11) members of the Board of Directors.
2. There shall be two types of Directors: Reserved and At-large.
 - (a) Reserved Board members will be appointed as follows: Any single property owner, within the District, that is assessed and/or voluntarily contributes to the CID over eighteen and two tenths percent (18.2%) of the total CID assessments and contributions for the year, shall appoint two Directors. Any single property owner, within the District, that is assessed and/or contributes over nine and one tenth percent (9.1%) of the total CID assessments and contributions for the year, shall appoint one Director. If any single property owner appoints Directors because the owner meets either of the above thresholds for assessment and/or contribution, and that owner ceases to meet said threshold, the appointed seats will no longer be reserved for appointment and will instead be filled by an at-large election.
 - (b) At-large Directors shall be elected according to the specifications in the Bylaws.
3. To be eligible to be a Director, all candidates (Reserved and At-large) must be:
 - (a) At least eighteen (18) years of age; and
 - (b) A property owner, business owner or a designated representative of either one of the aforementioned parties within the district.

VI. TAXES

The District shall have no power to levy real estate, business license, sales or use taxes.

VII. SPECIAL ASSESSMENTS

The maximum rate of special assessments and the respective methods of assessment that may be proposed by petition, pursuant to sections 67.1521 of the Act, are: \$0.2369 per \$100 dollars of assessed value and \$0.05574 per square foot of land.

VIII. ASSESSED VALUE

The total assessed value of all the real property within the District that is not exempt from special assessments is \$100,218,867. The total assessed value of all real property within the District that is exempt is \$15,047,400. The total assessed value of all real property within the District, exempt and non-exempt is \$115,266,267.

IX. BLIGHT DETERMINATION

The Petition does not include a request for a determination of blight for any real property within the District.

X. REQUEST TO ESTABLISH DISTRICT

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set forth in this Petition.

XI. LIMITATIONS ON THE CID

A. Limitations on Borrowing Capacity.

The District shall have the authority to borrow funds.

B. Limitations on Revenue Generation.

The District will have no authority to levy sales and use taxes within the limitations described in this Petition.

C. Other Limitations on District Powers.

The District will have the authority and powers granted to community improvement districts as not-for-profit corporations under the Act and as otherwise provided by law. The District may enter into agreements with the City, other political subdivisions, for profit or nonprofit organizations in order to carry out the District purposes and contribute to and/or receive funds from such entities for the purposes approved herein.

XII. NOTICE TO PETITIONERS

The signatures of Petitioners signing this Petition may not be withdrawn later than seven (7) days after this Petition is filed with the clerk of the City.

XIII. SEVERABILITY

If any provision of this Petition shall be held or deemed 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.

XIV. COUNTERPARTS.

This Petition may be executed at different times and in any number of originals or counterparts, each of which shall be deemed an original, but all of which together shall constitute only one instrument.

XV. SIGNATURES OF ALL PETITIONERS.

The signature pages for each property owner are on page 1 of this petition.

CLERK'S RECEIPT OF PETITION

This Petition was filed in the office of the City Clerk of Kansas City, Missouri on the _____ day of _____, 2013.

City Clerk

[SEAL]

EXHIBITS AND ATTACHMENTS

- Exhibit 1.1 Legal Description of Community Improvement District
- Exhibit 1.2 District Boundary Map
- Attachment A Parcel Number and Assessed Value Owned within the Proposed
 District by Property Owner
- Attachment B A Map of Each Tract of Real Property Owned Within the Proposed
 District by Property Owner
- Exhibit 2 Five Year Budget

EXHIBIT 1.1

**LEGAL DESCRIPTION OF
COMMUNITY IMPROVEMENT DISTRICT**

EXHIBIT 1.2

DISTRICT BOUNDARY MAP

[See Next Page]

**Parcel Number, and Assessed Value Owned Within the Proposed District
by Property Owner**

ATTACHMENT B

**A Map of Each Tract of Real Property Owned Within the Proposed District by Property
Owner**

EXHIBIT 2

FIVE YEAR BUDGET

ELIGIBLE SERVICES	YEAR 1	YEAR 2	YEAR 3	YEAR 4	YEAR 5
Safety & Security	\$240,000.00	\$250,000.00	\$260,000.00	\$270,000.00	\$280,000.00
Maintenance of Publicly and Privately Owned Areas	\$200,000.00	\$205,000.00	\$210,000.00	\$215,000.00	\$220,000.00
Landscape & Streetscape Maintenance	\$ 32,434.95	\$ 28,183.64	\$ 24,147.34	\$ 20,330.28	\$ 16,736.89
Management and Operations	\$111,419.45	\$113,647.83	\$115,920.79	\$118,239.21	\$120,603.99
Marketing	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00	\$ 50,000.00
Reserve Fund	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00	\$ 15,000.00
County Collection Fee	\$ 6,554.10	\$ 6,685.20	\$ 6,818.87	\$ 6,955.25	\$ 7,094.35
Total	\$655,408.50	\$668,516.67	\$681,887.00	\$695,524.74	\$709,435.23