



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
JULY 13, 2026**

The City Council will meet in Closed Executive Session at 6:45 pm, July 13, 2026, Gladstone City Hall, 7010 North Holmes, Gladstone, Missouri. The Closed Executive Session is closed pursuant to RSMo. Open Meeting Act Exemption 610.021 (1) for Litigation and Confidential or Privileged Communications with Legal Counsel, 610.021 (2) Real Estate, 610.021(3) Personnel, and 610.021(12) Negotiated Contract.

OPEN STUDY SESSION 7:15 PM

1. **Stormwater Management Program:** Director Tim Nebergall will present the draft program for the 2026-2031 permit cycle.

REGULAR MEETING 7:30 PM

TENTATIVE AGENDA

1. **Meeting Called to Order.**
2. **Roll Call.**
3. **Pledge of Allegiance to the Flag of the United States of America.**
4. **Approval of the Agenda.**
5. **Approval of the June 22, 2026, Regular City Council Meeting Minutes.**

6. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*
7. **Communications from the City Council.**
8. **Communications from the City Manager.**
9. **CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMIT: Snow Cones with the Cops, Linden Square, Tuesday, July 14, 2026, 4:00 to 6:00 pm.

RESOLUTION R-26-41, A Resolution accepting right-of-way and easements from certain property owners in conjunction with the North Oak Trafficway Road Construction Project TP2371.

RESOLUTION R-26-42, A Resolution authorizing Change Order No. 1 in the amount of \$156,800.00 to the contract with Linaweaver Construction, Incorporated, for the FY26 Water Main Replacements Project WP2687.

REGULAR AGENDA

10. **PUBLIC HEARING:** Petition to Amend the Downtown Linden Community Improvement District.
11. **PUBLIC HEARING:** Petition to Terminate the Linden Block 25 Community Improvement District.
12. **FIRST READING BILL NO. 26-21** An Ordinance Approving the Petition to Amend the Downtown Linden Community Improvement District; and authorizing certain actions in connection therewith.
13. **FIRST READING BILL NO. 26-22,** An Ordinance Authorizing and Approving the First Amendment to the Downtown Linden CID Contract between the City of Gladstone, Missouri, the Downtown Linden Community Improvement District, and SREH Mag Gladstone Partners, LLC.

- 14. FIRST READING BILL NO. 26-23,** An Ordinance Authorizing the City Manager to execute the Second Amendment to a Development Agreement between the City of Gladstone, Missouri and SREH Mag Gladstone Partners, LLC related to a project previously financed by the City under Article VI, Section 27 of the Missouri Constitution and Sections 100.100 to 100.200 of the Revised statutes of Missouri; and authorizing the execution of certain documents and taking of certain other actions in connection therewith.
- 15. FIRST READING BILL NO. 26-24,** An Ordinance Approving the Petition for Dissolution of the Linden Block 25 Community Improvement District and the Repeal of the District's Sales Tax; authorizing the distribution of the remaining assets of the district; and authorizing certain actions in connection Therewith.
- 16. Other Business.**
- 17. Adjournment.**

Representatives of the News Media may obtain copies of this notice by contacting:

City Clerk Kris Keller
City of Gladstone
7010 North Holmes
Gladstone, MO 64118
816-423-4096

Posted at 4:15 pm
7/9/2026



Department of Public Works

Memorandum

DATE: July 8, 2026

TO: Robert M. Baer, City Manager

FROM: Timothy A. Nebergall, Director of Public Works

RE: Draft Stormwater Management Plan – 2026-2031

Purpose

The purpose of this study session is to present the draft Stormwater Management Program (SWMP) for the 2026–2031 permit cycle.

Background

The program is part of the federal National Pollutant Discharge Elimination System (NPDES) established under the Clean Water Act to address stormwater pollution from municipal separate storm sewer systems (MS4). In Missouri, the program is administered by the Missouri Department of Natural Resources (MoDNR).

MS4 permits are issued for a five-year term and the current one is set to expire later this year. In preparation for the next permit cycle, the City has developed a draft Stormwater Management Program for 2026–2031. The draft program builds upon the City's existing stormwater activities and provides a framework for evaluating and improving the City's stormwater program moving forward.

The Stormwater Management Program is organized around six Minimum Control Measures. Each measure addresses a specific area of stormwater management and identifies the activities the City will implement to meet permit requirements:

1. **Public Education and Outreach**

This measure focuses on educating the public about how everyday activities affect stormwater quality. Litter and trash prevention and removal will remain a key focus this permit cycle. The draft program includes:

- Maintaining stormwater information on the City's website.
- Distributing educational materials and outreach publications.
- Participating in regional education campaigns through the Mid-America Regional Council (MARC).

2. **Public Involvement and Participation**

This measure provides opportunities for public involvement in the Stormwater Management Program. The draft program includes:

- Providing the opportunity to dispose of yard waste at the City's Regional Yard Waste Recycling Facility.
- Participation in cleanup events including Spring Beautification, Household Hazardous Waste, and Recycling.

- Installation of placards on existing storm drains that read “No dumping – Drains to Stream.”
 - School presentations – 1 annually.
3. Illicit Discharge Detection and Elimination
This measure is intended to identify and eliminate unauthorized discharges into the storm sewer system that could negatively impact water quality. The draft program includes:
 - Maintaining and updating the City's GIS mapping.
 - Conducting routine dry-weather stormwater outfall inspections.
 - Routine cleaning of the City's wastewater collection system.
 - Investigating reports of illicit discharges.
 - Eliminating illegal storm sewer connections.
 - Training of City staff.
 4. Construction Site Stormwater Runoff Control
This measure reduces sediment and pollutant runoff from construction sites through plan review, inspections, and enforcement of erosion and sediment control requirements. The draft program includes:
 - Reviewing erosion and sediment control plans.
 - Inspecting active construction sites and requiring corrective actions when deficiencies are identified.
 - Maintaining inspection and compliance records.
 - Training of City staff.
 5. Post-Construction Stormwater Management
This measure ensures that permanent stormwater management practices are incorporated into new development and redevelopment projects to protect water quality after construction is complete. The draft program includes:
 - Requiring permanent stormwater quality best management practices (BMPs) including such features as detention basins, retention basins, rain gardens, and bioswales for qualifying development and redevelopment projects.
 - Reviewing development plans for compliance with post-construction requirements.
 - Inspecting BMP infrastructure.
 - Maintaining inspection and compliance records.
 - Training of City staff.
 6. Pollution Prevention and Good Housekeeping for Municipal Operations
This measure focuses on reducing pollutants generated through the City's own operations and maintenance activities. The draft program includes:
 - Inspecting all municipal facilities and operations.
 - Continuing routine City operations such as street sweeping and storm inlet cleaning.
 - Properly storing fuels, chemicals, and maintenance materials.
 - Implementing spill prevention and response procedures.
 - Documenting maintenance activities.
 - Training of City staff.

Next Steps

The draft Stormwater Management Program for the 2026-2031 permit cycle is posted to the City's website at <https://www.gladstone.mo.us/PublicWorks/stormwater>. Public comments can be submitted via email to stormwater@gladstone.mo.us. Furthermore, the draft program has been provided to the Environmental Management Advisory Committee and will be presented at their next meeting scheduled for July 15, 2026. A permit renewal application will be submitted prior to the July 31, 2026 MoDNR deadline.



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, JUNE 22, 2026**

PRESENT: Mayor Jean Moore
Mayor Pro Tem Spencer Davis
Councilmember Tina Spallo
Councilman Les Smith
Councilman Cameron Nave

City Manager Bob Baer
Assistant City Manager Austin Greer
City Attorney Chris Williams
City Attorney Jackson Auer
City Attorney Mathias Young
City Clerk Kris Keller

Item No. 1. On the Agenda. Meeting Called to Order.

Mayor Moore opened the Regular City Council Meeting Monday, June 22, 2026 at 7:30 pm.

Item No. 2. On the Agenda. Roll Call.

Mayor Moore stated that all Councilmembers were present and there was a quorum.

Item No. 3. On the Agenda. Pledge of Allegiance to the Flag of the United States of America.

Mayor Moore requested that all attendees stand and join in the Pledge of Allegiance to the Flag of the United States of America.

Item No. 4. On the Agenda. Approval of the Agenda.

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the June 8, 2026, Closed City Council Meeting Minutes.

Councilman Smith moved to approve the minutes of the June 8, 2026, Closed City Council meeting as presented. **Councilmember Spallo** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 6. On the Agenda. Approval of the June 8, 2026, Regular City Council Meeting Minutes.

Mayor Pro Tem Davis moved to approve the minutes of the June 8, 2026, Regular City Council meeting as presented. **Councilman Smith** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 7. On the Agenda. PROCLAMATION: NATIONAL PARKS AND RECREATION MONTH

Mayor Moore read and presented the Proclamation to Director Jordan Brown. She expressed her appreciation to him and the parks staff for their efforts in maintaining the City's parks. She recognized both the visible work in the parks and the behind-the-scenes contributions that help keep them safe, beautiful, and accessible to the community. Director Brown thanked the Mayor and City leadership for their continued support of Parks and Recreation, he highlighted the national Parks and Recreation Month theme of "The Power of Parks," and encouraged the community to participate in upcoming events, including Freedom Fest and other Parks and Recreation Month activities.

Item No. 8. On the Agenda. Communications from the Audience.

Jim Oldebeken, 400 NE 76th Terrace, Gladstone, addressed the Council and shared highlights from attending the 2024 America 250 Convening in Philadelphia. He emphasized the theme of "legacy" as reflecting on the nation's past, honoring the contributions of all Americans, and building a better future. He reported that approximately 165 citizens, including many students, have participated in the America 250 Citizen Challenge through a variety of civic engagement activities and described the program as meaningful civic formation. He encouraged the City to continue, strengthen, and expand the Citizen Challenge beyond the July 4 celebrations by engaging additional schools, civic organizations, neighborhoods, and residents. He expressed appreciation to the City for its support of the Citizen Challenge and Freedom Fest, stating that expanding the program could become a lasting local legacy of the America's 250th anniversary by encouraging greater civic participation and potentially serving as a model for other communities. He thanked the Council for its continued support in making the Citizen Challenge a success.

Item No. 9. On the Agenda. Communications from City Council.

Councilman Nave recognized Juneteenth and encouraged residents to participate in local commemorative events. He also highlighted the City's new e-bike webpage, which includes the adopted Ordinance, e-bike classifications, and educational resources to promote public awareness and community safety.

Councilman Smith reminded residents that Sounds on the Square will return to Linden Square on Friday, July 10, featuring Brass Rewind at 7:00 p.m., and invited the community to enjoy a free concert with music from Chicago, Earth, Wind and Fire, Stevie Wonder, and more.

Councilmember Spallo noted that celebrating Parks and Recreation Month coincides with the 39th year of Gladstone Theatre in the Park and invited the public to attend the upcoming production of "The Addams Family" at Oak Grove Park on Friday, Saturday, and Sunday at 8:30 p.m. and encouraged residents to support the cast's hard work.

Mayor Pro Tem Davis reminded the audience of the upcoming Gladstone Freedom Fest, which will be held on July 4 in celebration of America's 250th anniversary. He shared that the event would feature performances by Montgomery Gentry featuring Eddie Montgomery, The Elders, and additional entertainment and family-friendly activities throughout the day. The celebration will conclude with the largest fireworks display in Gladstone's history. He directed people to the website,

GladstoneFreedomFest.com, for complete event information. He also announced that six openings remain available for the ice cream eating contest, and interested participants were encouraged to register.

Mayor Moore thanked Councilman Nave and Councilmember Spallo for joining her on stage at the recent FIFA watch party and noted the number of major community events that Gladstone successfully hosts. She emphasized that such events do not happen effortlessly, highlighting the months of planning required and extended repeated thanks to Parks and Recreation staff including Jordan Brown, Linda Borders, Andi Schibi, Charlie Miles, the parks and public works crews as well as the Police and Fire departments. She also thanked, Antioch Bible Baptist Church for the kids' zone, the Gladstone Chamber for the beer garden, event vendors, and attendees. She reported an estimated 850 attendees at the event and expressed pride in both the turnout and the hard work that made the event a success.

Item No. 10. On the Agenda. Communications from the City Manager.

City Manager Baer reiterated his appreciation for the recent FIFA watch party, noting how well Happy Rock East and Happy Rock West parks were prepared and commending the collaboration among city departments. He specifically recognized Assistant City Manager Austin Greer, Parks Director Jordan Brown, Assistant Parks Director Linda Borders, and Park Superintendent Charlie Miles and his crew (Ryan, Madison, Benny, Devin, Eli, and Logan) for outstanding park conditions and event setup. He also thanked Fire Chief Desautels, Police Chief Ferris, Public Works Director Tim Nebergall, Finance Director Matt Dayton, HR Administrator Amanda Wheeler, and Communication Specialist Nikki Lansford for their respective roles in safety, operations, budgeting, insurance, and event promotion. He concluded by announcing that City offices will be closed Friday, July 3, in observance of Independence Day, with normal business hours resuming Monday, July 6.

Item No. 11. On the Agenda. **CONSENT AGENDA**

Following the Clerks' reading:

Mayor Moore asked if anyone wished to remove an item from the Consent Agenda and place it on the Regular Agenda for discussion; there were no requests.

Councilmember Spallo moved to approve the Consent Agenda as published. **Councilman Smith** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT: Kids Fest/Cutie Pie Tri**, Linden Square, Saturday, July 25, 2026, 8:00 am to 1:00 pm. **Councilman Smith** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT: Movies in the Square**, Linden Square, Saturday, July 25, 2026 and August 15, 2026, 7:00 pm to 10:00 pm. **Councilman Smith** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilmember Spallo moved to approve **SPECIAL EVENT PERMIT: Whiskey Fest**, Linden Square, Saturday, October 10, 2026, 4:00 pm to 10:00 pm. **Councilman Smith** seconded. The Vote:

“aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-26-33**, A Resolution authorizing the City Manager to execute a contract with Gallagher, in the total amount of \$30,014.81 for Cyber Liability Coverage for the 2027 Fiscal Year. **Councilman Smith** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-26-34**, A Resolution accepting right-of-way and easements from certain property owners in conjunction with the North Oak Trafficway Road Construction Project TP2371. **Councilman Smith** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilmember Spallo moved to approve **RESOLUTION R-26-35**, A Resolution authorizing the City Manager to execute an agreement between the City of Gladstone, Missouri, and Northland Neighborhoods, Incorporated, for consulting services to support neighborhood development and revitalization from July 1, 2026, through June 30, 2027. **Councilman Smith** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

REGULAR AGENDA

Item No. 12. On the Agenda. FIRST READING BILL NO. 26-19, An Ordinance Amending Section 6.110.100 of the Code of Ordinances of the City of Gladstone, Missouri, regarding Water Service Rates in the City.

Councilman Smith moved **BILL NO. 26-19** be placed on its First Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Smith moved to accept the First Reading of **BILL NO. 26-19**, waive the rule and place the Bill on its Second and Final Reading. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Smith moved to accept the Second and Final Reading of **BILL NO. 26-19** and enact the Bill as **Ordinance 4.736**. **Councilmember Spallo** seconded.

Mayor Moore stated that this Bill and Bill number 26-20 are routine annual items that must come before the Council each year.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-19** stands enacted as **Ordinance Number 4.736**.

Item No. 13. On the Agenda. FIRST READING BILL NO. 26-20, An Ordinance Amending Section 6.110.570 of the Code of Ordinances, of the City of Gladstone, Missouri, levying sewer service charges and commodity rate charges in the City.

Councilman Nave moved **BILL NO. 26-20** be placed on its First Reading. **Mayor Pro Tem Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Nave moved to accept the First Reading of **BILL NO. 26-20**, waive the rule and place the Bill on its Second and Final Reading. **Mayor Pro Tem Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Councilman Nave moved to accept the Second and Final Reading of **BILL NO. 26-20** and enact the Bill as **Ordinance 4.737**. **Mayor Pro Tem Davis** seconded.

Roll Call vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) **Mayor Moore** stated **BILL NO. 26-20** stands enacted as **Ordinance Number 4.737**.

Item No. 14. On the Agenda. **RESOLUTION R-26-36**, A Resolution Adopting the 2027 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for Municipal Services.

Councilman Smith moved to approve **RESOLUTION R-26-36**, A Resolution Adopting the 2027 Annual Operating Budget for the City of Gladstone, Missouri, and authorizing the expenditures of funds for Municipal Services. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 15. On the Agenda. **RESOLUTION R-26-37**, A Resolution authorizing Change Order No. 1 in the amount of \$278,787.25 to the contract with Centric Construction Group, LLC, for the Event Center at the Atkins-Johnson Farm Project CP2454.

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-37**, A Resolution authorizing Change Order No. 1 in the amount of \$278,787.25 to the contract with Centric Construction Group, LLC, for the Event Center at the Atkins-Johnson Farm Project CP2454. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 16. On the Agenda. **RESOLUTION R-26-38**, A Resolution authorizing Change Order No. 6 in the amount of \$250,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Storm Drainage and Parking Improvements Project CP2531.

Councilmember Spallo moved to approve **RESOLUTION R-26-38**, A Resolution authorizing Change Order No. 6 in the amount of \$250,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Storm Drainage and Parking Improvements Project CP2531. **Councilman Smith** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 17. On the Agenda. **RESOLUTION R-26-39**, A Resolution authorizing Change Order No. 9 in the amount of \$300,000.00 to the contract with Lan-Tel Communications Services Incorporated, for the FY25 Curb, Gutter, and Sidewalk Program – Phase 1 Project TP2505.

Councilman Smith moved to approve **RESOLUTION R-26-39**, A Resolution authorizing Change Order No. 9 in the amount of \$300,000.00 to the contract with Lan-Tel Communications Services Incorporated, for the FY25 Curb, Gutter, and Sidewalk Program – Phase 1 Project TP2505.

Councilman Nave seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 18. On the Agenda. **RESOLUTION R-26-40**, A Resolution authorizing the City Manager to execute a Contract with Metro Asphalt, Incorporated, in the total amount not to exceed \$681,356.00 for the FY27 Mill And Overlay Program Project TP2706.

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-40**, A Resolution authorizing the City Manager to execute a Contract with Metro Asphalt, Incorporated, in the total amount not to exceed \$681,356.00 for the FY27 Mill And Overlay Program Project TP2706. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 19. On the Agenda. Other Business.

There was no other business.

Item No. 20. On the Agenda. Adjournment.

Mayor Moore adjourned the June 22, 2026, Regular City Council meeting at 7:59 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 7/9/2026

Department: Community Development

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☐ Date: Click here to enter a date.

Subject: Special Event Permit

Background: The Gladstone Police Department will host a community outreach event, Snow Cones with the Cops. A snow cone vendor will be onsite to provide complimentary snow cones to attendees. In the event a vendor is unavailable, Gladstone Police Officers will prepare and serve the snow cones themselves. Life 88.5 will also participate in the event, providing music, giveaways, and community engagement activities.

Location: Linden Square

Date: Tuesday, July 14, 2026

Time: 4:00 pm to 6:00 pm

Budget Discussion: N/A

Public/Board/Staff Input: See attached letter of transmittal.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Alan Napoli
Department Director/Administrator

MY
City Attorney

BB
City Manager

LETTER OF TRANSMITTAL



CITY OF GLADSTONE
Community Development Department
P.O. Box 10719
Gladstone, Missouri 64188-0719
Tel. (816) 436-2200 Fax (816) 436-2228



TO: CITY COUNCIL
FROM: COMMUNITY DEVELOPMENT
DATE: JULY 9, 2026
PERMIT NO.: SEP26-00058
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: SNOW CONES WITH THE COPS
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: TUESDAY, JULY 14, 2026
TIME OF EVENT: 4:00 PM TO 6:00 PM
EST. ATTENDANCE: 75±

REQUESTED TEMPORARY VARIANCE:

- ☒ Section 2.100.250(1) Outdoor display, sale and storage.
- ☒ Section 2.100.250(3) Sales transactions.
- ☒ Section 2.120.050 Noise prohibited.
- ☐ Section 2.130.010(2) Park rules and regulations (hours).
- ☐ Section 2.130.010(13) Park rules and regulations (alcoholic beverages).
- ☐ Section 2.135.040 Prohibition of smoking on or within all public park grounds.
- ☐ Section 2.140.040 Public fireworks display prohibited, exceptions.
- ☐ Section 3.100.060 Burning prohibited general; exceptions.
- ☐ Section 5.110.1800 Drinking in public.
- ☐ Section 5.160.230(a) Street use permit (street use permit allowed).
- ☒ Section 9.1600.110 Temporary signs.

REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

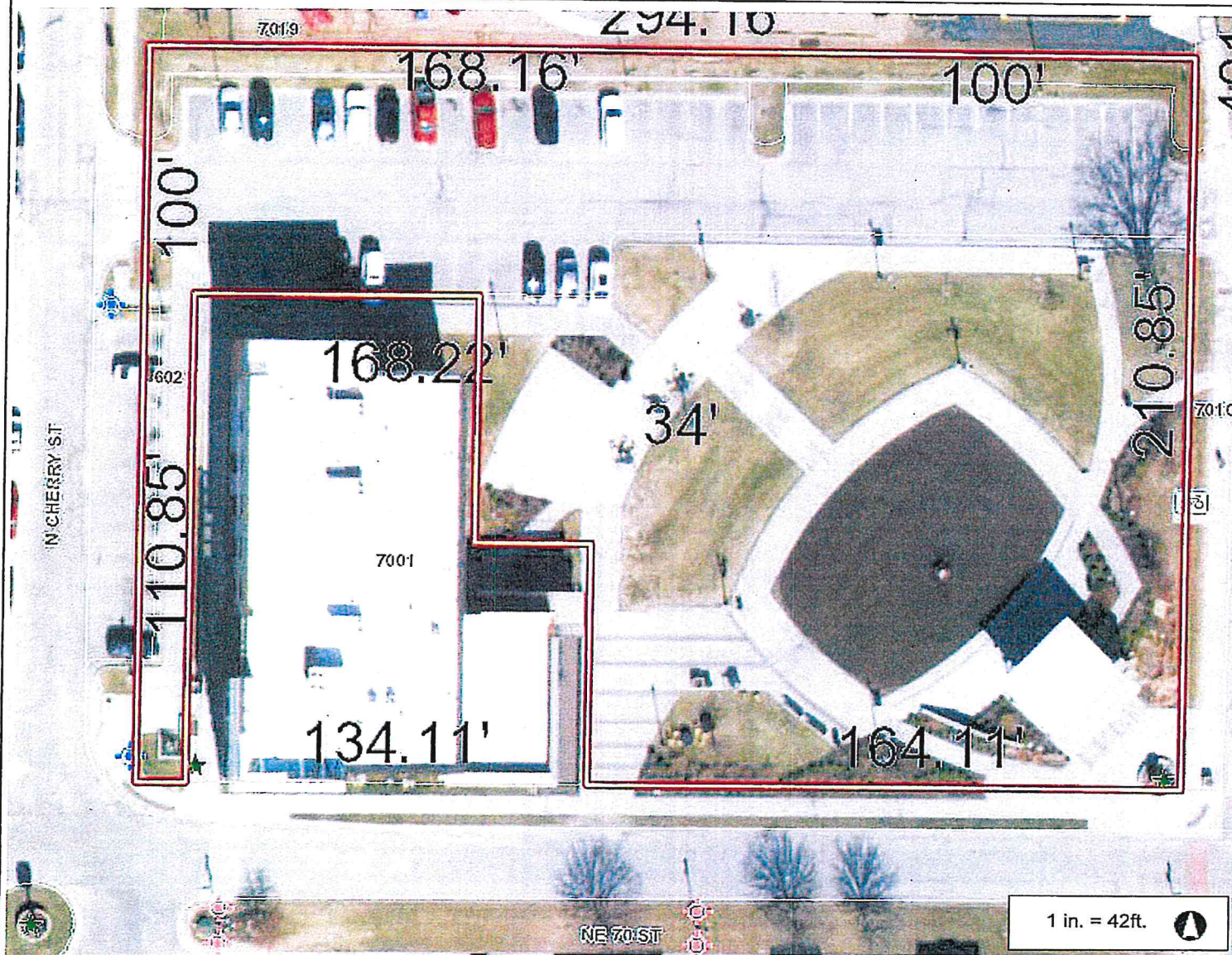
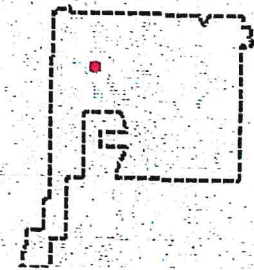
ATTACHMENT(S):

☒ Map

☐ Other _____



Gladstone, MO



Legend

- Stop Sign
- KCPL Lights
- Gladstone Lights
- School Point
- Bike Parking
- Bus Stop
- Point of Interest
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages
- Apartment Polygon

Notes

83.3 0 41.67 83.3 Feet

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable.
THIS MAP IS NOT TO BE USED FOR NAVIGATION



Request for Council Action

RES ☒ # R-26-41

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 7/7/2026

Department: Public Works

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☐ Date: N/A

Subject: Property Acquisition, N. Oak Trafficway Road Construction Project TP2371

Background: The City of Gladstone is working to finalize the design of improvements to N. Oak Trafficway from NE 69th Street to NE 72nd Street. In order to construct the improvements, right-of-way and/or easements are required from 20 property owners.

Budget Discussion: Funds are available from the 2024 COP and budgeted in the Transportation Sales Tax Fund.

Public/Board/Staff Input: Staff requests that the right-of-way and/or easements listed in the Resolution be submitted to Council for approval. This action will complete acquisition for 15 properties, with 5 remaining to be acquired.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor.

Timothy A. Nebergall
Department Director/Administrator

MY
City Attorney

BB
City Manager

RESOLUTION NO. R-26-41

A RESOLUTION ACCEPTING RIGHT-OF-WAY AND EASEMENTS FROM CERTAIN PROPERTY OWNERS IN CONJUNCTION WITH THE NORTH OAK TRAFFICWAY ROAD CONSTRUCTION PROJECT TP2371.

WHEREAS, right-of-way and easements from certain property owners are necessary to construct the North Oak Trafficway Road Construction Project TP2371.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, right-of-way and easements from the property owners listed below as “V” through “BB” are hereby accepted. Easement labeling is a continuation of the easements submitted and accepted under Resolutions R-26-21, R-26-26, R-26-32, and R-26-34.

Temporary Construction Easement

“V” – Three Amigos, LC (Margaritas)	7013 N. Oak Trafficway
“W” – TMS Collective LLC	7012 N. Oak Trafficway
“X” – TMS Collective LLC	7012 N. Oak Trafficway

Permanent Construction Easement

“Y” – Three Amigos, LC (Margaritas)	7013 N. Oak Trafficway
“Z” – TMS Collective LLC	7012 N. Oak Trafficway

Right-of-Way by Quit-Claim Deed

“AA” – Three Amigos, LC (Margaritas)	7013 N. Oak Trafficway
“BB” – TMS Collective LLC	7012 N. Oak Trafficway

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to execute and undertake and perform on behalf of the City of Gladstone, Missouri, the obligations and undertakings set forth in said conveyances; and

FURTHER, THAT, the City Clerk is hereby directed to record said documents in the Office of the Recorder of Deeds, Clay County, Missouri.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ **# R-26-42**

BILL ☐ **# City Clerk Only**

ORD **# City Clerk Only**

Date: 7/7/2026

Department: Public Works

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☐ Date: Click here to enter a date.

Subject: Change Order No. 1, FY26 Water Main Replacements, Project WP2687

Background: The contract for Project WP2687 was awarded to Linaweaver Construction, Inc. as authorized by Resolution R-26-25. Change Order No. 1 modifies the scope of work to include the replacement of two curb inlets and the replacement of approximately 190-linear feet of deteriorated 18-inch corrugated metal pipe in the vicinity of 3108 NE 71st Terrace.

Budget Discussion: A financial breakdown of the contract is as follows:

Original Contract Amount:	\$ 409,450.00
Change Order 1	<u>156,800.00</u>
Revised Contract Amount:	\$ 566,250.00

Funds are budgeted in the amount of \$175,000 in the Capital Improvement Sales Tax Fund.

Public/Board/Staff Input: City staff recommends approval of this change order.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk and Vendor

Timothy A. Nebergall
Department Director/Administrator

MY
City Attorney

BB
City Manager

RESOLUTION NO. R-26-42

A RESOLUTION AUTHORIZING CHANGE ORDER NO. 1 IN THE AMOUNT OF \$156,800.00 TO THE CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, FOR THE FY26 WATER MAIN REPLACEMENTS PROJECT WP2687.

WHEREAS, additional work under the FY26 Water Main Replacements Project has been determined necessary and is recommended by the Director of Public Works.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute Change Order No. 1 to the FY26 Water Main Replacements Project WP2687 with Linaweaver Construction, Incorporated, as follows:

Original Contract Amount:	\$ 409,450.00
Change Order 1	<u>156,800.00</u>
Revised Contract Amount:	\$ 566,250.00

FURTHER, THAT, funds for such purpose are budgeted in the Capital Improvement Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-21

ORD ☒ # 4.738

Date: 7/8/2026

Department: General Administration

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☒ Date: 7/13/2026

Subject: An Ordinance approving Petition for the Amendment of the Downtown Linden Community Improvement District.

Background: On July 29, 2019, by Ordinance No. 4.482, the City Council established the Downtown Linden Community Improvement District ("CID"). The CID was formed to provide funding in conjunction with the Fairfield Inn and Suites hotel project that was developed by SREH MAG Gladstone Partners, LLC (the "Developer"). The Developer has requested an amendment to the CID in order to clarify that the CID has authority to lease property in the District. The hotel project was developed using the Chapter 100 program under which the City owns the property and leases it to the Developer. As a result, the petition to amend the CID was signed by the City Manager on behalf of the City as the owner of the property. A public hearing is required pursuant to state law, and upon conclusion of the public hearing, this ordinance is for City Council consideration regarding approval of the petition.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing the Ordinance as written.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk.

Robert M. Baer
City Manager

CW
City Attorney

AN ORDINANCE APPROVING THE PETITION TO AMEND THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”), authorize the governing body of any city, upon presentation of a proper petition requesting formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, the City of Gladstone, Missouri (the “City”) is a third class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City, following all proper procedure and giving all notice as required under the CID Act, did on July 29, 2019 adopt Ordinance No. 4.482 (the “Establishment Ordinance”) establishing the Downtown Linden Community Improvement District; and

WHEREAS, the CID Act authorizes the City, upon presentation of a proper petition requesting amendment and after notice and a public hearing, to adopt an ordinance amending a community improvement district previously established;

WHEREAS, on June 18, 2026, property owners representing the necessary amount of assessed value and per capita numbers within the Downtown Linden Community Improvement District filed with the Clerk of the City a petition for the amendment of the Downtown Linden Community Improvement District (the “Amending Petition”); and

WHEREAS, the City Clerk verified that the Amending Petition substantially complies with the CID Act, submitted the verified Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and

WHEREAS, none of the signatures of the signers of the Petition were withdrawn within seven days after the Petition was filed with the City Clerk; and

WHEREAS, all the real property included in the District is entirely located within the City; and

WHEREAS, on July 13, 2026, the City Council held a public hearing at which all persons interested in the amendment of the District were allowed an opportunity to speak and at which time the City Council heard all protests and received all endorsements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

Section 1. APPROVAL OF PETITION. That the Amending Petition to the Downtown Linden Community Improvement District is hereby approved, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. PURPOSE AND POWERS. That the District is hereby amended for the purposes set forth in the Amending Petition; that the District shall have all the powers and authority authorized by the Amending Petition, the CID Act, and by law; that the term of the District shall be twenty (20) years from the date of the Establishment Ordinance, as set forth in the Establishment Ordinance; and that Pursuant to Section 67.1401.2(3) RSMo, the City Council finds and determines that the area described in the Amended Petition is a blighted area.

Section 3. CITY REPORTING. That upon the effective date of this ordinance, the City Clerk is hereby directed to send a copy of this ordinance to the Missouri Department of Economic Development pursuant to Section 67.1421.6 RSMo.

Section 4. FURTHER AUTHORITY. That the City Manager, City Clerk, and such other officials of the City may execute any other additional documents or take such other actions as are necessary, incidental or expedient to carry out the intent of this Ordinance.

Section 5. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. GOVERNING LAW. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. EFFECTIVE DATE. This Ordinance shall take effect and be in full force from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: July 13, 2026

Second Reading: July 13, 2026

BILL NO. 26-21

ORDINANCE NO. 4.738

EXHIBIT A

**AMENDED PETITION TO THE CITY COUNCIL
OF THE CITY OF GLADSTONE, MISSOURI CONCERNING
THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT**

Submitted June 18, 2026

**AMENDED PETITION CONCERNING
THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT**

The Downtown Linden Community Improvement District (the "**District**") was formed as a political subdivision of the State of Missouri pursuant to Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "**CID Act**") and the Petition for the Creation of a Community Improvement District (the "**Establishment Petition**") approved by the City of Gladstone, Missouri (the "**City**"), pursuant to Ordinance No. 4.481, passed July 29, 2019 (the "**Establishment Ordinance**"). Since the date of the date of the Establishment Ordinance, the land within the District has been replatted.

Pursuant to the authority of the CID Act, this Amended Petition is filed with the City Clerk of the City by the undersigned petitioner ("**Petitioner**"), which owns more than fifty percent by assessed value of the real property within the boundaries of the District; and (ii) more than fifty percent per capita of all owners of real property within the boundaries of the District. The Petitioner hereby petitions and requests that the City Council of the City hold a public hearing in accordance with Section 67.1421, RSMo., and adopt an ordinance approving this Amended Petition. In support of this petition, the Petition sets forth the following information in compliance with the CID Act:

1. **Property Description.** The legal description of the District is set forth in **Exhibit A-1** to this Petition and a map illustrating the contiguous boundaries of the District is set forth as **Exhibit A-2**. A list of the owners of all properties included within the boundaries of the District are attached hereto as **Exhibit B**.
2. **District Name.** The name of the District is **Downtown Linden Community Improvement District**.
3. **Notice to Petitioners.** The signers of this Petition understand that their signatures may not be withdrawn from this Petition later than seven (7) days after this Petition is filed with the City Clerk.
4. **Purpose and Five-Year Plan.** A revised five-year plan (the "Plan") stating a description of the purposes of the District, the services it will provide, the improvements it will make and an estimate of costs of these services and improvements to be incurred is attached hereto as **Exhibit C**.
5. **Political Subdivision.** Pursuant to the Establishment Ordinance, the District was created as a political subdivision of the State of Missouri.
6. **Governing Board.**
 - (a) **Number.** The District is (and shall be) governed by a Board of Directors ("**Board**") consisting of five (5) members.
 - (b) **Qualifications.** Each Director, during his or her term, shall meet the requirements of Section 67.1451, including, with respect to at least one director at all times, Section 67.1451.2(3).

(c) Current Directors. The current Board of Directors (and terms) are as follows:

<u>Name</u>	<u>Term Expiration Date</u>
Julie Justus	July 29, 2027
Zach Hall	July 29, 2027
Miles Powers	July 29, 2027
Travis Maschino	July 29, 2029
Brandon Cassidy	July 29, 2029

Each of the above-named persons were approved by the Owners and appointed to the above terms as directors by the Mayor of the City with the consent of the City Council. Such directors shall serve for the applicable term as specified above, or until their respective successors (each a "**Successor Director**") are appointed in accordance with the CID Act and this Petition.

(d) Terms. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with Section 6, paragraph (e) of the Petition. If, for any reason, a Director is not able to serve his/her term, the remaining directors shall elect an interim director to fill the vacancy of the unexpired term

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in the Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

(e) Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution according to the slate submitted by the District to the City Clerk of the City. The slate of proposed Successor Directors shall evidence in a from satisfactory to the City that each Successor Director meets the qualifications to serve as Director pursuant to the CID Act and this Petition.

Upon receipt of the slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council or (ii) return the slate to the Board with a request for alternates for any or all of the Boards positions identified in the slate.

Should the City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate, the Board shall within ten (10) days of such refusal submit an alternative slate to the mayor with two (2) alternates for each of the Board positions requested by the City Council.

7. Assessed Value of Property. The total assessed value of all real property within the District is \$00.00 as the Property is currently owned by the City.

8. **Determination of Blight.** As set forth in the Establishment Petition and the Establishment Ordinance, the District is a Blighted Area. As such, pursuant to Section 67.1461.2, RSMo., the District is authorized to contract with any private property owner to demolish and remove, renovate, reconstruct, or rehabilitate any building or structure owned by such private property owner. The Establishment Ordinance further found that doing so is reasonably anticipated to remediate the blighted conditions within the District and will serve a public purpose.
9. **Duration of District.** The life of the District began upon the effective date of the Establishment Ordinance, and shall be in existence for twenty (20) years from such date to fund improvements and services or other items as set forth in the Plan in furtherance of this Petition and in accordance with the CID Act.
10. **Real Property Taxes.** The District will not have the power to impose a real property tax or a business license tax.
11. **Sales Taxes.** Pursuant to the Establishment Ordinance and Resolution No. 2019-04, the District is authorized to levy a sales and use tax on all sales made within the District which are subject to taxation pursuant to Sections 144.010 to 144.525, RSMo. (excepting such sales as set forth in the CID Act), at a rate of one percent (1.0%) (the "**Sales Tax**").
12. **Special Assessments.** Pursuant to the Establishment Ordinance and Resolution No. 2021-03, the District is permitted to impose special assessments, as set forth in that Special Assessment Petition approved by said Resolution (the "**Special Assessment**").
13. **Borrowing Capacity.** Petitioner does not have (and does not seek) limitations on the borrowing capacity of the District.
14. **Revenue Generation.** Petitioner does not have (and does not seek) limitations on the revenue generation of the District.
15. **Powers of District.** The District has all of the powers provided in CID Act, except as otherwise expressly set forth herein. Petitioner does not have (and does not seek) limitations on the powers of the District.

Signature Page

The undersigned requests that the City Council hold a public hearing in accordance with Section 67.1421, RSMo., and adopt an ordinance approving this Amended Petition.

Name of Owner:	City of Gladstone
Owner's Telephone Number:	(816) 436-2200
Owner's Mailing Address:	7010 N. Holmes
	Gladstone, Missouri 64118
Name of Signer:	Robert Baer
Basis of Legal Authority to Sign:	City Manager
Signer's Telephone Number:	Same as above
Signer's Mailing Address:	Same as above

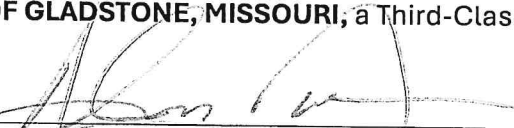
The undersigned owns the following parcel:

Parcel #	Owner	Area (Acres)	EAV
13614002500300 ¹	City of Gladstone, Missouri	1.54	\$00 ²

By executing this Petition, the undersigned represents and warrants that he /she is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

CITY OF GLADSTONE, MISSOURI, a Third-Class City in Clay County, Missouri

By:


Robert Baer, City Manager

STATE OF MISSOURI

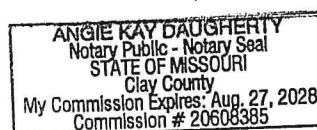
)

)

ss.

COUNTY OF CLAY

)



Before me personally appeared Robert Baer, City Manager of the CITY OF GLADSTONE, MISSOURI, a Third-Class City in Clay County, Missouri, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said City.

WITNESS my hand and official seal this 18 day of June 2026.



¹ The parcels comprising the District were replatted after the formation of the District, but the boundary was not modified.

² Owned by the City and exempt from *ad valorem* property taxes.

TENANT'S CONSENT

The Company, as the Tenant under the Lease, hereby consents to the execution and filing of this Amended Petition.

SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company

By: [Signature]

Printed name: Andrew Scarlett

Title: Partner

STATE OF Tennessee)

COUNTY OF Davidson) ss.

Before me personally appeared Andrew Scarlett Manager of the SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 10th day of June, 2026.



[Signature]

TENANT'S CONSENT

The Company, as the Tenant under the Lease, hereby consents to the execution and filing of this Amended Petition.

SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company

By: [Signature]

Printed name: Andrew Scarlett

Title: Partner

STATE OF Tennessee)

COUNTY OF Davidson) ss.

Before me personally appeared Andrew Scarlett Manager of the SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 10th day of June, 2026.



Mary Suzanne East

Exhibit A-1

The legal description of the District

LOTS 4, 5, 6, 7, 8, 9, 10, 11 AND S. 10.72 FEET OF LOT 12, BLOCK 25, LINDEN SUBDIVISION

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 25, LINDEN SUBDIVISION; THENCE S. 89° 37'44" E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING ALONG SAID NORTH LINE OF S. 89° 37'44" E, A DISTANCE OF 43.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOTS 1, 2 AND 3 S. 00° 25'15" W., A DISTANCE OF 160.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 N. 89° 50'09" W., A DISTANCE OF 124.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON THE WEST LINE OF SAID LOTS 2 AND 3 N. 00° 30'41" E., A DISTANCE OF 80.83 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOTS 1, 2, AND 3 N. 00° 30'41" E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, BEING TRACT 2 AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016043750 IN BOOK H, PAGE 177

Exhibit A-2

Map of the District

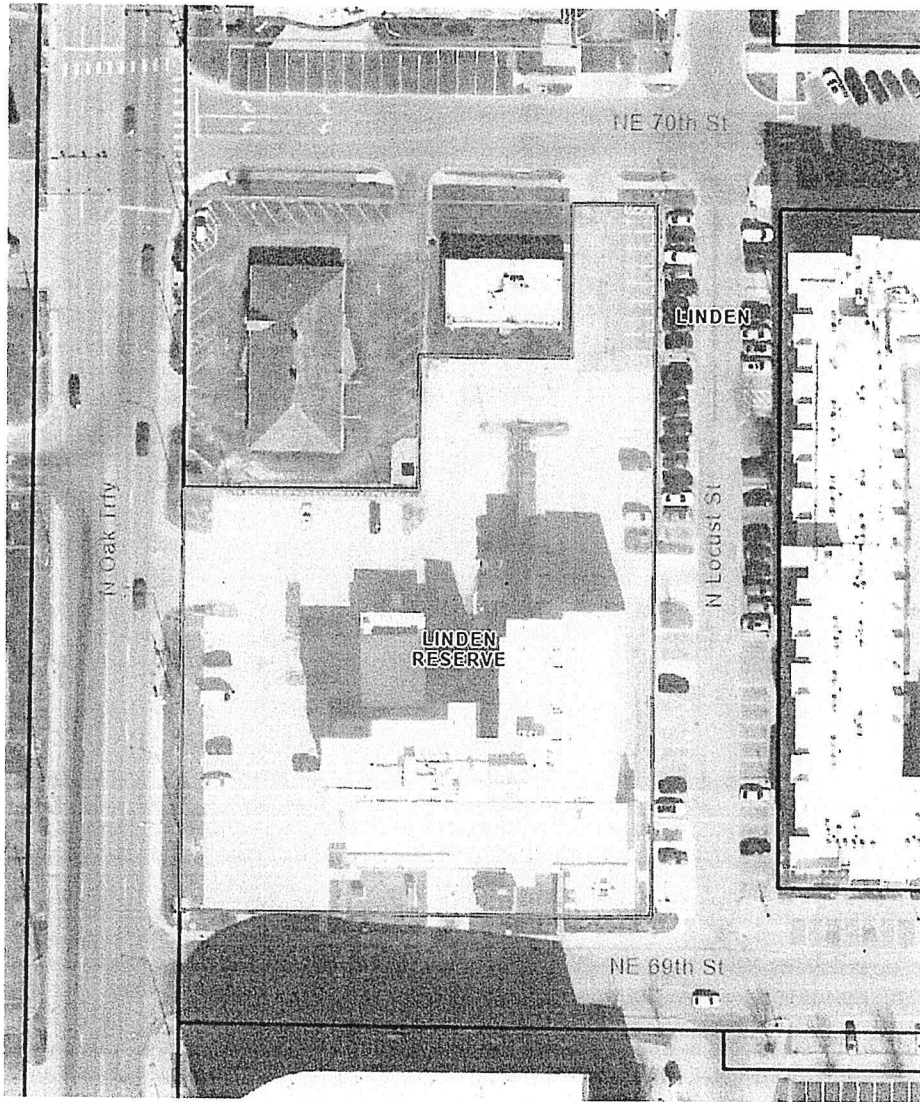


Exhibit B

A list of the owners of all properties included within the boundaries of the District as of the date of the filing of this Petition

Parcel #	Owner	Area (Acres)	EAV
13614002500300	City of Gladstone, Missouri	1.54	\$00

EXHIBIT C

Five Year Plan

REVISED FIVE YEAR DISTRICT MANAGEMENT PLAN

DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT

CITY OF GLADSTONE, MISSOURI

The information and details outlined in the following pages represent the strategies, and activities that are anticipated to be undertaken during the five year term of the Downtown Linden Community Improvement District in Gladstone, Missouri, subsequent to the approval of the Amended Petition for District formation approved in the year 2026. It is an integral and composite part of the amended petition to establish the Downtown Linden Community Improvement District.

June 18, 2026

Introduction

The Downtown Linden Community Improvement District (the "**District**") was formed as a political subdivision of the State of Missouri pursuant to Sections 67. 1401 to 67. 1571 of the Revised Statutes of Missouri, as amended (the "**CID Act**") and the Petition for the Creation of a Community Improvement District (the "**Establishment Petition**") approved by the City of Gladstone, Missouri (the "**City**"), pursuant to Ordinance No. 4.481, passed July 29, 2019 (the "**Establishment Ordinance**").

The Petitioners have filed an Amended Petition (the "**Amended Petition**") to request the City to hold a public hearing in accordance with Section 67.1421, RSMo., and adopt an ordinance approving the Amended Petition. The CID Act requires that the Amended Petition be accompanied by a five-year plan which includes (A) a description of the location and formation of the District; (B) a description of the anticipated District revenues over a five-year period; (C) a summary of the improvements and services to be provided by the District over a five-year period; (D) an estimate of costs of the services and improvements to be incurred over a five-year period (including, without limitation, the anticipated sources of funds to pay the costs and the terms of term of the sources used to pay the costs); and (E) an anticipated schedule for the District's improvements, activities and services over a five-year period. This Amended Five-Year Plan (the "**Plan**") is presented in order to comply with the statutory requirement referenced above.

Chapter 100

In connection with the formation of the District, the City adopted Ordinance No. 4480 on July 29, 2019 (the "**Chapter 100 Ordinance**"), (i) approving a plan submitted by SREH MAG GLADSTONE PARTNERS, LLC (the "**Company**") for the development of a commercial project, and (ii) authorizing the issuance of \$13,450,800 principal amount of Taxable Industrial Development Revenue Bonds (Hotel Project), Series 2019 (the "**Bonds**") to pay certain costs concerning the construction of hotel and related improvements (the "**Bond Project**") on certain land located in the City (the "**Project Site**"). Pursuant to the Chapter 100 Ordinance, the Company transferred the Project Site to the City and the City entered into a Lease Agreement dated as of November 1, 2019, as amended (the "**Lease**") with the Company pursuant to which the City leases the Bond Project and the Project Site to the Company.

The Company has successfully completed the Bond Project, which is a hotel and related amenities on the Project Site, which is coterminous with the District. The District and Company wish to take such steps as they may to ensure the continued successful operation of the Project.

Management Plan Summary

This Amended Plan is proposed to improve and convey special benefits to properties located within the boundaries of the District by helping in the construction of certain Improvements and provision of certain Services. In addition, CID desires to sublease certain Improvements from the Company.

Location:

The District is located generally at the intersection of NE 69th Street and N Oak Trafficway in Gladstone Missouri. The District covers approximately 1.54 acres of land and is represented on the map included as **Exhibit A-2** of the Petition to which this Plan is attached.

Improvements and Services

The purpose of the District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip certain public improvements within its boundaries, and to support business activity and economic development in the District and to provide services and activities as allowed under Section 67.1461 of the CID Act. To fund any or all of its activities in connection with the exercise of any of the above or any other powers of the District under Section 67.1461 of the CID Act, the District may borrow money from any public or private source and issue obligations and provide security for repayment of the same as provided in the CID Act.

Specifically, the District was created to provide funding for various “**Improvements**” (as further described below) within the District boundaries, which improvements were made in connection with the development, operation and maintenance of the Bond Project.

ANTICIPATED IMPROVEMENT	PRELIMINARY ESTIMATED COST
Grading of site	\$350,000
Reconstruction of Parking Lot	\$250,000
Engineering costs	\$125,000
Construction and extension of utilities	\$75,000
Soft Costs Cost	\$175,000
Lease Payments	\$864,000
Total Estimated Cost of Improvements	\$1,714,000.00

The cost estimates set forth in this Budget are reasonable best estimates at the time of approval of this District and it is agreed to and understood that such estimates are subject to change as part of the development process. The amounts and descriptions set forth in the above line items are not caps or limitations. The costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing, private interest carry, legal and administrative costs of same.

In addition to the Improvements, the District is authorized to provide all of those services authorized by the Act, including the leasing of real property as set forth below, and including the maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and recruitment of business.

Lease of Improvements; Services

Pursuant to Section 67.1461.1(6) of the CID Act, the District is authorized to “acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property...” Accordingly, the District intends to enter into a (sub)lease with the Company concerning certain portions of the Project Site containing the Improvements, including the parking lots, and other public improvements, in consideration of certain “Lease Payments”. **The aggregate Lease Payments shall not exceed \$864,000. Promotion of Business Activity**

Pursuant to the CID Act, the District is authorized “To produce and promote any tourism, recreational or cultural activity or special event in the district” and to “To support business activity and economic development in the district.” The District anticipates contracting with the Company for these services.

Method of Financing

The District imposes a sales tax on all retail sales made in the District which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, except the sale of motor vehicles, trailers, boats or outboard motors and sales to public utilities, all as allowed by Sections 67.1461 and 67.1545 of the Revised Statutes of Missouri (the “**District Sales Tax**”). The District also levies a special assessment of Five Dollars (\$5.00) per occupied hotel room per night (the “**Special Assessment**”; the District Sales Tax and District Special Assessment are collectively the “**District Revenue**”). The District Revenue will be used to pay costs of construction of the Improvements, Services, and the payment of administrative costs of the District. In addition, the District Revenues will be used to pay the Lease Payments.

The estimated District Revenues are set forth below.

Downtown Linden CID											
Fiscal Year End March 31	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
CID Sales & Use Tax Revenue-1% (net of 2% timely discount)	\$ 145,000	\$ 145,000	\$ 146,450	\$ 147,915	\$ 149,394	\$ 150,888	\$ -	\$ -	\$ -	\$ -	
CID Special Assessment Revenue (\$5.00 per occupied room night)	\$ 140,000	\$ 140,000	\$ 141,400	\$ 142,814	\$ 144,242	\$ 145,685	\$ 147,141	\$ 148,613	\$ -	\$ -	
Transfer Funds from Linden Block 25 CID	\$ 21,944	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Total CID Revenues	\$ 285,000	\$ 306,944	\$ 287,850	\$ 290,729	\$ 293,636	\$ 296,572	\$ 147,141	\$ 148,613	\$ -	\$ -	
Operating Expenses	\$ 22,150	\$ 22,614	\$ 22,840	\$ 23,068	\$ 23,299	\$ 23,532	\$ 23,767	\$ 24,005	\$ 24,245	\$ -	
Termination Expenses	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 30,000	\$ 30,000	\$ -	
Lease Payments	\$ 100,000	\$ 100,000	\$ 101,000	\$ 102,010	\$ 103,030	\$ 104,060	\$ 105,101	\$ 106,152	\$ 16,991	\$ -	
Project Cost Reimbursements	\$ 155,000	\$ 176,944	\$ 123,610	\$ 124,846	\$ 126,095	\$ 110,980	\$ -	\$ -	\$ -	\$ -	
Transfer Funds to City									\$ 139,211		
Total CID Expenses	\$ 277,150	\$ 299,558	\$ 247,450	\$ 249,925	\$ 252,424	\$ 238,572	\$ 128,868	\$ 160,157	\$ 210,447	\$ -	
Net Revenue (Loss)	\$ 7,850	\$ 7,387	\$ 40,400	\$ 40,804	\$ 41,212	\$ 58,000	\$ 18,273	\$ (11,544)	\$ (210,447)	\$ -	
Ending Certificate No. 1 Balance	\$ 662,476	\$ 485,532	\$ 361,921	\$ 237,075	\$ 110,980	\$ -	\$ -	\$ -	\$ -	\$ -	
Beginning Fund Balance	\$ 8,065	\$ 15,915	\$ 23,301	\$ 63,701	\$ 104,505	\$ 145,718	\$ 203,718	\$ 221,991	\$ 210,447	\$ 0	
Ending Fund Balance	\$ 15,915	\$ 23,301	\$ 63,701	\$ 104,505	\$ 145,718	\$ 203,718	\$ 221,991	\$ 210,447	\$ 0	\$ 0	

Cost:

EXHIBIT D

Amended Special Assessment Petition

Background:

The Downtown Linden Community Improvement District (the "**District**") is currently authorized to levy a special assessments against the applicable users of any Hotel within the District in an amount equal to, and not to exceed, Five Dollars (\$5.00) per occupied hotel room per night (the "**Special Assessment**") for the purpose of providing revenue to fund certain improvements within the District and/or to pay the cost of services authorized to be provided in the petition to establish the District. In addition, the District desires to use the Special Assessment to pay the Lease Payments, as set in the Amended Petition concerning the District. **The aggregate Lease Payments shall not exceed \$864,000.**

Petition:

the District shall be authorized to continue levying special assessments against real property benefited within the District for the purpose of (i) providing revenue to fund certain improvements within the District, (ii) to pay the cost of services authorized to be provided in the Amended Petition concerning the District and (iii) to pay the Lease Payment as defined in the Amended Petition concerning the District. The aggregate Lease Payments shall not exceed \$864,000/ Such special assessments to be levied against each tract, lot, or parcel of real property listed below within the District which receives special benefit as a result of such service and/or projects, the cost of which shall be assessed against the applicable users of any Hotel within the District in an amount equal to, and not to exceed, Five Dollars (\$5.00) per occupied hotel room per night. A "Hotel" shall mean an establishment providing accommodations, rooms, lodging, and other related services for travelers and tourists.

The existing tracts of land located within the District which will receive special benefit from the services and/or improvements are as follows:

Parcel #	Owner	Area (Acres)	EAV
13614002500300	City of Gladstone, Missouri	1.54	\$00

Signature Page

The undersigned requests that the City Council hold a public hearing in accordance with Section 67.1421, RSMo., and adopt an ordinance approving this Amended Petition.

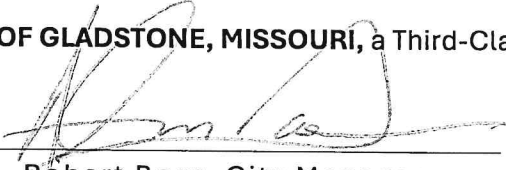
Name of Owner:	City of Gladstone
Owner's Telephone Number:	(816) 436-2200
Owner's Mailing Address:	7010 N. Holmes
	Gladstone, Missouri 64118
Name of Signer:	Robert Baer
Basis of Legal Authority to Sign:	City Manager
Signer's Telephone Number:	Same as above
Signer's Mailing Address:	Same as above

The undersigned owns the following parcel:

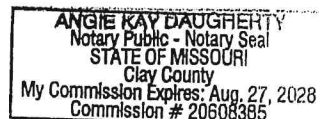
Parcel #	Owner	Area (Acres)	EAV
13614002500300 ³	City of Gladstone, Missouri	1.54	\$00 ⁴

By executing this Petition, the undersigned represents and warrants that he /she is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

CITY OF GLADSTONE, MISSOURI, a Third-Class City in Clay County, Missouri

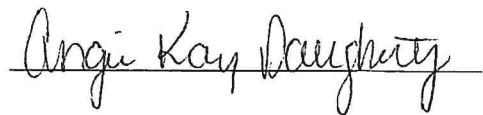
By: 
Robert Baer, City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)



Before me personally appeared Robert Baer, City Manager of the CITY OF GLADSTONE, MISSOURI, a Third-Class City in Clay County, Missouri, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said City.

WITNESS my hand and official seal this 18 day of June 2026.



TENANT'S CONSENT

The Company, as the Tenant under the Lease, hereby consents to the execution and filing of this Amended Petition.

SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company

By: ASD

Printed name: Andrew Scarlett

Title: Partner

STATE OF Tennessee)

ss.

COUNTY OF Davidson)

Before me personally appeared Andrew Scarlett Manager of the SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 10th day of June, 2026.

Mary Suzanne Eash



The total estimated cost of the Improvements is \$850,000. ***In addition***, the total amount of the Lease Payments shall not exceed \$864,000. As of the date hereof, the District has approved \$ 843,131 for the Improvements and \$ 127,800 for the Lease Payments. The District's estimated expenditures for the next 5 years are set forth above.

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 operate for a maximum term of twenty (20) years beginning 2019 or until all Lease Payments have been paid, whichever is longer.

Governance:

1. The District shall operate at all times in accordance with Bylaws that have been adopted by the Board of Directors
2. The District will meet on an annual or more frequent basis. The District shall hold meetings when so requested by the City.
3. The District will annually prepare a budget, and an annual report describing the major activities of the District during the preceding year and upcoming year. The Budget and Report shall be submitted to the City Finance Director or City Manager for review and comment no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year.



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-22

ORD ☒ # 4.739

Date: 7/8/2026

Department: General Administration

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☒ Date: 7/13/2026

Subject: An Ordinance authorizing the City Manager to execute the First Amendment to CID Contract for the Downtown Linden Community Improvement District.

Background: On July 29, 2019, by Ordinance No. 4.482, the City Council established the Downtown Linden Community Improvement District ("CID"). The CID was formed to provide funding in conjunction with the Fairfield Inn and Suites hotel project that was developed by SREH MAG Gladstone Partners, LLC (the "Developer"). On June 22, 2020, by Ordinance No. 4.519, the City Council approved a Downtown Linden CID Contract between the City, the Downtown Linden Community Improvement District, and SREH MAG Gladstone Partners, LLC which sets out the obligations of the parties and the operation of the CID.

The Developer has requested an amendment to the CID in order to clarify that the CID has authority to lease property in the District. This First Amendment adds that same clarification into the CID Contract to have all the documents regarding the project be in conformity with the intent of the amendment to the CID. This Ordinance authorizes the City Manager to execute the First Amendment to the CID Contract on behalf of the City.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing the Ordinance as written.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk.

Robert M. Baer
City Manager

CW
City Attorney

AN ORDINANCE AUTHORIZING AND APPROVING THE FIRST AMENDMENT TO THE DOWNTOWN LINDEN CID CONTRACT BETWEEN THE CITY OF GLADSTONE, MISSOURI, THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT, AND SREH MAG GLADSTONE PARTNERS, LLC.

WHEREAS, the City Council did on July 29, 2019, pass Ordinance No. 4.482, which approved the establishment of the Downtown Linden Community Improvement District within the City of Gladstone (the “City”) in accordance with Section 67.1401 *et seq.*, RSMo; and

WHEREAS, the City Council did on June 22, 2020, pass Ordinance No. 4.519 which authorized and approved a Downtown Linden CID Contract between the City, the Downtown Linden Community Improvement District, and SREH MAG Gladstone Partners, LLC; and

WHEREAS, the City, the Downtown Linden Community Improvement District, and SREH MAG Gladstone Partners, LLC desire to enter into the attached First Amendment to Downtown Linden CID Contract to revise the description of district projects and facilitate the leasing of certain property.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

Section 1. APPROVAL OF AMENDMENT. That the City Manager is hereby authorized to execute the First Amendment to Downtown Linden CID Contract in substantially the form attached hereto as Exhibit A.

Section 2. FURTHER AUTHORITY. That the City Manager, City Clerk, and such other officials of the City may execute any other additional documents or take such other actions as are necessary, incidental or expedient to carry out the intent of this Ordinance.

Section 3. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. GOVERNING LAW. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. EFFECTIVE DATE. This Ordinance shall take effect and be in full force from and after its passage and approval.

BILL NO. 26-23

ORDINANCE NO. 4.739

**INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY
OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY 2026.**

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: July 13, 2026

Second Reading: July 13, 2026

BILL NO. 26-23

ORDINANCE NO. 4.739

EXHIBIT A

FIRST AMENDMENT TO DOWNTOWN LINDEN CID CONTRACT

THIS FIRST AMENDMENT TO DOWNTOWN LINDEN CID CONTRACT (the "**Amendment**" or "**First Amendment**") entered into as of _____, 2026, by and between the CITY OF GLADSTONE, MISSOURI, a third class city organized and existing under the laws of the State of Missouri (the "**City**"), and SREH MAG GLADSTONE PARTNERS, LLC, successors-in-interest to Glad Hotel Developers, LLC, (the "**Company**"), and the DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT (the "**District**") (the City, the District and the Company are each a "**Party**" or collectively the "**Parties**"). Capitalized terms not defined elsewhere in this First Amendment shall have the meaning set forth in Section 1 hereof.

RECITALS:

WHEREAS, pursuant to the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "**CID Act**"), the City is authorized and empowered to establish a community improvement district as proposed by a verified petition; and

WHEREAS, the City, pursuant to Ordinance No. 4482, passed and approved by the City Council of the City on July 29, 2019, created the District in accordance with the CID Act (the "**First CID Ordinance**"), which includes the property described on Exhibit C attached hereto and incorporated herein by reference ("**District Area**"); and

WHEREAS, the City, pursuant to Ordinance No. 4519, passed by the City Council of the City on June 22, 2020, entered into the Downtown Linden CID Contract with the Company and the District (the "**Original Agreement**", and together with the Amendment, the "**Cooperative Agreement**");

WHEREAS, in connection with the formation of the District, the City adopted Ordinance No. 4480 on July 29, 2019 (the "**Chapter 100 Ordinance**"), authorizing the issuance of \$13,450,800 principal amount of Taxable Industrial Development Revenue Bonds (Hotel Project), Series 2019 (the "**Bonds**") to pay certain costs concerning the construction of hotel and related improvements (the "**Bond Project**") on certain land located in the District (the "**Project Site**").

WHEREAS, pursuant to the Chapter 100 Ordinance, (i) the Company transferred the Project Site to the City and (ii) the City and the Company entered into a Lease Agreement dated as of November 1, 2019, as amended (the "**Lease**") whereby Company leases the Project Site from the City;

WHEREAS, pursuant to Section 67.1461.1(6) of the CID Act, the District is authorized to "To acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property..."

WHEREAS, the District intends to enter into a sublease with the Company whereby the District will sublease a portion of the Project Site in consideration of monthly rental payments (the "**Lease Payments**").

WHEREAS, in accordance with the requirements of the CID Act, the City filed an Amended Petition for the creation of the District with the Clerk of the City on June 18, 2026 (the "**Amended Petition**"), to allow the District to use the CID Special Assessment to pay the Lease Payments; and

WHEREAS, the City Clerk verified the Petition and set a public hearing for the consideration of the Petition, pursuant to Section 67.1421.1 of the CID Act; and

WHEREAS, after notice of the public hearing was given by publication and individually to each property owner within the District, a public hearing was held on July 13, 2026, regarding the Amended Petition; and

WHEREAS, the City, pursuant to Ordinance No. _____, passed and approved by the City Council of the City on July 13, 2026, approved the Amended Petition in accordance with the CID Act (the "**First CID Ordinance**");

WHEREAS, the Project is substantially complete and the Parties desire to amend the Original Agreement thereto.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

Section 1. Definitions. Capitalized words and terms used but not otherwise defined herein shall have the same meanings as such terms are given in the Original Agreement, as applicable. In case of any conflict in the definitions between the Original Agreement, the definition contained in this First Amendment shall control.

Section 2. Description of District Projects. Section VI of Exhibit A to the Original Agreement is hereby amended to read as follows:

(vi) performing any other services and improvements, including the leasing of improvements, authorized under the Act.

Section 3. General Description of Improvements to be Funded by the District. The paragraph titled "General Description of Improvements to be Funded by the District" of Exhibit a to the Original Agreement is hereby amended to read as follows:

The District will fund the budgeted expenditures as set forth above, including, without limitation site improvements such as demolition, environmental remediation, public utilities, parking, remediation of blighting conditions, and other improvements and services authorized by the CID Act necessary to carry out the purposes of the District.

Pursuant to Section 67.1461.1(6) of the CID Act, the District is authorized to "acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property..." Accordingly, the District intends to enter into a (sub)lease with the Company for certain portions of the Project Site and the Improvements in consideration of certain "**Lease Payments**". The aggregate Lease Payments shall not exceed \$864,000.

Section 4. Project Costs. The District shall, at the Developer's option, pay the Lease Payments directly to the City in consideration of amounts payable by the Company to the City under

the Lease. **Section 5. Estimated Project Costs.** The table of estimated Project costs on Exhibit A to the Original Agreement is amended to read as follows:

PROJECT COSTS	
	Total
Public Improvements:	
Grading and site prep	\$350,000
Reconstruction of Parking Lot	\$250,000
Construction and Extension of Utilities	\$75,000
Total Public Improvements:	\$675,000
Soft Costs:	
Professional Services	\$175,000
Total Soft Costs	
Services:	
Lease Payments	\$864,000
TOTAL PROJECT COSTS	\$1,714,000

Section 6. Reimbursable Project Costs. The Parties acknowledge and agree that the Lease Payments are “Reimbursable Project Costs” and that funds from the CID Special Assessment Account can be used for such purposes.

Section 7. Applicable Law. This First Amendment shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Missouri for all purposes and intents.

Section 8. Ratification of Original Agreement. Unless modified or amended or supplemented by the terms of this First Amendment all other provisions of the Original Agreement, as amended and supplemented, remain in full force and effect. All other terms and provisions of the Original Agreement, as amended and supplemented, are hereby ratified and confirmed.

Section 9. Counterparts. This First Amendment is executed in multiple counterparts, each of which shall constitute one and the same instrument.

Section 10. Severability. In the event any section, term or provision of this First Amendment is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision.

Section 11. Headings. Headings of articles and sections are inserted only for convenience and are in no way to be construed as a limitation or expansion on the scope of the particular articles, sections or subsections to which they refer. Words in the singular shall include the plural, and vice versa, where appropriate.

Section 12. Electronic Transactions. The transaction described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law. Any requirement in the Indenture for original documents may be satisfied by electronic copies of original documents.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the Parties have executed this First Amendment on the date first written above.

CITY OF GLADSTONE, MISSOURI

By: _____

Name: _____

Title: _____

(SEAL)

ATTEST:

DOWNTOWN LINDEN COMMUNITY
IMPROVEMENT DISTRICT

By: _____

Name: _____

Title: _____

(SEAL)

ATTEST:

SREH MAG Gladstone Partners, LLC

By: _____

Name: _____

Title: _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-23

ORD ☒ # 4.740

Date: 7/8/2026

Department: General Administration

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☒ Date: 7/13/2026

Subject: An Ordinance authorizing the City Manager to execute a Second Amendment to Development Agreement.

Background: The City previously issued its Taxable Industrial Development Revenue Bonds in an aggregate principal amount not to exceed \$13,450,800 to facilitate the development of a hotel and related improvements by Glad Hotel Developers, LLC (generally, the Fairfield Inn & Suites at 69th and N. Oak). The City entered into a Development Agreement dated February 21, 2019 (approved by Ordinance No. 4.458, January 28, 2019) regarding the development of the project and setting forth the roles and obligations of the parties, including terms regarding certain community improvement districts covering the project site. The City entered into a First Amendment to Development Agreement dated May 4, 2023 (approved by Ordinance No. 4.617, December 12, 2022) further detailing the operation of the project.

On July 29, 2019, by Ordinance No. 4.482, the City Council established the Downtown Linden Community Improvement District ("CID"). The CID was formed to provide funding in conjunction with the Fairfield Inn and Suites hotel project that was developed by SREH MAG Gladstone Partners, LLC (the "Developer", and successor in interest to Glad Hotel Developers, LLC). The Developer has requested an amendment to the CID in order to clarify that the CID has authority to lease property in the District. This Second Amendment adds that same clarification into the Development Agreement to have all the documents regarding the project be in conformity with the intent of the amendment to the CID. This Ordinance authorizes the City Manager to execute the Second Amendment to Development Agreement on behalf of the City.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing the Ordinance as written.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk.

Robert M. Baer
City Manager

CW
City Attorney

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE THE SECOND AMENDMENT TO A DEVELOPMENT AGREEMENT BETWEEN THE CITY OF GLADSTONE, MISSOURI AND SREH MAG GLADSTONE PARTNERS, LLC RELATED TO A PROJECT PREVIOUSLY FINANCED BY THE CITY UNDER ARTICLE VI, SECTION 27 OF THE MISSOURI CONSTITUTION AND SECTIONS 100.010 TO 100.200 OF THE REVISED STATUTES OF MISSOURI; AND AUTHORIZING THE EXECUTION OF CERTAIN DOCUMENTS AND TAKING OF CERTAIN OTHER ACTIONS IN CONNECTION THEREWITH.

WHEREAS, the City of Gladstone, Missouri (the "City") is a third class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City is authorized under the provisions of Article VI, Section 27 of the Missouri Constitution, as amended, and Sections 100.010 to 100.200, inclusive, of the Revised Statutes of Missouri, as amended (collectively, the "Act"), to purchase, construct, extend and improve certain projects (as defined in the Act) for the purposes set forth in the Act and to issue industrial development revenue bonds for the purpose of providing funds to pay the costs of such projects and to lease or otherwise dispose of such projects to private persons or corporations for manufacturing, commercial, warehousing and industrial development purposes upon such terms and conditions as the City shall deem advisable; and

WHEREAS, in order for Glad Hotel Developers, LLC to construct certain commercial facilities consisting of a hotel and related improvements (collectively, the "Project"), the City did previously issue its Taxable Industrial Development Revenue Bonds (Hotel Project), Series 2019, in an aggregate principal amount not to exceed \$13,450,800 (the "Bonds"); and

WHEREAS, in connection with the development of the Project, the City entered into a Development Agreement dated February 21, 2019, with the Developer (the "Development Agreement") as authorized by Ordinance No. 4.458 approved by the City Council on January 28, 2019, and the First Amendment to Development Agreement dated May 4, 2023 as authorized by Ordinance No. 4.617 approved by the City Council December 12, 2022; and

WHEREAS, SREH Mag Gladstone Partners, LLC (the "Company") is the successor in interest to Glad Hotel Developers, LLC; and

WHEREAS, the Project has been completed and the Company, the Developer and the City desire to amend the Development Agreement to facilitate the leasing of certain property; and

WHEREAS, the City has and does hereby find and determine that it is desirable for the economic development of the City and within the public purposes of the Act that the City facilitate the operation of the Project through said amendments.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

Section 1. EXECUTION OF DOCUMENTS. The Mayor or the City Manager of the City is hereby authorized to execute the Second Amendment to Development Agreement between the City and the Company in substantially the form attached hereto, copies of which shall be filed in the records of the City. The Mayor or the City Manager of the City is hereby authorized to execute any such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance, for and on behalf of and as the act and deed of the City. The City Clerk of the City is hereby authorized and directed to attest to and affix the seal of the City to the City Documents and such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Ordinance.

Section 2. FURTHER AUTHORITY. That the City Manager, City Clerk, and such other officials of the City may execute any other additional documents or take such other actions as are necessary, incidental or expedient to carry out the intent of this Ordinance.

Section 3. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the City Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 4. GOVERNING LAW. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. EFFECTIVE DATE. This Ordinance shall be approved and shall take effect and be in full force from and after its passage by the City Council and this Ordinance is signed by the Mayor.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: July 13, 2026

Second Reading: July 13, 2026

BILL NO. 26-23

ORDINANCE NO. 4.740

EXHIBIT A

SECOND AMENDMENT TO DEVELOPMENT AGREEMENT

THIS SECOND AMENDMENT TO DEVELOPMENT AGREEMENT ("**Second Amendment**") entered into as of _____, 2026, by and between the CITY OF GLADSTONE, MISSOURI, a third class city organized and existing under the laws of the State of Missouri (the "**City**"), and SREH MAG GLADSTONE PARTNERS, LLC, successors-in-interest to Glad Hotel Developers, LLC, (the "**Company**") (the City and the Company are each a "**Party**" or collectively the "**Parties**"). Capitalized terms not defined elsewhere in this Second Amendment shall have the meaning set forth in Section 1 hereof.

RECITALS:

WHEREAS, the City and the Company previously entered into a Development Agreement dated as of February 21st, 2019, as amended by that First Amendment to Development Agreement dated as of May 4, 2023 (the "**Original Agreement**" as amended by this Second Amendment, the "**Agreement**") for the implementation of the Project described therein; and

WHEREAS, the Project is substantially complete and the Parties desire to amend the Original Agreement restated thereto.

NOW, THEREFORE, in consideration of the mutual covenants hereinafter set forth, the parties hereto agree as follows:

Section 1. Definitions. Capitalized words and terms used but not otherwise defined herein shall have the same meanings as such terms are given in the Original Agreement, as applicable. In case of any conflict in the definitions between the Original Agreement, the definition contained in this Second Amendment shall control.

Section 2. Amendment of Section 3.06. The Original Agreement is hereby amended by adding a new subsections (d) and (e) to Section 3.06 thereof.

(d) The City acknowledges that the Company has or plans to sublease certain parts of the Project to the DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT (the "Downtown Linden CID") pursuant to that certain sublease agreement between the Company and the Downtown CID (the "Sublease"). The hereby consents to the Sublease and agrees that the City will credit any payments of rent from the Downtown Linden CID against the City Lease Payments.

(e) At such time as the aggregate City Lease Payments equal \$864,000, the obligation to pay the City Lease Payments shall cease and no future City Lease Payments shall be required. Any amounts paid to the City under the plan for termination and

dissolution of the Linden Block 25 Community Improvement District shall be credited against this amount.

Section 4. Applicable Law. This Second Amendment shall be taken and deemed to have been fully executed, made by the parties in, and governed by, the laws of the State of Missouri for all purposes and intents.

Section 5. Ratification of Original Agreement. Unless modified or amended or supplemented by the terms of this Second Amendment all other provisions of the Original Agreement, as amended and supplemented, remain in full force and effect. All other terms and provisions of the Original Agreement, as amended and supplemented, are hereby ratified and confirmed.

Section 6. Counterparts. This Second Amendment is executed in multiple counterparts, each of which shall constitute one and the same instrument.

Section 7. Severability. In the event any section, term or provision of this Second Amendment is held to be unenforceable by a court of competent jurisdiction, the remainder shall continue in full force and effect to the extent the remainder can be given effect without the invalid provision.

Section 8. Headings. Headings of articles and sections are inserted only for convenience and are in no way to be construed as a limitation or expansion on the scope of the particular articles, sections or subsections to which they refer. Words in the singular shall include the plural, and vice versa, where appropriate.

Section 9. Electronic Transactions. The transaction described herein may be conducted and related documents may be stored by electronic means. Copies, telecopies, facsimiles, electronic files and other reproductions of original executed documents shall be deemed to be authentic and valid counterparts of such original documents for all purposes, including the filing of any claim, action or suit in the appropriate court of law. Any requirement in the Indenture for original documents may be satisfied by electronic copies of original documents.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the Parties have executed this Second Amendment on the date first written above.

CITY OF GLADSTONE, MISSOURI

By: _____

(SEAL)

ATTEST:

SREH MAG Gladstone Partners, LLC

By: _____

Name: _____

Title: _____



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-24

ORD ☒ # 4.741

Date: 7/8/2026

Department: General Administration

Meeting Date Requested: 7/13/2026

Public Hearing: Yes ☒ Date: 7/13/2026

Subject: An Ordinance approving the Petition for the Dissolution of the Linden Block 25 Community Improvement District.

Background: On July 29, 2019, by Ordinance No. 4.481, the City Council established the Linden Block 25 Community Improvement District ("CID"). The CID was formed to provide funding in conjunction with the Fairfield Inn and Suites hotel project that was developed by SREH MAG Gladstone Partners, LLC (the "Developer"). The Developer has requested to terminate the CID because the CID has completed its funding obligations that were contemplated when it was established. State law provides that upon dissolution of the District, its remaining funds should be distributed in such a manner so as to benefit the property in the District. Upon termination, a portion of the remaining funds of the District will be used to fund, among other things, costs associated with the acquisition of right of way necessary for the North Oak Trafficway construction project.

The hotel project was developed using the Chapter 100 program under which the City owns the property and leases it to the Developer. As a result, the petition to terminate the CID was signed by the City Manager on behalf of the City as the owner of the property. A public hearing is required pursuant to state law, and upon conclusion of the public hearing, this ordinance is for City Council consideration regarding approval of the petition.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends passing the Ordinance as written.

Provide Original Contracts, Leases, Agreements, etc. to: City Clerk.

Robert M. Baer
City Manager

CW
City Attorney

AN ORDINANCE APPROVING THE PETITION FOR DISSOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT AND THE REPEAL OF THE DISTRICT'S SALES TAX; AUTHORIZING THE DISTRIBUTION OF THE REMAINING ASSETS OF THE DISTRICT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH.

WHEREAS, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"), authorize the governing body of any city, upon presentation of a proper petition requesting formation and after a public hearing, to adopt an ordinance establishing a community improvement district; and

WHEREAS, the City of Gladstone, Missouri (the "City") is a third class city and political subdivision of the State of Missouri, duly created, organized and existing under and by virtue of the Constitution and laws of the State of Missouri; and

WHEREAS, the City, following all proper procedure and giving all notice as required under the CID Act, did on July 29, 2019, adopt Ordinance No. 4.481 (the "Establishment Ordinance") establishing the Linden Block 25 Community Improvement District; and

WHEREAS, the CID Act authorizes the City, upon presentation of a proper petition requesting termination and after notice and a public hearing, to adopt an ordinance for the termination of a community improvement district previously established; and

WHEREAS, on June 18, 2026, property owners representing the necessary amount of assessed value and per capita numbers within the Linden Block 25 Community Improvement District filed with the Clerk of the City a petition for the dissolution of the Linden Block 25 Community Improvement District (the "Dissolution Petition"); and

WHEREAS, the City Clerk verified that the Dissolution Petition substantially complies with the CID Act, submitted the verified Petition to the City Council and set a public hearing with all proper notice being given in accordance with the CID Act or other applicable law; and

WHEREAS, none of the signatures of the signers of the Dissolution Petition were withdrawn within seven days after it was filed with the City Clerk; and

WHEREAS, all the real property included in the District is entirely located within the City; and

WHEREAS, on July 13, 2026, the City Council held a public hearing at which all persons interested in the termination of the District were allowed an opportunity to speak and at which time the City Council heard all protests and received all endorsements.

NOW, THEREFORE, BE IT ORDAINED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, AS FOLLOWS:

Section 1. APPROVAL OF PETITION; TERMINATION. That the Dissolution Petition is hereby approved, a copy of which is attached hereto as Exhibit A and incorporated herein by this reference, and the District is hereby terminated and its sales tax repealed.

Section 2. PLAN FOR DISSOLUTION. The Plan for Termination and Dissolution as included in the Dissolution Petition is hereby approved, and the assets of the District shall be distributed in accordance therewith.

Section 3. CITY REPORTING. That upon the effective date of this ordinance, the City Clerk is hereby directed to send a copy of this ordinance to the Missouri Department of Economic Development pursuant to Section 67.1421.6 RSMo.

Section 4. FURTHER AUTHORITY. That the City Manager, City Clerk, and such other officials of the City may execute any other additional documents or take such other actions as are necessary, incidental or expedient to carry out the intent of this Ordinance.

Section 5. SEVERABILITY. The sections, paragraphs, sentences, clauses and phrases of this Ordinance shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Ordinance is found by a court of competent jurisdiction to be invalid, the remaining portions of this Ordinance are valid, unless the court finds the valid portions of the Ordinance are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Council has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. GOVERNING LAW. This Ordinance shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. EFFECTIVE DATE. This Ordinance shall take effect and be in full force from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 13TH DAY OF JULY 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: July 13, 2026

Second Reading: July 13, 2026

BILL NO. 26-24

ORDINANCE NO. 4.741

EXHIBIT A

**A PETITION FOR THE DISSOLUTION OF A
COMMUNITY IMPROVEMENT DISTRICT**

To the City Clerk of the City of Gladstone, Missouri:

The Board of Directors of the **LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT**, hereby files this petition and request that the City of Gladstone, Missouri (the "*City*"), terminate the **LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT** (the "*District*"), pursuant to the authority of Sections 67.1481 of the Revised Statutes of Missouri, as amended (the "*CID Act*").

1. The District is contiguous and is entirely within the corporate boundaries of the City as set forth in as **Exhibits A and B**, attached hereto and incorporated herein by reference.
2. The District was formed as a political subdivision as part of Ordinance No. 4.481, passed July 29, 2019.
3. A plan for termination and dissolution of the District is set forth as **Exhibit C**, attached hereto and incorporated herein by reference, which includes detail for the distribution of assets of the District.
4. A public hearing shall be held at a Board of Aldermen meeting of the City of Gladstone, Missouri and notice of such public hearing shall be given in the manner set forth in RSMo. Section 67.1431.
5. Notification has been made to the Missouri Department of Revenue of the District's intent to terminate and the District revenue source (the CID Sales and Use Tax) have been discontinued.
6. Upon termination of the District, any assets of the District shall be distributed in accordance with the Plan for Termination and Dissolution.
7. The Board of Directors unanimously requests that the District be dissolved and terminated pursuant to the Community Improvement District Act.

Dated this 18 day of June 2026.

PETITIONER AND SOLE OWNER:

The undersigned requests that the City Council hold a public hearing in accordance with Sections 67.1481, RSMo., and adopt an ordinance approving this Amended Petition.

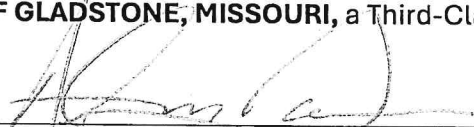
Name of Owner:	City of Gladstone
Owner's Telephone Number:	(816) 436-2200
Owner's Mailing Address:	7010 N. Holmes
	Gladstone, Missouri 64118
Name of Signer:	Robert Baer
Basis of Legal Authority to Sign:	City Manager
Signer's Telephone Number:	Same as above
Signer's Mailing Address:	Same as above

The undersigned owns the following parcel:

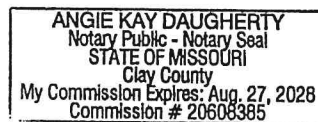
Parcel #	Owner	Area (Acres)	EAV
13614002500300¹	City of Gladstone, Missouri	1.54	\$00 ²

By executing this Petition, the undersigned represents and warrants that he /she is authorized to execute this Petition on behalf of the property owner named immediately above, and authorizes this signature page to be attached to the original of this Petition to be filed in the Office of the City Clerk. The undersigned also acknowledges that his/her signature may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

CITY OF GLADSTONE, MISSOURI, a Third-Class City in Clay County, Missouri

By: 
Robert Baer, City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)



Before me personally appeared Robert Baer, City Manager of the CITY OF GLADSTONE, MISSOURI, a Third-Class City in Clay County, Missouri, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said City.

WITNESS my hand and official seal this 18 day of June 2026.



¹ The parcels comprising the District were replatted after the formation of the District, but the boundary was not modified.

² Owned by the City and exempt from *ad valorem* property taxes.

DEVELOPER:

The Company, as the Tenant under the Lease, hereby consents to the execution and filing of this Amended Petition.

SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company

By: *AS*

Printed name: Andrew Scarlett

Title: Partner

STATE OF Tennessee ,

COUNTY OF Davidson) ss.

Before me personally appeared Andrew Scarlett Manager of the SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company, to me personally known to be the individual described in and who executed the foregoing instrument on behalf of said limited liability company.

WITNESS my hand and official seal this 10th day of June 2026



Mary Suzanne Eash

EXHIBIT A

LEGAL DESCRIPTION OF DISTRICT

LOTS 4, 5, 6, 7, 8, 9, 10, 11 AND S. 10.72 FEET OF LOT 12, BLOCK 25, LINDEN SUBDIVISION.

COMMENCING AT THE NORTHWEST CORNER OF SAID LOT 1, BLOCK 25, LINDEN SUBDIVISION; THENCE S. $89^{\circ} 37'44''$ E. ALONG THE NORTH LINE OF SAID LOT 1, A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING OF SAID TRACT OF LAND; THENCE CONTINUING ALONG SAID NORTH LINE OF S. $89^{\circ} 37'44''$ E, A DISTANCE OF 43.91 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE ALONG THE EAST LINE OF SAID LOTS 1, 2 AND 3 S. $00^{\circ} 25'15''$ W., A DISTANCE OF 160.38 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 N. $89^{\circ} 50'09''$ W., A DISTANCE OF 124.17 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3; THENCE ON THE WEST LINE OF SAID LOTS 2 AND 3 N. $00^{\circ} 30'41''$ E., A DISTANCE OF 80.83 FEET; THENCE PARALLEL WITH THE WEST LINE OF SAID LOTS 1, 2, AND 3 N. $00^{\circ} 30'41''$ E., A DISTANCE OF 80.00 FEET TO THE POINT OF BEGINNING, BEING TRACT 2 AS SHOWN ON THE CERTIFICATE OF SURVEY RECORDED DECEMBER 7, 2016 AS DOCUMENT NO. 2016043750 IN BOOK H, PAGE 177.

EXHIBIT B

MAP OF DISTRICT

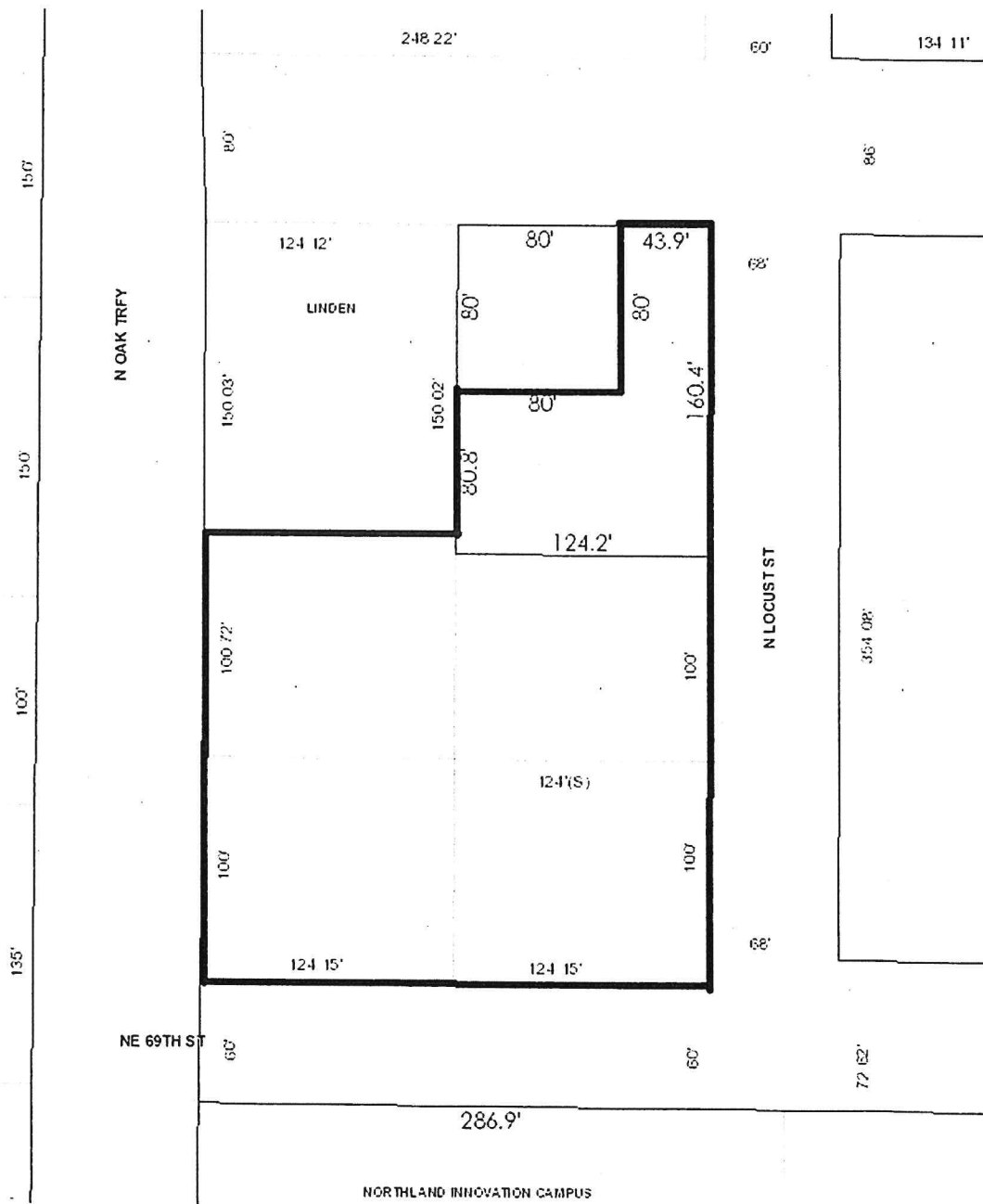


EXHIBIT C

**PLAN FOR TERMINATION AND DISSOLUTION
OF THE
LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT**

The information and details outlined in this Plan represent the strategy and activity to be undertaken in anticipation of the termination of the Linden Block 25 Community Improvement District in the City of Gladstone, Missouri.

Section 1. Ordinance No. 4.481, passed July 29, 2019, by the Board of Aldermen of the City of Gladstone, Missouri establishing the Linden Block 25 Community Improvement District (the "District") as a political subdivision.

Section 2. The term of existence of the District was determined to be the earlier of: (i) twenty years from that date of issuance of any Obligations issued to fund the Project Improvements; or (ii) the full payment, defeasance and satisfaction of such Obligations.

Section 3. The essential powers of the District and its Board of Directors were to impose a CID sales and use tax of one percent (1.0%) on qualified retail sales within the District, the distribution of the resultant revenues to help fund the construction and installation of CID Project improvements.

Section 4. The District does not have any outstanding debt obligations.

Section 5. The Board of Directors has approved a petition and request that the City of Gladstone, Missouri to authorize the dissolution of the District, pursuant to the authority of Sections 67.1481 of the Revised Statutes of Missouri, as amended (the "CID Act").

Section 6. Distribution of current assets will cover costs associated with the District's dissolution, including legal fees and administrative costs. Any remaining amounts will be used in such a manner so as to benefit the real property which was formerly a part of the District. In furtherance thereof, the monies will be paid as follows:

- (i) \$195,000 will be paid the SREH MAG GLADSTONE PARTNERS, LLC, a Missouri limited liability company ("**Owner**"), as compensation for the dedication of rights necessary for the installation of roundabout, substantially as set forth in Exhibit C-1, which will benefit the real property which was formerly a part of the District. Such funds shall be held by the City for the benefit of the Owner pending consummation of said dedication.
- (ii) The balance will be paid the City. The City shall use such funds first, to cover the City's legal fees concerning this Petition and related matters, and second, in such a manner so as to benefit the real property which was formerly a part of the District. Such funds shall be applied against the \$864,000 of "City Lease Payments" to the City under that Development Agreement dated as of February 21st, 2019, as amended, by and between the City and Owner.

Roundabout Plan

