



**CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
SEPTEMBER 28, 2026**

The City Council will meet in Closed Executive Session at 6:45 pm, September 28, 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.

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 August 24, 2026, Closed City Council Meeting Minutes.**
- 6. Approval of the August 24, 2026, Regular City Council Meeting Minutes.**
- 7. Approval of the August 27, 2026, Closed City Council Meeting Minutes.**
- 8. PRESENTATION: 250 Coin Challenge Commendation**
- 9. PROCLAMATION: Missouri Good Neighbor Week**

10. **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.*
11. **Communications from the City Council.**
12. **Communications from the City Manager.**
13. **CONSENT AGENDA**

SPECIAL EVENT PERMITS:

Gladfest, 7010 North Holmes Street, Gladstone City Hall grounds, Community Center, and Linden Square; Friday, October 2, 5:00 to 10:00 pm, Saturday, October 3, 10:00 am to 10:00 pm, and Sunday, October 4, 2026, 12:00 to 4:00 pm.

Gladfest Smokefest, Central Park (NE Corner), Friday, October 2 and Saturday, October 3, 2026, 8:00 am to 10:00 pm.

Gladfest Parade will begin at Little Saigon Plaza and conclude at Antioch Baptist Church, judging will take place in front of City Hall, Saturday, October 3, 2026, from 8:00 a.m. to 12:00 p.m.

Scarecrow Run/Walk, Linden Square, Sunday, October 4, 2026, 5:30 to 9:30 am.

Friday Night Fright, Happy Rock Park East, Friday, October 16, 2026, 5:00 to 9:00 pm.

RESOLUTION R-26-53, A Resolution declaring certain City property surplus and authorizing the sale and/or disposal of such property held by the City to the highest bidder via online auction, sealed bid, and/or otherwise disposed of as approved by the City Manager.

RESOLUTION R-26-54, A Resolution authorizing acceptance of a proposal from Independent Salt Company for the purchase of snow removal salt.

CONSIDER ANNUAL REPORT OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2026.

CONSIDER ANNUAL REPORT OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT FOR FISCAL YEAR ENDING MARCH 31, 2026.

CONSIDER MONTHLY FINANCIAL UPDATE AUGUST YTD 2026.

REGULAR AGENDA

14. **PUBLIC HEARING:** A Zoning Change for property located at 3707 Northeast 56th Terrace, Gladstone, Missouri.
15. **PUBLIC HEARING:** Fixing the annual rate of levy for the 2026 Real Estate and Personal Property taxes with the corporate limits of the City of Gladstone, Missouri.
16. **FIRST READING BILL NO. 26-30,** An Ordinance approving a Zoning Change for property located at 3707 Northeast 56th Terrace within the City of Gladstone, Missouri.
17. **FIRST READING BILL NO. 26-31,** An Ordinance enacted pursuant to Missouri Revised Statutes Section 67.110 fixing the annual rate of Levy for the 2026 Real Estate and Personal Property taxes within the corporate limits of the City of Gladstone, Missouri.
18. **RESOLUTION R-26-55,** A Resolution authorizing the City Manager to enter into a purchase agreement with Fire Master, Fire Equipment Inc. for twenty-one Drager PSS Airboss Sentinel HP self-contained breathing apparatus systems and accessories for the Gladstone Fire/EMS Department in the amount of \$210,828.60.
19. **RESOLUTION R-26-56,** A Resolution authorizing acceptance of a proposal from American Response Vehicles (ARV), Columbia, Missouri, for the purchase of one 2029 AEV X-Series LTD Type 3 Ambulance on a Ford E450 Chassis for the total purchase amount of \$422,900.00.
20. **RESOLUTION R-26-57,** A Resolution authorizing the City Manager to enter into a Master Lease Agreement with the Bancorp Bank, N.A., in the amount of \$85,459.00 annually for fleet truck leases.
21. **Other Business.**
22. **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

Posted at 4:30 pm
9/24/2026
816-423-4096



**MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, AUGUST 24, 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 Jackson Auer
City Clerk Kris Keller

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

Mayor Moore opened the Regular City Council Meeting Monday, August 24, 2026 at 7:39 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 August 10, 2026, Closed City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the August 10, 2026, Closed City Council meeting as presented. Councilman Nave 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 August 10, 2026, Regular City Council Meeting Minutes.

Councilman Nave moved to approve the minutes of the August 10, 2026, Regular City Council meeting as presented. **Mayor Pro Tem Davis** 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:** Daughters of the American Revolution Constitution Week.

Mayor Moore read and presented the Proclamation to members of the William Boydston Chapter - Daughters of the American Revolution: Janice Tilman, Regent, Krisit Mancha, Jean McHenry, Susan Dowden, and Donna Ivanko. Janice Tilman, Regent thanked the City Council for their recognition and announced that the group would gather at the Antioch Mid-Continent Public Library branch at 3:00 p.m. on September 17, 2026, to ring the bells in commemoration of the signing of the Declaration of Independence. She invited others to join the group for the event.

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

Gary Rossmore, 300 NW 59th Street, Hickory Hills subdivision, addressed the Council and thanked the City for significantly improved landscaping at Englewood and Broadway, then raised several concerns. He reported a damaged stormwater inlet on NW 59th Street, which is scheduled for repair, as well as a related stormwater line failure in his yard that remains unresolved and has created at least two deep holes. One of the holes has been fenced by Public Works for safety. He emphasized the hazard posed to children and pets and expressed concern that the issue had been classified as “not a priority.” He also requested removal of leftover concrete blocks, lumber, and sign materials from a prior utility repair near Englewood and Broadway when crews are working in the area. Lastly, he expressed concern about a nearby residence allegedly operating as a boarding house, citing multiple inoperable vehicles parked on the street and in front of neighboring properties. He requested that the area not become a parking location for disabled or non-operational vehicles. Mr. Rossmore submitted photographs documenting his concerns for the record.

Mayor Moore thanked him for his concerns and reported that Public Works would be notified.

Justin Sanborn-McMeen, 503 NE Maple Drive, Oakview resident, addressed the Council and provided follow-up comments regarding the Gladstone Community Center and pool, thanking the City Council and Parks and Recreation Director Jordan for promptly addressing previously reported safety and maintenance concerns. He encouraged the City to conduct an operational review of the Community Center and aquatics program, citing concerns with management oversight, communication, and procedures. He identified several ongoing maintenance and safety issues involving the pool and splash pad and expressed concerns regarding management’s response to a medical situation during a recent event, as well as staffing, event planning, and management visibility. He noted that these concerns have caused his family to reconsider their membership. He also recognized several lifeguards for their professionalism, attentiveness, and positive interactions with patrons.

Mayor Moore reported that some of his issues were being addressed and that she was aware of some of his concerns from a previous conversation.

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

Councilman Nave reported that the Parks Board recently held a productive meeting and provided an update on Flora Park, noting that Phase One is nearing completion and the Request for Proposal for Phase Two has been issued, with completion of the overall project anticipated this fall. He shared

that a ribbon-cutting ceremony will be planned upon completion. He also announced the return of Smokefest at Gladfest this fall and noted that participant registration is available through the Gladstone Chamber and City websites.

Councilman Smith announced that Gladfest parade registration is open and encouraged participation. He also commented on the recent dedication of the new art installation at the dog park honoring Beth Houlihan and recognized John Houlihan for his gracious remarks and appreciation to the City Council for its involvement in the project.

Councilmember Spallo announced the upcoming “Dunkin Dogs” event at the Gladstone pool this Saturday, noting that advance registration is required through the City’s website. She encouraged residents to participate and enjoy the event with their dogs.

Mayor Moore highlighted the recent dedication of the public art installation at the City Dog Park honoring the late Beth Houlihan and recognized Mrs. Houlihan’s contributions to the City’s trees, landscaping, and gardens. She encouraged everyone to visit the dog park and view the new addition to the City’s public art collection. She announced that the next Gladstone Green Team cleanup will be held September 5, with additional details to be provided to participants. She also noted that the first City Council meeting in September has been canceled, with agenda items moved to the September 28 meeting.

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

City Manager Baer announced that City Hall will be closed Monday, September 7, in observance of Labor Day, with normal business hours resuming Tuesday, September 8. He also reported that all agenda items scheduled for the September 14 City Council meeting will be moved to the September 28 meeting.

REGULAR AGENDA

Item No. 11. On the Agenda. **FIRST READING BILL NO. 26-29**, An Ordinance authorizing the City to participate in the Missouri Highway Safety Program and receive grant funds, under the terms outlined by the Missouri Department of Transportation, for the purchase of vehicle mounted radar units.

Mayor Pro Tem Davis moved **BILL NO. 26-29** be placed on its First Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the First Reading of **BILL NO. 26-29** waive the rule and place the Bill on its Second and Final Reading. **Councilman Nave** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0) The Clerk read the Bill.

Mayor Pro Tem Davis moved to accept the Second and Final Reading of **BILL NO. 26-29** and enact the Bill as **Ordinance 4.746**. **Councilman Nave** 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. 26-29** stands enacted as **Ordinance Number 4.746**.

Item No. 12. On the Agenda. **RESOLUTION R-26-50**, A Resolution authorizing Change Order No. 8 in the amount of \$138,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Storm Drainage and Parking Improvements Project CP2531.

Councilman Smith moved to approve **RESOLUTION R-26-50**, A Resolution authorizing Change Order No. 8 in the amount of \$138,000.00 to the contract with Fleshman Construction, Incorporated, for the Northeast 76th Terrace Storm Drainage and Parking Improvements Project CP2531. **Councilmember Spallo** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 13. On the Agenda. **RESOLUTION R-26-51**, A Resolution authorizing Change Order No. 1 in the amount of \$200,000.00 to the contract with Ace Pipe Cleaning, Incorporated, for the FY26 Sewer Cleaning and Televising Project SP2689.

Councilmember Spallo moved to approve **RESOLUTION R-26-51**, A Resolution authorizing Change Order No. 1 in the amount of \$200,000.00 to the contract with Ace Pipe Cleaning, Incorporated, for the FY26 Sewer Cleaning and Televising Project SP2689. **Mayor Pro Tem Davis** seconded. The Vote: “aye”, Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 14. On the Agenda. **RESOLUTION R-26-52**, A Resolution accepting easements from certain property owners in conjunction with the 6752 North Park Avenue Storm Project CP2531.

Councilman Nave moved to approve **RESOLUTION R-26-52**, A Resolution accepting easements from certain property owners in conjunction with the 6752 North Park Avenue Storm Project CP2531. **Mayor Pro Tem Davis** 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. Other Business.

There was no other business.

Item No. 16. On the Agenda. Adjournment.

Mayor Moore adjourned the August 24, 2026, Regular City Council meeting at 8:08 pm.

Respectfully submitted:

Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

Jean B. Moore, Mayor

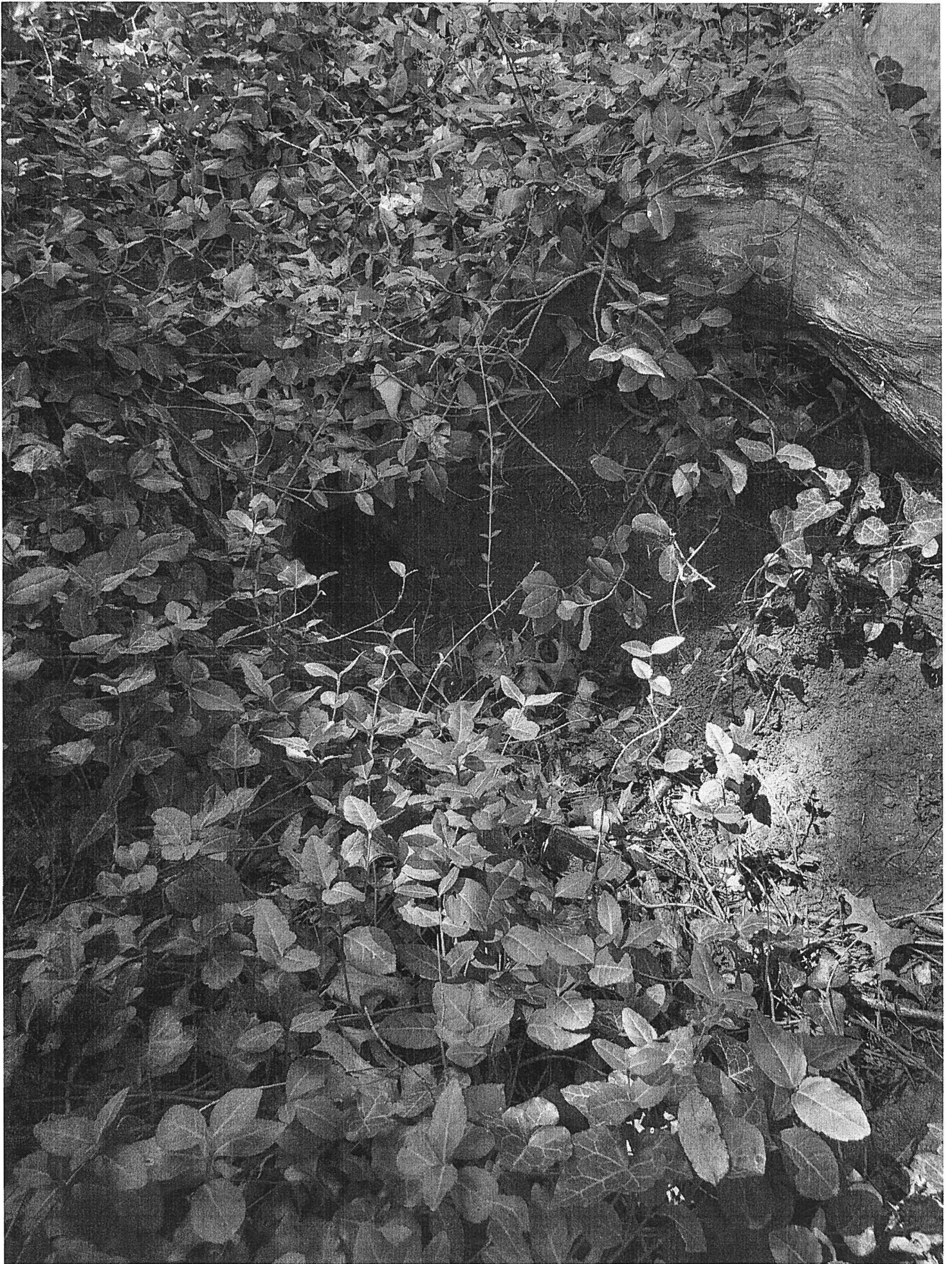
HICKORY HILLS



HICKORY HILLS



HICKORY HILLS



HICKORY HILLS



Mickory Hills



HICKORY HILLS



PROCLAMATION

WHEREAS, strong neighborhoods are built through kindness, connection, and a willingness to support one another; and

WHEREAS, Missouri Good Neighbor Week encourages Missourians to strengthen relationships with their neighbors through simple acts of kindness, generosity, and service; and

WHEREAS, the City of Gladstone is proud of the many residents who demonstrate the spirit of good neighboring through volunteerism, community involvement, helping others, and working together to make Gladstone a welcoming community; and

WHEREAS, the Missouri Legislature officially established September 28 through October 4 as Missouri Good Neighbor Week to celebrate and encourage acts of neighboring throughout the state;

NOW, THEREFORE, I Jean B. Moore, Mayor of the City of Gladstone, Missouri, on behalf of the members of the Gladstone City Council and all Gladstone residents, do hereby proclaim September 28 to October 4, 2026, as

MISSOURI GOOD NEIGHBOR WEEK

in the City of Gladstone and encourage all residents to celebrate by getting to know their neighbors, extending kindness to others, lending a helping hand, and continuing to make Gladstone a community where neighbors care for one another.

Signed this 28th day of September 2026



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/14/2026

Department: Community Development

Meeting Date Requested: 9/28/2026

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

Subject: Special Event Permit

Background: The Gladstone Area Chamber of Commerce will host their 47th Annual Gladfest, a three-day, family friendly fall event featuring children's attractions, live entertainment, vendors, a carnival, food booths, and much more.

Location: City Hall Community Center, Linden Square, and surrounding streets.

Date: Friday, October 2, 2026, Saturday, October 3, 2026, and Sunday, October 4, 2026

Time: Friday- 5:00 pm to 10:00 pm

Saturday- 10:00 am to 10:00 pm

Sunday- 12:00 pm to 4:00 pm

Street Closures

For the duration of Gladfest the following streets will be closed:

- N Holmes Street- from NE 69th Street north to NE 70th Terrace
- NE 70th Street- from N Holmes Street west to N Cherry Street

Carnival Setup

Carnival will begin setting up on Wednesday, September 30, 2026, necessitating the closure of the City Hall parking lot and partial closure of N Holmes Street. City Hall will remain accessible throughout this time.

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

JA
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: SEPTEMBER 14, 2026
PERMIT NO.: SEP26-00066
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST
LOCATION OF EVENT: 7010 N HOLMES STREET/6901 N HOLMES STREETE
GLADSTONE CITY HALL/COMMUNITY CENTER
(N HOLMES STREET FROM NE 69TH STREET TO NE 70TH
TERRACE)
LINDEN SQUARE
NE 70TH STREET FROM N HOLMES STREET TO N CHERRY
STREET)
DATE OF EVENT: FRIDAY, OCTOBER 2, 2026
SATURDAY, OCTOBER 3, 2026
SUNDAY, OCTOBER 4, 2026
TIME OF EVENT: FRIDAY- 5:00 PM TO 10:00 PM
SATURDAY- 10:00 AM TO 10:00 PM
SUNDAY- 12:00 PM TO 4:00 PM
EST. ATTENDANCE: 15,000±

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 3.100.180 Dogs on grounds of Gladfest and Bluesfest Festivals prohibited.
- ☒ 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
- ☒ Letter from Gladstone Chamber of Commerce



August 25, 2026

Mr. Alan Napoli, Community Development Administrator
City of Gladstone
7010 N. Holmes
Gladstone, MO 64118

Dear Alan,

The Gladstone Area Chamber of Commerce, in cooperation with the City of Gladstone, is planning the 47th annual Gladfest, scheduled for October 2-4, 2026.

In order to comply with the Outdoor Special Events Application, we respectfully request that the City of Gladstone temporarily suspend a few ordinances, as they apply to Gladfest, including: noise prohibited, alcoholic beverages, prohibition of smoking on or within all public park grounds, drinking in public, street use permits, temporary signs and the dog ordinance.

The Chamber would like to request that smoking be allowed at Gladfest (outdoors only), in designated smoking areas. An attached diagram outlines the specific areas requested. The Chamber will provide containers for disposal of smoking refuse and will be responsible for removing the refuse containers following Gladfest.

The Chamber also requests allowing the sale of alcoholic beverages and drinking in public at Gladfest, specifically in Linden Square. A diagram of the festival grounds with the area in which alcoholic beverages will be permitted is attached. We also understand that next to each trash receptacle, a recycling receptacle is required.

At Gladfest, one particularly appealing feature is live music. We request that the noise prohibited ordinance be waived during the hours of the event. Please note that Gladfest organizers are very respectful of the ending time of 10 p.m. each evening, so as not to be too disruptive of the neighbors living near the festival grounds.



Gladfest organizers request that the temporary signage ordinances be waived, so that we may place up to 10 advertising banners throughout the city for a period of two weeks prior to the event. Banners will only be placed with permission of the property owners and will be removed following the event.

Gladfest does require street closures and temporary one-way routes, to facilitate the carnival and traffic flow around the festival grounds. We request that the street closures and re-routing, deemed necessary by Public Safety and Public Works, be honored. During Gladfest 2026. The carnival will be set-up in the City Hall parking lot, which will require extended closure of the lot, beginning on Wednesday, Sep. 30, prior to Gladfest opening on Friday evening.

Gladfest also requests waving the dog ordinance (Ordinance 4.012) for the festival weekend, allowing patrons to bring leashed dogs to the festival. The no dogs allowed ordinance is difficult to enforce, as The Heights at Linden Square is a very pet-friendly community.

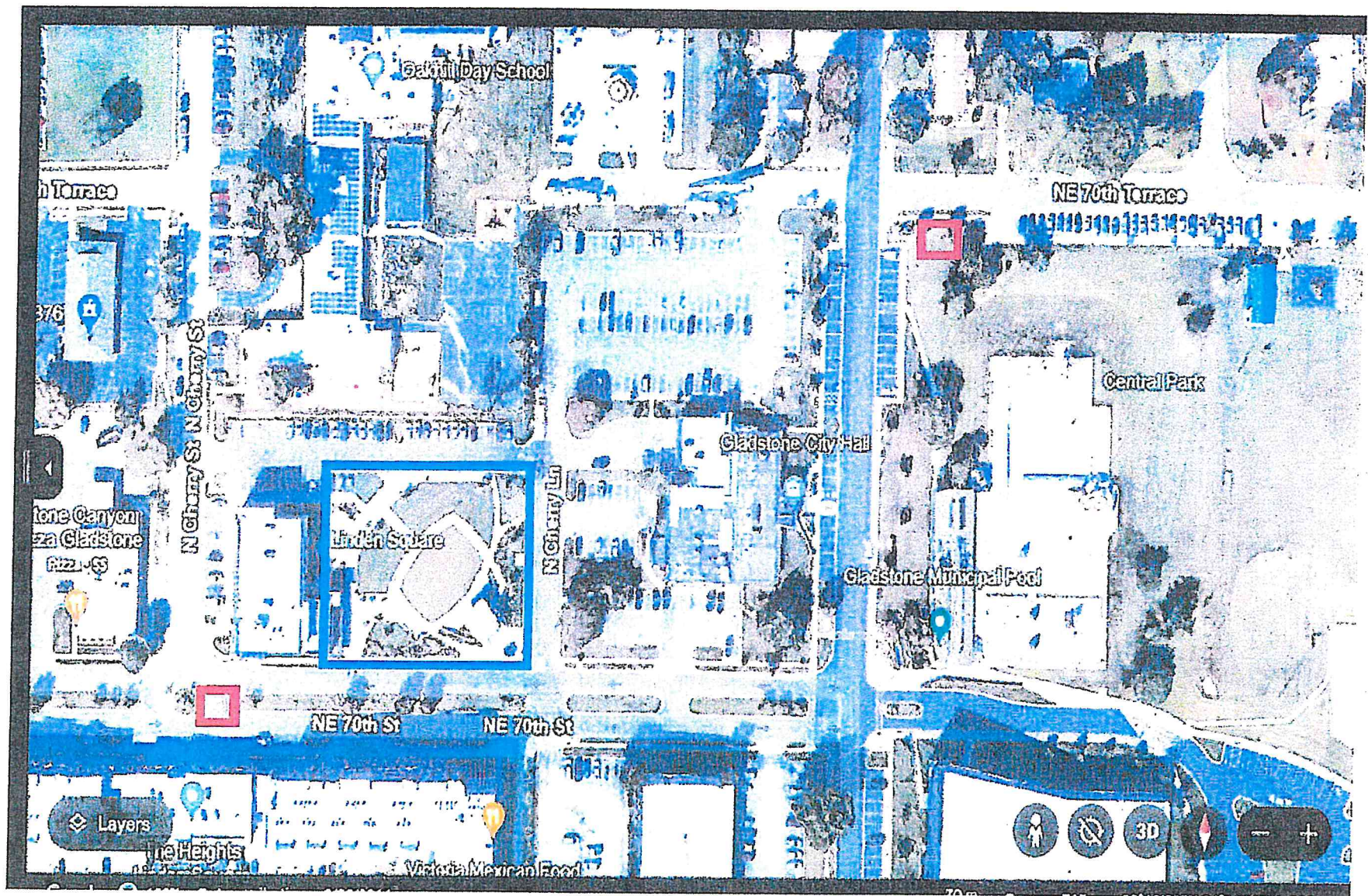
We respectfully request that the ordinances be suspended for all Gladfest hours of operation.

In addition, the City of Gladstone will be managing the Gladfest parade and BBQ contest in 2026. Additional street closures and arrangements will be necessary to accommodate these Gladfest features and will be communicated directly, via City staff and leadership.

Should you have any questions or concerns, please contact me at the Chamber Office, at your convenience. Thank you for your consideration in this matter.

Sincerely,

Amy Harlin
President

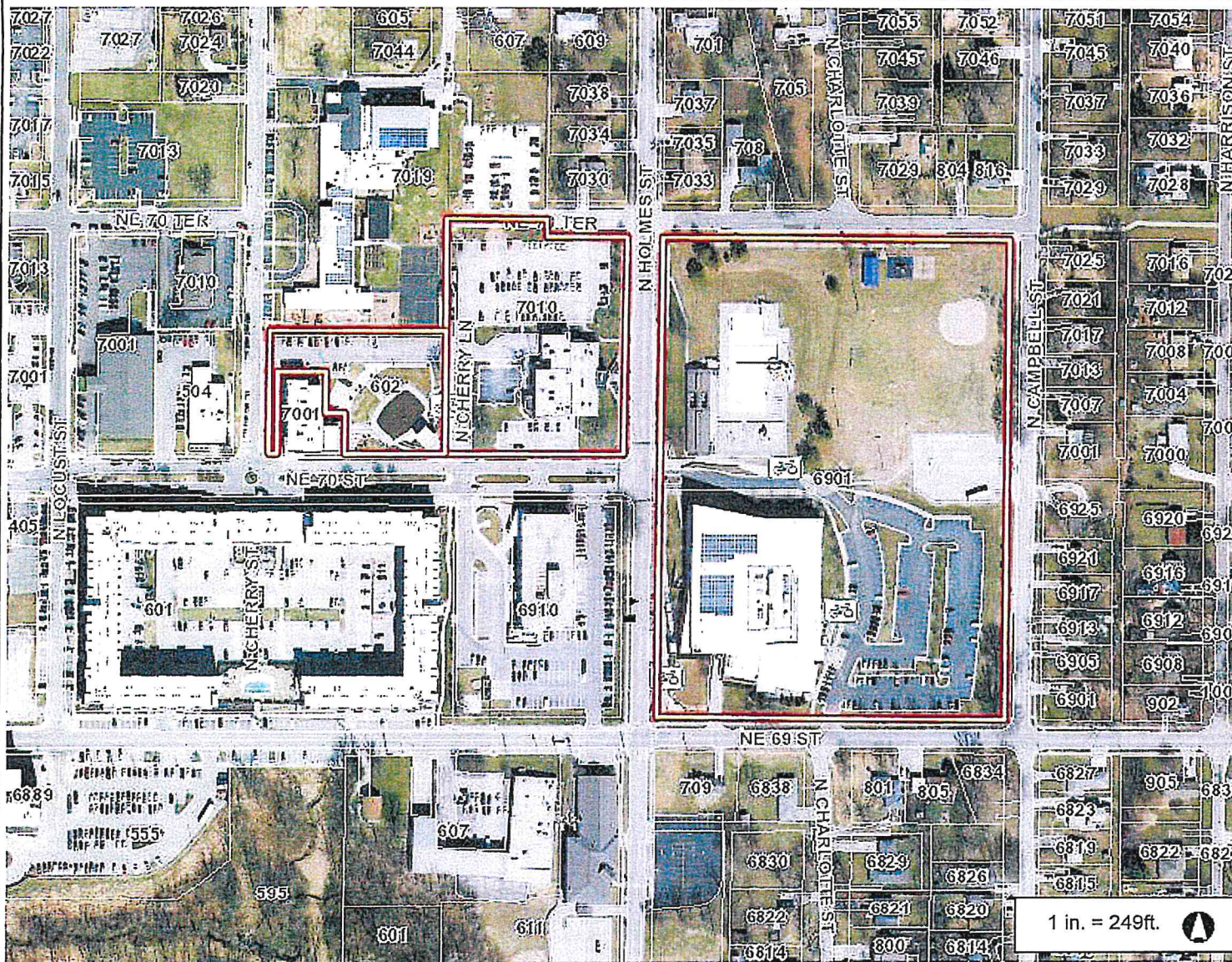


Inside **RED** Area = Designated Smoking Area

Inside **BLUE** Area = Alcohol Consumption Area



Gladstone, MO

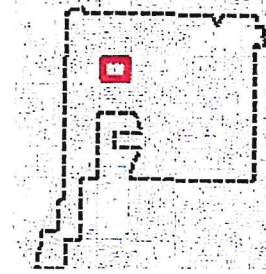


498.6 0 249.31 498.6 Feet

1 in. = 249ft.



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THIS MAP IS NOT TO BE USED FOR NAVIGATION



Legend

- School Point
- Bike Parking
- Bus Stop
- Church
- Apartment Point
- Street Centerline
- Edge Of Pavement
- Driveway
- City Limits
- Parcel
- House Number
- Villages

Notes



Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/15/2026

Department: Community Development

Meeting Date Requested: 9/28/2026

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Special Event Permit

Background: The City of Gladstone will host the Gladfest Smokefest, a two-day barbeque competition featuring teams competing for prizes across four distinct categories. The four competition categories are:

1. Kanas City Barbeque Society (KCBS) One-Meet: Ribs
2. Ancillary Meat: Chicken
3. Ancillary Side: Baked Beans
4. Ancillary: Dessert

Location: Central Park (NE Corner)

Date: Friday, October 2, 2026 to Saturday, October 3, 2026

Time: Friday- 8:00 am to Saturday- 10:00 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

JA
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: SEPTEMBER 15, 2026
PERMIT No.: SEP26-00068
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST SMOKEFEST
LOCATION OF EVENT: 6901 N HOLMES STREET
CENTRAL PARK (OPEN AREA OF NE CORNER)
DATE OF EVENT: FRIDAY, OCTOBER 2, 2026
SATURDAY, OCTOBER 3, 2026
TIME OF EVENT: FRIDAY 8:00 AM TO SATURDAY 10:00 PM
EST. ATTENDANCE: 25 TEAMS

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

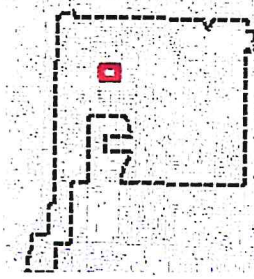
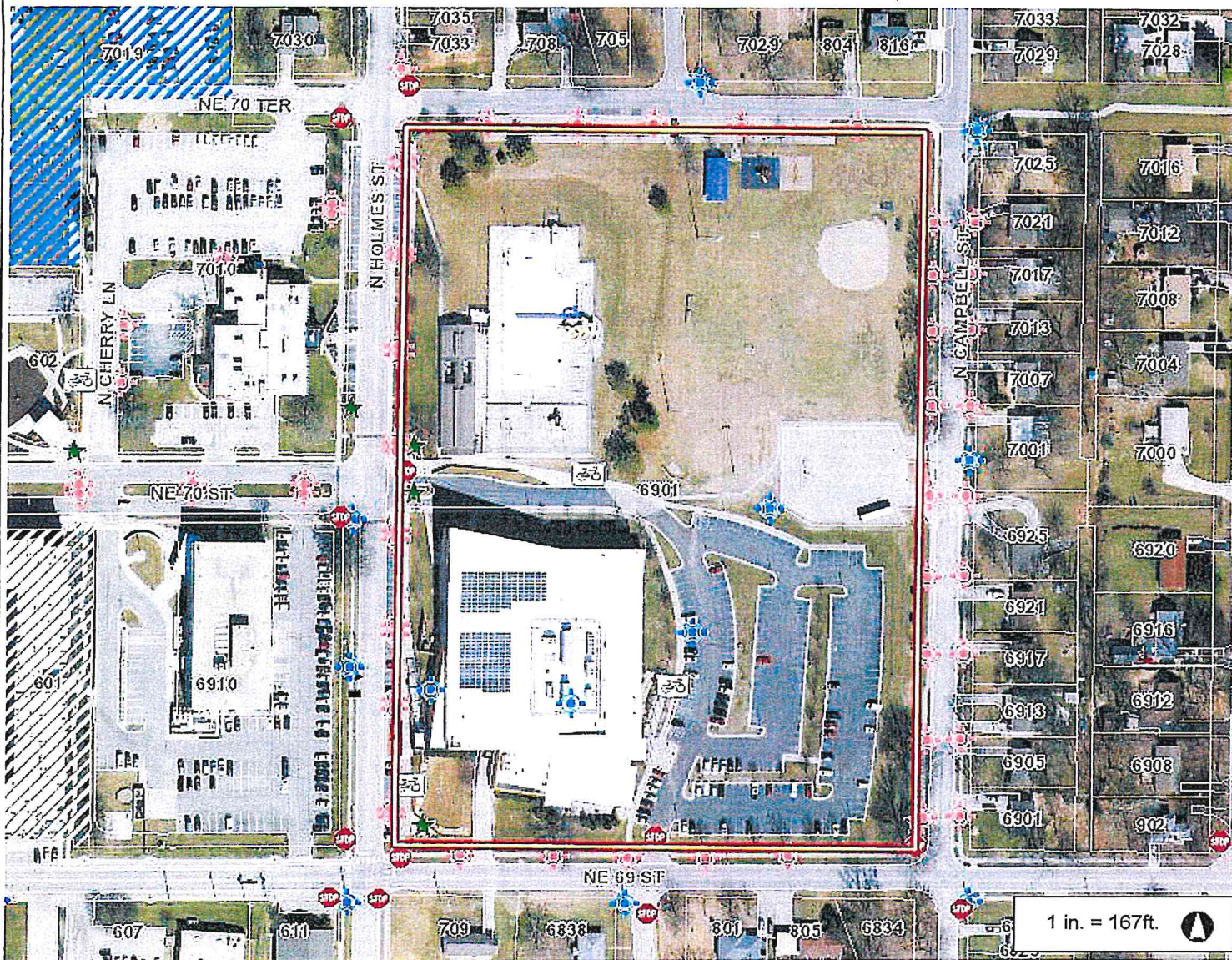
ATTACHMENT(S):

☒ 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
- School Polygon
- Villages
- Apartment Polygon

Notes

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 ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/14/2026

Department: Community Development

Meeting Date Requested: 9/28/2026

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

Subject: Special Event Permit

Background: The City of Gladstone will host the Gladfest Parade on Saturday, October 3, 2026. This vibrant community event will feature a variety of floats, unique performances, and spirited participants. Prizes will be awarded in the following four (4) categories:

- Business
- Non-Profit/charitable
- Best use of Theme
- Best Use of Gladfest Mascot, "Sam the Scarecrow"

Judging will take place in front of Gladstone City Hall.

Location: 7010 N Holmes Street

Parade Route: Begins at Little Saigon Plaza and concludes at Antioch Baptist Church. (see the attached map for the full route)

Date: Saturday, October 3, 2026

Time: 8:00 am to 12:00 pm
8:00 am to 10:00 am- Staging
10:00 am to 12:00 pm- Parade

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

JA
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: SEPTEMBER 14, 2026
PERMIT No.: SEP26-00067
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: GLADFEST PARADE
LOCATION OF EVENT: 7010 N HOLMES STREET
(SEE MAP FOR ROUTE)
DATE OF EVENT: SATURDAY, OCTOBER 3, 2026
TIME OF EVENT: 8:00 AM TO 12:00 PM
8:00 AM TO 10:00 AM- STAGING
10:00 AM TO 12:00 PM- PARADE
EST. ATTENDANCE: N/A

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.

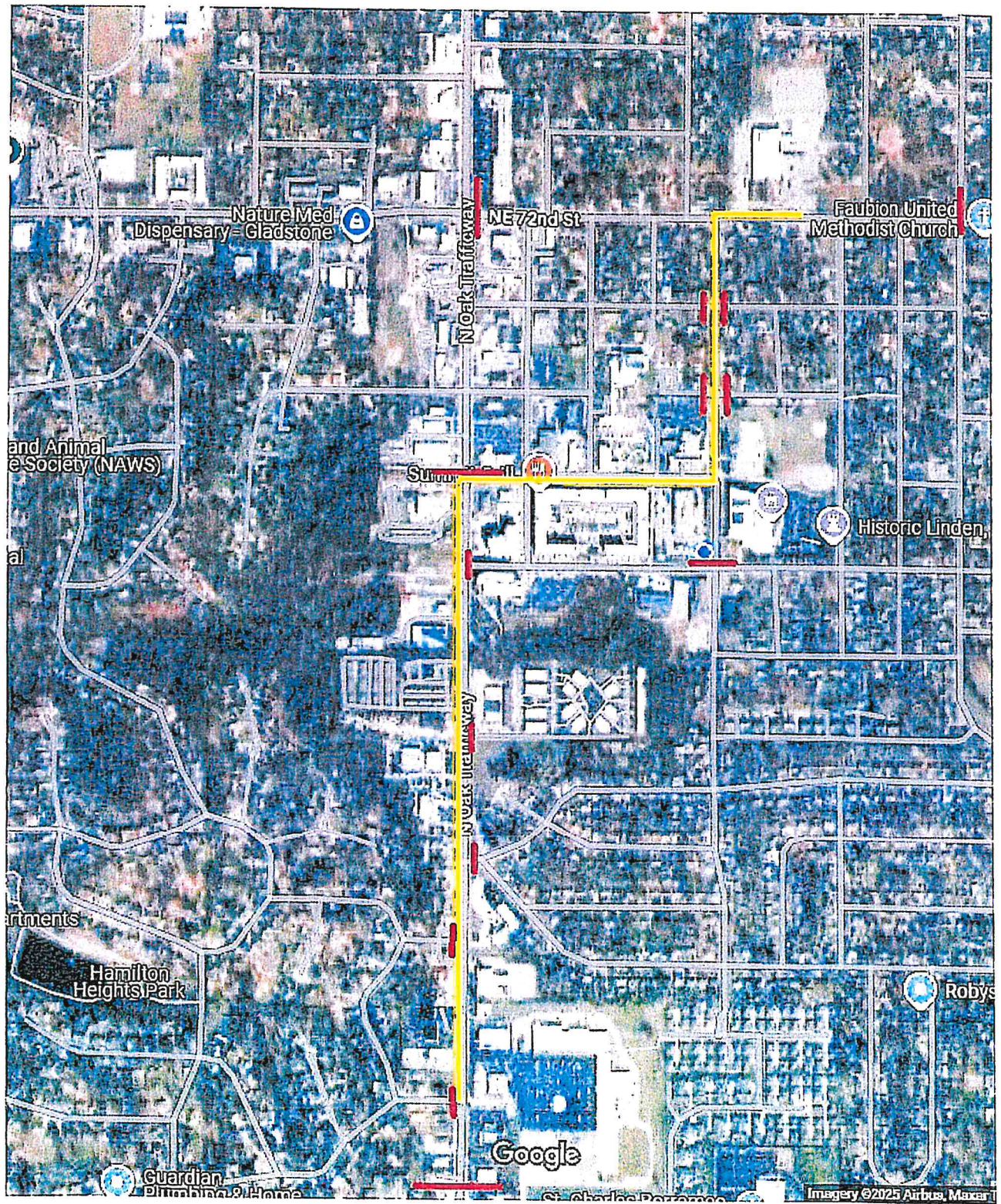
Signed: _____

Alan D. Napoli, C.B.O.

Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____





Request for Council Action

RES ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/15/2026

Department: Community Development

Meeting Date Requested: 9/28/2026

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Scarecrow 5K Run/Walk at Gladfest. The run/walk event is to bring families and friends together in an environment that promotes health and wellness for all ages.

The run is a 5K and the walk will be 1-mile; (see attached map for route) funds from this event will benefit the Northland Christmas Store.

Location: Linden Square

Date: Sunday, October 4, 2026

Time: 5:30 am to 9:30 am

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

JA
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: SEPTEMBER 15, 2026
PERMIT NO.: SEP26-00069
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: SCARECROW 5K RUN/WALK
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: SUNDAY, OCTOBER 4, 2026
TIME OF EVENT: 5:30 AM TO 9:30 AM
EST. ATTENDANCE: 150±

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.

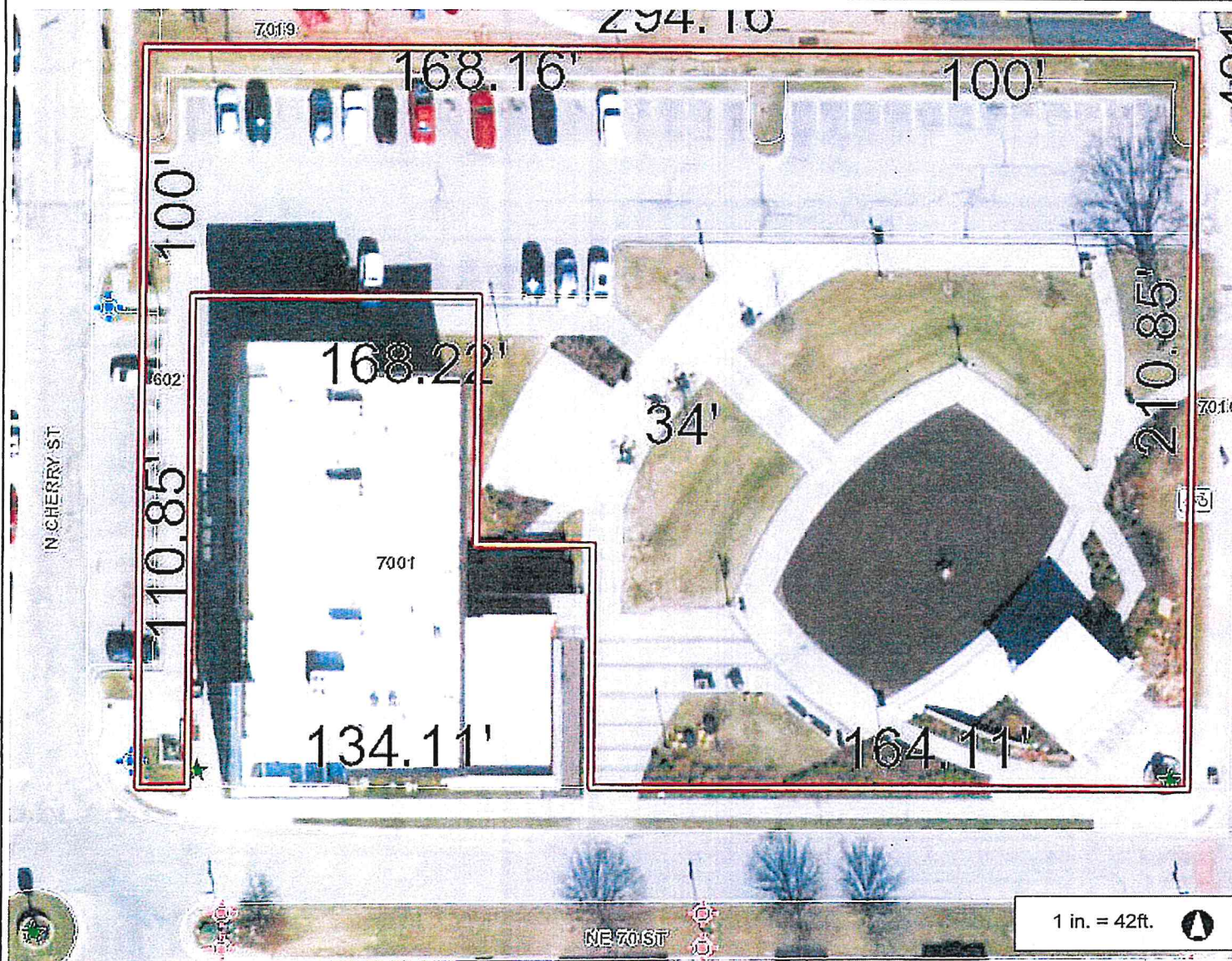
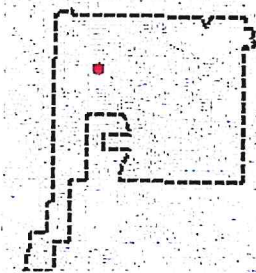
Community Development Administrator | Building Official

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 ☐ # City Clerk Only

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/15/2026

Department: Community Development

Meeting Date Requested: 9/28/2026

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

Subject: Special Event Permit

Background: The Parks, Recreation, and Cultural Arts Department will host the City's Annual Friday Night Fright. Kids can Trick or Treat with local vendors for candy and prizes. Enjoy games, hotdogs, and hot chocolate. Proceeds and donations will support the Northland Christmas Store.

Location: Happy Rock Park East

Date: Friday, October 16, 2026

Time: 5:00 pm to 9:00 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

JA
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: SEPTEMBER 15, 2026
PERMIT NO.: SEP26-00070
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: FRIDAY NIGHT FRIGHT
LOCATION OF EVENT: 7511 NE ANTIOCH ROAD
HAPPY ROCK PARK EAST
DATE OF EVENT: FRIDAY, OCTOBER 16, 2026
TIME OF EVENT: 5:00 PM TO 9:00 PM
EST. ATTENDANCE: 300±

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.

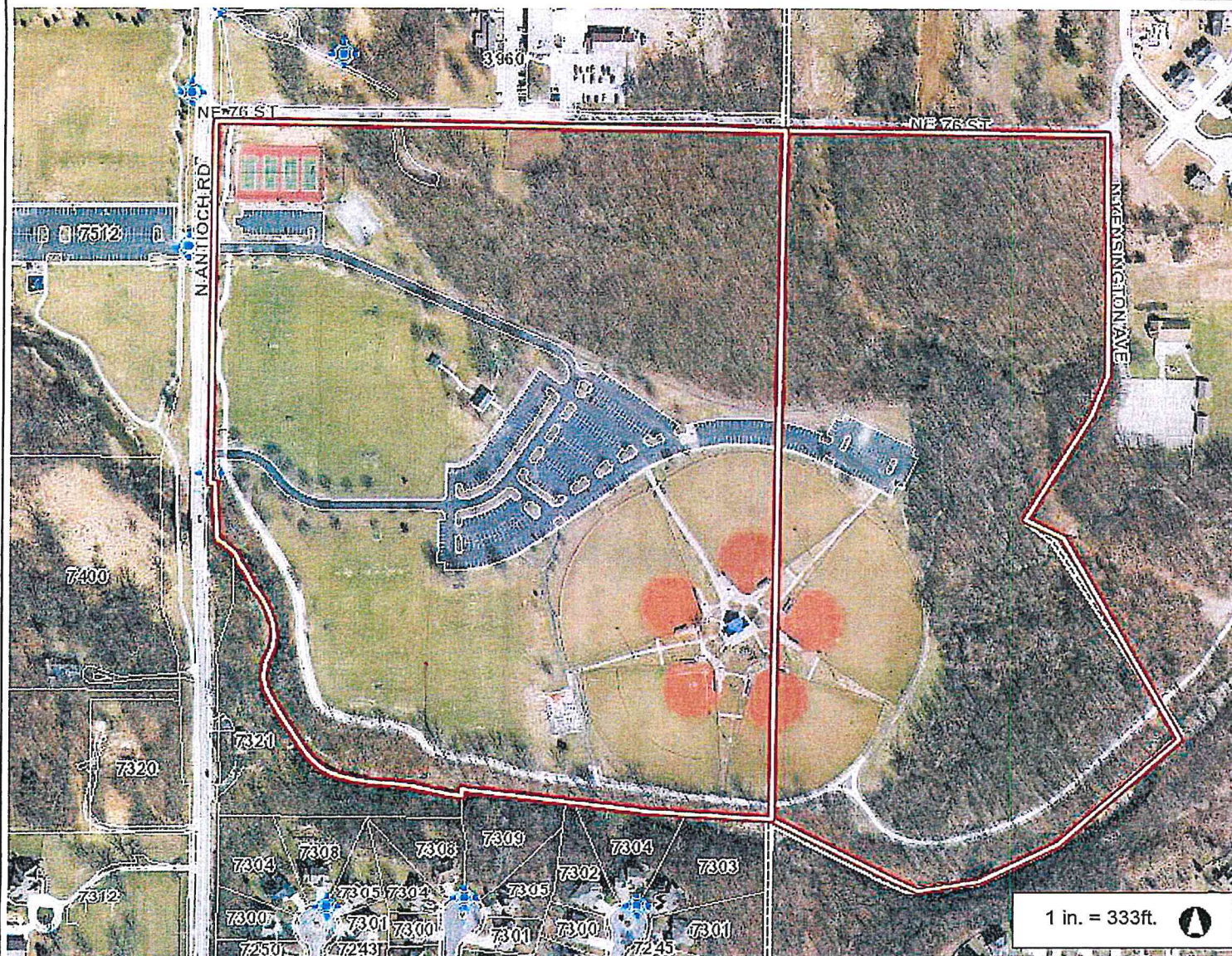
Community Development Administrator | Building Official

ATTACHMENT(S):

- ☒ Map
- ☐ Other _____



Gladstone, MO



Legend

- 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
- School Polygon
- Villages
- Apartment Polygon

Notes

666.7 0 333.33 666.7 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-26-53

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/11/2026

Department: Fire

Meeting Date Requested: 9/28/2026

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Resolution Authorizing the Sale and/or Disposal of Surplus City Property

Background: A recent inventory of City-owned equipment and property identified surplus items from the Fire Department. In order to sell or otherwise dispose of these items, a Declaration of Surplus is required by the City Council. The proposed Resolution will declare the identified equipment and property as surplus and authorize the City Manager to sell and/or dispose of the items as appropriate. A complete list of the surplus property is included as Exhibit A to the Resolution.

Budget Discussion: N/A

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

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

Mike Desautels
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-53

A RESOLUTION DECLARING CERTAIN CITY PROPERTY SURPLUS AND AUTHORIZING THE SALE AND/OR DISPOSAL OF SUCH PROPERTY HELD BY THE CITY TO THE HIGHEST BIDDER VIA ONLINE AUCTION, SEALED BID, AND/OR OTHERWISE DISPOSED OF AS APPROVED BY THE CITY MANAGER.

WHEREAS, the items set forth in the attachment, Exhibit “A” are no longer necessary for any municipal public purpose of the City; and

WHEREAS, the City Council finds that it is in the best interest of the citizens of the City of Gladstone that the said items be sold to the highest bidder via online auction, sealed bid and/or otherwise disposed of appropriately as approved by the City Manager.

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

THAT, the items set forth in Exhibit “A” are hereby declared surplus property of the City of Gladstone; and

FURTHER, THAT, the City Manager of the City of Gladstone is hereby authorized to sell the items set forth in Exhibit “A” to the highest bidder via online auction, sealed bid, or otherwise disposed of as appropriate upon approval of the City Manager.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

RESOLUTION NO. R-26-53

EXHIBIT A

Fire Department

Description	Asset #
Hurst Power Unit	548090
Hurst Ram	060308
Hurst Spreaders	No # found
Hurst Cutters	060308



Request for Council Action

RES ☒ # R-26-54

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date: 9/23/2026

Department: Public Works

Meeting Date Requested: 9/28/2026

Public Hearing: Yes ☐ Date:

Subject: Contract Award, Purchase of Snow Removal Salt

Background: The City of Gladstone recently solicited bids for a cooperative salt contract. The Clay County Highway Department, the City of Liberty, and the City of Excelsior Springs participated in the request for bids. With additional entities, the amount of salt requested increases and subsequently is less expensive than each entity alone. Requests for bids were sent to six (6) suppliers and two (2) of the suppliers submitted bids.

Budget Discussion: Funds are budgeted in the amount of \$ 60,000 from the General Fund. Ongoing costs are estimated to be \$180,000 annually based on an annual usage of 3,000 tons. Previous years' funding was \$60,000.

Public/Board/Staff Input: Public Works staff has determined that the bid from Independent Salt Company in the amount of \$63.46 per ton is the lowest and best bid received. The City's current contract, which expires at the end of August, is also with Independent Salt Company in the amount of \$60.44 per ton.

There is currently 2,400 tons of salt in storage.

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

Timothy A. Nebergall
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION NO. R-26-54

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM INDEPENDENT SALT COMPANY FOR THE PURCHASE OF SNOW REMOVAL SALT.

WHEREAS, two (2) proposals were received for snow removal salt and the proposal of Independent Salt Company is recommended.

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 accept the proposal of Independent Salt Company for the purchase of snow removal salt on an as-needed basis at a cost of \$63.46 per ton.

FURTHER, THAT, funds for such purpose are authorized from the General Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

Linden Block 25 Community Improvement District

Annual Report
Fiscal Year Ending March 31, 2026

Gladstone, Missouri

Table of Contents

1. Annual Report Overview	2
2. District Description	2
3. District Purpose	3
4. District Legal Description	4
5. District Boundary Map	4
6. District Financials	5

Signatures on any documents have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to Gladstone, Missouri and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”).

2. District Description

Downtown Linden Community Improvement District (the “District”) is comprised of an approximately 2.0 acre site located in the City of Gladstone (the “City”), Clay County, Missouri located generally at the intersection of NE 69th Street and N. Oak Trafficway.

Reporting Period:	April 1, 2025, through March 31, 2026	
Date District Established:	July 29, 2019	
Enacting Ordinance:	City of Gladstone Ordinance No. 4.481	
CID Sales Tax Effective Date:	2022	
Date Annual Budget Adopted:	November 11, 2025	
Date Proposed Budget Submitted to Municipality:	December 31, 2025	
Date Annual Report Submitted to Municipal Clerk:	July 23, 2025	
Municipality:	City of Gladstone 7010 N Holmes Street Gladstone, MO 64118	
County:	Clay County	
District Administrator:	Development Dynamics, LLC 2897 Highway K, Suite 210 O’Fallon, MO 63368	
District Legal Counsel:	Robert Preston Spencer Fane LLP One North Brentwood Blvd. St. Louis, MO 63105	
Governing Board of Directors	Chair	Travis Maschino
	Secretary	Julie Justus
	Treasurer	Miles Powers
	Director	Zach Hall
	Director	Brandon Cassidy

3. Purpose

The District was established in 2019 to address improvements to assist with area redevelopment through the construction, reconstruction, installation, repair and maintenance of certain improvements permitted by the CID Act including, but not necessarily limited to, landscaping, traffic or parking improvements, sidewalks, utilities, and lighting and to acquire real property within the boundaries of the District for such purposes; remedy the blight conditions including, but not limited to, property acquisition, reconstruction, repair, maintenance, demolition, removal, rehabilitation, renovation and equipping of the existing buildings and structures located within the District and to contract with any private property owner for the purposes of same; promotion of business activity, development and retention, and the recruitment of businesses, for the purpose of supporting business activity and economic development; and providing maintenance and security within the District, employing and/or contracting for personnel and services necessary to carry out the purposes of the District and advertising and providing assistance to attract further investment within the District; and the construction of certain public improvements including: (i) street and roadway improvements within the District; (ii) parking lot; (iii) accompanying site preparation, grading, demolition, drainage and detention, pavement, curb, gutter, sidewalk, sanitary water systems, storm water facilities, utilities, signing, striping, lighting, landscaping, irrigation and other similar related improvements.

Improvement	Estimated Costs
Public Art	\$50,000
Signage	\$50,000
Landscaping and construction of retaining walls and fences	\$100,000
Legal Costs for Formation	\$50,000
Total Estimated Cost of Improvements	\$250,000

(The remainder of this page is left blank, intentionally.)

4. District Legal Description

The legal description of the proposed 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.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding debt, and fund balances.

Attachments:

- Resolutions adopted are as follows:
 - **Resolution 25-001**, APPROVING A CERTIFICATE OF REIMBURSABLE COSTS NO. 1 IN AMOUNT OF \$140,578.85 IN ACCORDANCE WITH THE COOPERATIVE AGREEMENT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-002**, APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTIONS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-003**, AUTHORIZING CERTAIN OFFICERS AND AGENTS OF THE DISTRICT TO ESTABLISH A BANK ACCOUNT AND ORDER THE PAYMENT OF MONEY FROM THE ACCOUNT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 26-001**, APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTION; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 26-002**, APPROVING THE AMENDED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2026 AND APPROVING THE TERMINATION BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2027 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

RESOLUTION NO. 25-001

A RESOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT APPROVING A CERTIFICATE OF REIMBURSABLE COSTS NO. 1 IN AMOUNT OF \$140,578.85 IN ACCORDANCE WITH THE COOPERATIVE AGREEMENT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Linden Block 25 Community Improvement District (the “District”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”); and

WHEREAS, the CID is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the CID is authorized and empowered under the CID Act to pay for such public improvements and other costs, or to assist in any such activity; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVMENT DISTRICT AS FOLLOWS:

Section 1. Approve of Certificate of Reimbursable Project Costs. The District’s Board of Directors hereby approves the Certificate of Reimbursable Project Costs No. 1 in the amount of \$140,578.85 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Execution of the Certificate of Reimbursable Project Costs. The Chair or Vice Chair of the District is hereby authorized and directed to execute and deliver the Certificate of Reimbursable Project Costs for and on behalf of and as the act and deed of the District. The Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to the Certificate of Reimbursable Project Costs, if necessary.

Section 3. Further Authority. All actions heretofore taken by the authorized representatives of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed and the representatives of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the reimbursement.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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.

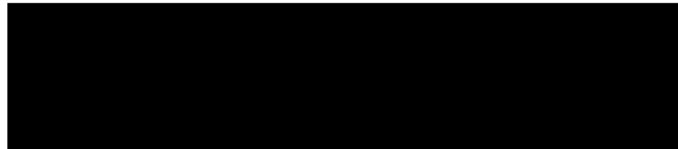
Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the CID.

Passed this 11th day of November, 2025.

I, the undersigned, Chair of the Linden Block 25 Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 11, 2025.

**LINDEN BLOCK 25
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 11th day of November, 2025.

ATTEST:

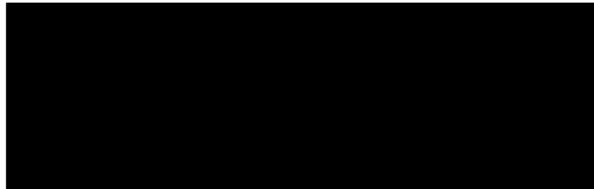


EXHIBIT A

CERTIFICATE OF REIMBURSABLE PROJECT COSTS NO. 1

IN THE AMOUNT OF \$140,578.85

(Attached hereto.)

CERTIFICATE OF REIMBURSABLE PROJECT COSTS

To: Chair, Linden Block 25 Community Improvement District

City Manager, City of Gladstone, Missouri

Re: Certificate of Reimbursable Project Costs

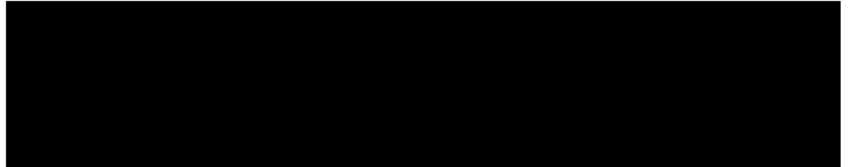
Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Cooperative Agreement dated as of _____ (t h e "Agreement"), among the City of Gladstone, Missouri (the "City"), the Linden Block 25 Community Improvement District (the "District") and SREH MAG Gladstone Partners, LLC (the "Developer"). In connection with said Agreement, the undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 attached hereto is a Reimbursable Project Cost and was incurred in connection with the construction of the District Project.
2. These Reimbursable Project Costs have been paid by the Developer and are reimbursable under the Agreement and the CID Act.
3. Each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the District, and no part thereof has been included in any other certificate previously filed with the District.
4. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. All necessary permits and approvals required for the work for which this certificate relates have been issued and are in full force and effect.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a Reimbursable Project Cost within the meaning of the Agreement and the CID Act, the Developer shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.
8. The Developer is not in default or breach of any term or condition of the Agreement, and no event has occurred, and no condition exists which constitutes an Event of Default by the Developer under the Agreement.
9. Attached to this Certificate is an affidavit and supporting documentation affirming participation in a qualified work authorization program as evidence of its compliance with Section 285.530 of the Revised Statutes of Missouri with respect to the employees of the Developer working in connection with the District Project and the Development.

10. All of the Developer's representations set forth in the Agreement remain true and correct as of the date hereof.
11. Receipts are attached and spreadsheets submitted showing budget amount and costs, payee, percentage of budget amount paid, remaining amount to be paid.

Dated this 17th day of December 2025.

SREH MAG Gladstone Partners, LLC



Approved for Payment this 17th day of December, 2025

LINDEN BLOCK 25 COMMUNITY IMPROVEMENT
DISTRICT



Approved for Payment this 17th day of December, 2025

ACKNOWLEDGE RECEIVED BY:
CITY OF GLADSTONE, MISSOURI

By:
Authorized City Representative

Linden Block 25 CID

						BUDGET CATEGORY		
						\$ 50,000.00	\$ 150,000.00	\$ 50,000.00 \$ 250,000.00
Identifier	Company Name	Invoice Number	Check Number/ PayApp Number	Amount Paid	Public Art	Signage, Landscaping, and Retaining Walls	Professional Fees	TOTAL
A-1	Slate Procurement LLC	116M-2518		\$ 7,316.60	\$ 7,316.60			\$ 7,316.60
	Public Art for the hotel							
A-2	Gladstone Economic Betterment Council	Donation	10480	\$ 25,000.00	\$ 25,000.00			\$ 25,000.00
	Public Art							
A-3	Vagus	1144		\$ 1,350.00			\$ 1,350.00	\$ 1,350.00
	Professional Fees							
A-4	Williams & Campo, P.C.			\$ 12,000.00			\$ 12,000.00	\$ 12,000.00
	Legal Fees							
A-5	Slate Procurement LLC	116M-2487		\$ 16,457.82	\$ 16,457.82			\$ 16,457.82
	Public Art for the hotel							
A-6	Ronco Construction							
	Landscaping	B41731901		\$ 51,231.00		\$ 51,231.00		\$ 51,231.00
A-7	Janus by Uniguest							
	Signage	INV2266137		\$ 3,019.63		\$ 3,019.63		\$ 3,019.63
A-8	Grabinski Group Inc.							
	Signage Interior of the Hotel	1054680		\$ 4,528.80		\$ 4,528.80		\$ 4,528.80
A-9	Perkins Cole LLP	6101766		\$ 19,675.00			\$ 19,675.00	\$ 19,675.00
TOTAL SUBMITTED CERTIFICATE NO. 1						\$ 48,774.42	\$ 58,779.43	\$ 13,350.00 \$ 140,578.85
Amount Remaining from Budget								\$ 109,421.15



Slate Procurement LLC
4446 N. Hermitage Ave, Unit E
Chicago, IL 60640 US
jackie.griggs@slate-pro.com

A-1

BILL TO
Rob Sadoff
Scarlett Hotel Group
6160 N. Cicero Ave., Suite 620
Chicago, IL 60646

INVOICE # 116M-2518
DATE 12/21/2021
DUE DATE 01/21/2022
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
GR's & PA's FFI Gladstone - FF&E Inv#6	1	7,316.60	7,316.60

BALANCE DUE **\$7,316.60**

11-35 - Nov 22
Pay \$7,316.60

A-1

slate

PROCUREMENT

FAIRFIELD GLADSTONE								
PROJECT CLOSE OUT 12/31/21								
PO#	Manufacturer/Source	PO Amount	Goods Paid	Freight Paid	Overage Paid	Tax Paid	Total Paid To Date	Left To Pay
116-0001	SHAW CONTRACT HOSPITALITY SHAW CONTRACT HOSPITALITY	\$40,731.00	\$40,731.00	\$4,312.00	\$0.78		\$45,043.78	\$0.00
116-0002-R01	ABSCOLD CORPORATION ABSCOLD CORPORATION	\$34,521.00	\$34,521.00	\$616.00	\$0.00		\$35,137.00	\$0.00
116-0003	PROJECT LIGHT, INC. PROJECT LIGHT, INC.	\$24,568.00	\$24,568.00	\$4,155.94	\$0.00		\$28,723.94	\$0.00
116-0004	RESTORATION HARDWARE RESTORATION HARDWARE	\$7,739.31	\$7,739.31	\$1,255.77	\$0.00		\$8,995.08	\$0.00
116-0005	SCOTT LAMP Darnell Group	\$34,840.00	\$34,840.00	\$5,561.11	\$0.00		\$40,401.11	\$0.00
116-0006	PI FINE ART PI FINE ART	\$18,579.00	\$18,579.00	\$2,743.41	\$0.00		\$20,822.41	\$0.00
116-0007	SERTA SIMMONS BEDDING Partners Resource	\$47,505.00	\$47,505.00		\$0.00	\$2,007.08	\$49,512.08	\$0.00
116-0008	ASHLEY LIGHTING ASHLEY LIGHTING	\$8,059.75	\$8,059.75	\$477.52	\$0.00		\$8,537.27	\$0.00
116-0009	NEIL ALLEN INDUSTRIES NEIL ALLEN INDUSTRIES	\$10,810.00	\$10,810.00	\$1,147.66	\$0.00		\$11,957.66	\$0.00
116-0010-R01	LG FULFILLMENT LG FULFILLMENT	\$75,310.00	\$75,310.00		\$0.00	\$5,441.14	\$80,751.14	\$0.00
116-0011	PEERLESS PEERLESS	\$9,149.18	\$9,149.18	\$535.12	\$0.00		\$9,684.30	\$0.00
116-0012-R01	KARTRI SALES CO INC KARTRI SALES CO INC	\$1,070.00	\$1,070.00	\$203.08	\$0.00		\$1,273.08	\$0.00
116-0013	CHARTER FURNITURE - NC COM CHARTER FURNITURE	\$39,661.20	\$39,661.20	\$8,580.00	\$1,118.72		\$49,359.92	\$0.00
116-0014	MOMENTUM GROUP Momentum Group - CHI	\$806.40	\$806.40	\$51.79	\$0.00		\$858.19	\$0.00
116-0015-R01	LBATEX BRASSELL DESIGN CONSULTANTS	\$1,042.55	\$1,042.55	\$46.50	\$0.00		\$1,139.05	\$0.00
116-0016	BRAMSON HOUSE BRAMSON HOUSE	\$80,910.47	\$80,910.47	\$4,287.07	\$3,157.52		\$88,355.06	\$0.00
116-0017	VALLEY FORGE FABRICS VALLEY FORGE FABRICS	\$10,798.64	\$10,798.64	\$2,469.24	\$435.16	\$1,181.93	\$14,885.49	\$0.00
116-0018	RICHLOOM RICHLOOM	\$1,389.90	\$1,389.90	\$31.12	\$0.01		\$1,421.01	\$0.00
116-0019	P/KAUFMANN Decorative Block LTD	\$1,005.90	\$1,005.90	\$49.97	\$71.85	\$97.27	\$1,224.99	\$0.00
116-0020	SPONGE CUSHION, INC FRANKLIN ASSOCIATES	\$9,576.30	\$9,576.30	\$3,080.00	\$0.00		\$12,656.30	\$0.00
116-0021	ISA INTERNATIONAL ISA INTERNATIONAL	\$27,528.00	\$27,528.00	\$2,464.00	\$0.00	\$1,988.90	\$31,980.90	\$0.00
116-0022-R03	KIMBALL HOSPITALITY CONTRACT ALLIANCE	\$315,099.00	\$315,099.00	\$139,372.77	\$0.00		\$454,471.77	\$0.00
116-0023-R02	MOMENTUM GROUP Momentum Group - CHI	\$1,684.00	\$1,684.00	\$1,028.13	\$0.00	\$144.83	\$2,856.96	\$0.00
116-0024	AMERICAN HOTEL REGISTER AMERICAN HOTEL REGISTER	\$91.58	\$91.58		\$0.00	\$6.65	\$98.23	\$0.00
116-0025	BROWN JORDAN BROWN JORDAN	\$695.00	\$695.00	\$187.67	\$0.00	\$50.21	\$932.88	\$0.00
116-0026	CHALLENGER LIGHTING CONTRACT ALLIANCE	\$5,266.50	\$5,266.50	\$615.23	\$0.00		\$5,881.73	\$0.00
116-0027	DESIGN FORM FURNISHINGS THE DANN NIVEN GROUP	\$10,876.70	\$10,876.70	\$60.00	\$0.00		\$10,936.70	\$0.00
116-0028	D'STYLE Partners Resources	\$6,925.00	\$6,925.00	\$3,768.13	\$0.00	\$607.16	\$11,300.29	\$0.00
116-0029	GLOBAL FURNITURE GROUP THOMAS INTERIOR SYSTEMS	\$8,143.50	\$8,143.50	\$121.04	\$0.00		\$8,264.54	\$0.00
116-0030	GLOBAL VIEWS GLOBAL VIEWS	\$566.00	\$566.00	\$222.84	\$0.00		\$788.84	\$0.00
116-0031	GRAND RAPIDS CHAIR COMPANY DESIGNLINES GROUP	\$4,191.66	\$4,191.66	\$409.42	\$0.00		\$4,601.08	\$0.00
116-0032	J.G. EDELEN CO. INC. J.G. EDELEN CO. INC.	\$681.58	\$681.58	\$299.18	\$0.00		\$980.76	\$0.00
116-0033-R04	UFE FITNESS UFE FITNESS	\$34,381.00	\$34,381.00	\$4,994.10	\$0.00	\$2,913.79	\$42,288.89	\$0.00
116-0034-R01	ROYAL THAI CARPETS ROYAL THAI CARPETS	\$6,215.04	\$6,215.04	\$4,753.65	\$0.00		\$10,968.69	\$0.00
116-0035	SIT ON IT DESIGNLINES GROUP	\$2,426.94	\$2,426.94		\$0.00		\$2,426.94	\$0.00
116-0036-R01	SPONGE CUSHION, INC FRANKLIN ASSOCIATES	\$7,091.40	\$7,091.40		\$0.00		\$7,091.40	\$0.00
116-0037	SUNDRELLA FURNITURE SUNDRELLA FURNITURE	\$2,503.96	\$2,503.96	\$521.86	\$0.00	\$212.21	\$3,238.03	\$0.00
116-0038-R01	WELLS INDUSTRIES REXX SALES	\$2,393.00	\$2,393.00	\$1,193.93	\$0.00		\$3,586.93	\$0.00
116-0039-R02	BULBS.COM BULBS.COM	\$3,147.67	\$3,147.67		\$0.00		\$3,147.67	\$0.00
116-0040-R02	SHAW CONTRACT HOSPITALITY SHAW CONTRACT HOSPITALITY	\$23,707.75	\$23,707.06	\$4,632.59	\$0.00		\$28,339.65	\$0.69
116-0041-R02	MDC WALLCOVERING MDC Wallcovering	\$37,512.00	\$37,512.00	\$2,727.28	\$0.00		\$40,239.28	\$0.00
116-0042-R01	MDC WALLCOVERING MDC Wallcovering	\$30,494.20	\$30,494.20	\$3,352.87	\$0.00		\$33,847.07	\$0.00
116-0043	HOTEL SIGNS Hotel Signs	\$13,496.52	\$13,496.52	\$521.37	\$18.00		\$14,035.89	\$0.00
116-0044	MEDALLION TRANSPORT MEDALLION TRANSPORT	\$100,453.32	\$100,453.32		\$0.00		\$100,453.32	\$0.00
116-0045	KIMBALL HOSPITALITY CONTRACT ALLIANCE	\$108.00	\$108.00	\$225.00	\$0.00		\$333.00	\$0.00
116-0046	MDC WALLCOVERING MDC Wallcovering	\$5,294.70	\$5,294.70	\$620.27	\$0.00	\$436.81	\$6,351.78	\$0.00
116-0047-R01	SCOTT LAMP Darnell Group	\$195.00	\$195.00	\$375.00	\$0.00		\$570.00	\$0.00
116-0048	1000 BULBS.COM 1000 BULBS.COM	\$5.84	\$5.84	\$11.96	\$0.00		\$17.80	\$0.00
116-0049	RESTORATION HARDWARE RESTORATION HARDWARE	\$696.00	\$696.00	\$69.60	\$0.00		\$765.60	\$0.00
116-0050	PROJECT LIGHT, INC. PROJECT LIGHT, INC.	\$38.00	\$38.00	\$28.34	\$0.00		\$66.34	\$0.00
116-0051	PROJECT LIGHT, INC. PROJECT LIGHT, INC.	\$600.00	\$600.00	\$113.22	\$0.00		\$713.22	\$0.00
116-0052	KIMBALL HOSPITALITY CONTRACT ALLIANCE	\$1,224.00	\$1,224.00		\$0.00		\$1,224.00	\$0.00
116-0053	GLOBAL FURNITURE GROUP THOMAS INTERIOR SYSTEMS	\$138.00	\$138.00	\$121.37	\$0.00		\$259.37	\$0.00
116-0054	PROJECT LIGHT, INC. PROJECT LIGHT, INC.	\$50.51	\$50.51	\$44.67	\$0.00		\$95.18	\$0.00
		\$1,111,996.48	\$1,111,995.78	\$219,558.79	\$4,852.54	\$15,087.58	\$1,342,895.07	\$0.69

Draw Request Totals	\$1,345,873.40
Less Total Paid	\$1,342,895.07
Add Rounding Errors	\$0.07
Funds In Account	\$2,978.40
Design Form Barstools Freight	\$9,295.00
Kimball Remaining Pieces (estimated)	\$1,000.00

\$25,000.00

Total

Aug 18, 2022

Post date

10480

Check #

ORIGINAL CHECK IS PRINTED ON CHEMICAL REACTIVE PAPER AND HAS MICRO PRINTING IN THE SIGNATURE LINE

Fairfield Inn & Suites Kansas City North/Gladstone
Fairfield Inn & Suites Kansas City North/Gladstone
6901 North Oak Trafficway
Gladstone, MO 64118

Chase Bank
Gladstone Operating

10480

PAY
Twenty Five Thousand and XX/100 Dollars

DATE AUG 12, 2022 AMOUNT \$ *25,000.00

Void after 120 days

TO THE ORDER OF: Gladstone Economic Betterment Council
GEBEC
PO Box 10719
Gladstone, MO 64188-0719

FOR DEPOSIT ONLY
POWER WITHIN 180 DAYS

AUTHORIZED SIGNATURE

10480 0710000131 522508008

A-3

Vagus PR, Inc.
215 Topsail Dr
Ponte Vedra, FL 32081 US
+1 7738955387
beth@vaguspr.com
www.vaguspr.com

vagus

INVOICE

BILL TO

Zio Pekovic
Fairfield Inn & Suites Kansas
City North Gladstone
6901 N Oak Trafficway
Gladstone, MO 64118

INVOICE # 1144

DATE 11/09/2021

DUE DATE 11/24/2021

TERMS Net 15

ACTIVITY	QTY	RATE	AMOUNT
Public Relations:Public Relations Grand opening research, brainstorm/ideation and presentation for the Fairfield Inn & Suites Kansas City North Gladstone.	9	150.00	1,350.00

BALANCE DUE

\$1,350.00

PR - Grand Opening
item 22
pay \$1,350.00



*400 SW Longview Boulevard, Suite 210
Lee's Summit, Missouri 64081
www.publiclawfirm.com*

DATE: November 27, 2019

Re: \$13,450,800 Taxable Industrial Development Revenue Bonds (Hotel Project), Series
2019 of the City of Gladstone, Missouri

For all services rendered in connection with the project including issuance by the City of Gladstone,
Missouri, of the above referenced bonds, and signing and delivering the Opinion of the City Counselor.

\$12,000.00

Federal Tax I.D. No. 72-1604826

Mail to:

Williams & Campo, P.C.
400 SW Longview Boulevard, Suite 210
Lee's Summit, Missouri 64081

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PROCUREMENT INVOICE

Slate Procurement LLC
4446 N. Hermitage Ave, Unit E
Chicago, IL 60640 US
jackie.griggs@slate-pro.com

BILL TO
Rob Sadoff
Scarlett Hotel Group
6160 N. Cicero Ave., Suite 620
Chicago, IL 60646

INVOICE # 116M-2487
DATE 06/24/2021
DUE DATE 07/24/2021
TERMS Net 30

DESCRIPTION	QTY	RATE	AMOUNT
GR's & PA's FFI Gladstone - FF&E Inv#4	1	16,457.82	16,457.82

BALANCE DUE **\$16,457.82**

Draw 19
item 35
\$16,457.82

A-L

RONCO construction

August 31, 2021

Mag Partners
11550 I Street
Omaha, NE 68144

RE: Gladstone Fairfield Inn

Enclosed please find Application for Payment No. 17 (Seventeen) in the amount of \$414,165.09 on the above referenced project.

Please process accordingly. Thank you.

Sincerely,



Nate Bledsoe
Project Manager

encl.

Draw 19
pay \$414,165.09
line item 26

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Application and Certificate For Payment

Page 1

To Owner Mag Partners 11550 I Street Omaha, NE 68144		Project Gladstone Fairfield Inn 6901 N. Oak Trafficway Gladstone, MO 64118	Application No: 17 Date: 08/31/2021
From (Contractor) Ronco Construction Company 1717 North 74th Street Omaha, NE 68114		Contractor Job Number: 7184 Via (Architect): Base 4	Period To: 08/31/21 Architect's Project No: 841731901 Contract Date:
Phone: 402 397-9109		Contract For: FFIS Gladstone MO	

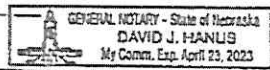
Contractor's Application For Payment

Change Order Summary		Additions	Deductions
Change orders approved in previous months by owner		435,541.42	-138,169.00
	Date Approved		
Change orders approved this month	7 08/31/21	11,541.96	
Totals		11,541.96	
Net change by change orders		308,914.38	

Original contract sum	10,998,668.00
Net change by change orders	308,914.38
Contract sum to date	11,307,582.38
Total completed and stored to date	11,025,659.79
Retainage	
5.0% of completed work	551,283.01
0.0% of stored material	0.00
Total retainage	551,283.01
Total earned less retainage	10,474,376.78
Less previous certificates of payment	10,060,211.69

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

Contractor:
 By: [Signature] Date: 08/31/21
 State of: NE County of: Omaha
 Subscribed and sworn to before me this 31 day of Aug, 2021
 (year). Notary public [Signature]
 My commission expires 4/23/23



0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	414,165.09
Balance to finish, including retainage	833,205.60

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Architect:
 By: _____ Date: _____

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance of payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

Amount Certified: \$ _____

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Application and Certificate For Payment -- page 2

To Owner: Mag Partners
 From (Contractor): Ronce Construction Company
 Project: Gladstone Fairfield Inn

Application No: 17 Date 08/31/21 Period To: 08/31/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
100	General Conditions	637,825.00	662,833.75	20,834.75	0.00	683,668.50	99.00	13,968.50	34,123.42	
101	Original Contract Reconciled	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	500.00	
105	Preconstruction Services	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00	0.00	1,500.00	
110	Mobilization	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	1,250.00	
115	GL Insurance	47,294.00	44,928.30	1,418.82	0.00	46,348.12	98.00	945.88	2,317.41	
120	Building Permit	33,036.00	33,036.00	0.00	0.00	33,036.00	100.00	0.00	1,651.80	
125	Surveying	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	1,250.00	
130	Earthwork	243,850.00	241,411.50	2,438.50	0.00	243,850.00	100.00	0.00	12,192.50	
135	Site Utilities	158,000.00	158,000.00	0.00	0.00	158,000.00	100.00	0.00	7,900.00	
140	Concrete Paving & Sidewalks	278,713.00	273,136.74	5,576.26	0.00	278,713.00	100.00	0.00	13,935.64	
145	Parking Lot Sealing & Striping	2,500.00	0.00	0.00	0.00	0.00	0.00	2,500.00	0.00	
150	Landscaping & Irrigation	51,251.00	0.00	15,389.30	0.00	15,389.30	30.00	35,861.70	768.47	
155	Footings & Foundations	839,687.00	839,687.00	0.00	0.00	839,687.00	100.00	0.00	41,984.35	
160	Reinset	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00	0.00	4,000.00	
165	Concrete Flatwork	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00	0.00	6,000.00	
170	Gypsum	110,038.00	110,038.00	0.00	0.00	110,038.00	100.00	0.00	5,501.91	
175	Grout	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	500.00	
180	Masonry	299,400.00	299,400.00	0.00	0.00	299,400.00	100.00	0.00	14,970.00	
185	Stone	93,744.00	93,744.00	0.00	0.00	93,744.00	100.00	0.00	4,687.20	
190	Structural Steel	247,820.00	247,820.00	0.00	0.00	247,820.00	100.00	0.00	12,391.00	
195	Steel Erection	168,250.00	168,250.00	0.00	0.00	168,250.00	100.00	0.00	8,412.50	
200	Miscellaneous Steel	38,000.00	38,000.00	0.00	0.00	38,000.00	100.00	0.00	1,900.00	
205	Rough Carpentry	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00	0.00	1,375.00	
210	Framing Material	451,348.00	451,348.00	0.00	0.00	451,348.00	100.00	0.00	22,567.40	
215	Framing Labor	459,861.00	459,861.00	0.00	0.00	459,861.00	100.00	0.00	22,993.05	
220	Mac Carpentry	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	500.00	

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Application and Certificate For Payment -- page 3

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 17 Date: 08/31/21 Period To: 08/31/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
225	Finish Carpentry/Countertops	125,000.00	62,500.00	43,750.00	0.00	100,250.00	80.00	18,750.00	5,312.50	
230	Water Proofing	21,000.00	21,000.00	0.00	0.00	21,000.00	100.00	0.00	1,000.00	
234	Insulation	65,300.00	65,300.00	0.00	0.00	65,300.00	100.00	0.00	3,265.00	
240	Soffits	86,134.00	86,134.00	0.00	0.00	86,134.00	100.00	0.00	4,306.71	
245	Air Barriers	18,000.00	18,000.00	0.00	0.00	18,000.00	100.00	0.00	900.00	
250	Fiber Cement Siding	109,500.00	87,844.80	21,611.20	0.00	109,500.00	100.00	0.00	5,477.60	
255	GIPS	224,600.00	224,600.00	0.00	0.00	224,600.00	100.00	0.00	11,230.00	
260	Roofing	143,400.00	139,438.53	0.00	0.00	139,438.53	97.00	4,312.47	6,071.83	
265	Roof Holes	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	375.00	
270	Fins Shaping	35,600.00	35,600.00	0.00	0.00	35,600.00	100.00	0.00	1,780.00	
275	Joint Sealants	41,900.00	37,710.00	4,190.00	0.00	41,900.00	100.00	0.00	2,095.00	
280	Doors & Hardware	215,692.00	194,122.80	10,764.00	0.00	204,886.80	95.00	10,764.00	10,245.37	
285	Access Doors	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	375.00	
290	Aluminum Storefronts	89,900.00	62,930.00	8,960.00	0.00	71,890.00	80.00	17,980.00	3,596.00	
295	Windows	109,778.00	109,778.00	0.00	0.00	109,778.00	100.00	0.00	5,488.00	
300	Glass & Glazing	12,500.00	8,750.00	3,750.00	0.00	12,500.00	100.00	0.00	625.00	
305	Drywall & Ceilings	537,438.00	521,312.02	10,749.72	0.00	532,061.84	99.00	3,374.38	20,600.00	
310	Metal Framing	189,700.00	189,700.00	0.00	0.00	189,700.00	100.00	0.00	9,485.00	
315	Flooring	183,621.00	116,172.00	48,405.25	0.00	184,577.25	85.00	28,043.15	6,228.00	
320	Painting	205,000.00	132,250.00	41,000.00	0.00	174,250.00	85.00	30,750.00	8,712.50	
325	Suspended Wood Ceiling	25,200.00	20,000.00	0.00	0.00	20,000.00	79.37	5,200.00	1,000.00	
330	FECs	3,800.00	2,880.00	0.00	0.00	2,880.00	80.00	720.00	144.00	
335	Fireplace	10,000.00	7,000.00	0.00	0.00	7,000.00	70.00	3,000.00	350.00	
340	Fluepipe	4,000.00	0.00	0.00	0.00	0.00	0.00	4,000.00	0.00	
345	Roller Window Shades	5,000.00	0.00	0.00	0.00	0.00	0.00	5,000.00	0.00	
350	Swimming Pool	73,200.00	59,587.50	0.00	0.00	59,587.50	81.00	3,602.50	3,470.44	

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Application and Certificate For Payment -- page 4

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 17 Date: 08/31/21 Period To: 08/31/21
 Contractor's Job Number: 7184
 Architect's Project No: 841731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
355	Elevator	238,400.00	214,560.00	19,072.00	0.00	233,632.00	98.00	4,768.00	11,681.00	
360	Linon Churns	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00	0.00	1,750.00	
365	Fire Suppression	102,072.00	85,484.00	5,133.00	0.00	100,618.00	98.00	2,033.44	5,030.00	
370	Plumbing	775,000.00	720,750.00	38,750.00	0.00	759,500.00	98.00	15,500.00	37,875.00	
375	HVAC	850,100.00	833,094.00	38,004.00	0.00	831,098.00	98.00	19,002.00	46,554.00	
380	Electrical	1,331,968.00	1,225,411.48	60,508.45	0.00	1,292,009.93	97.00	30,958.07	64,500.45	
385	Overseas & Profit	439,546.00	413,519.24	17,597.84	0.00	431,147.08	98.00	8,798.92	21,527.06	
390	Change Order #1	169,178.04	169,178.04	0.00	0.00	169,178.04	100.00	0.00	8,458.00	
395	Change Order #2	-138,189.20	-138,189.00	0.00	0.00	-138,189.00	100.00	0.00	-5,906.45	
400	Change Order #3	117,754.00	117,754.00	0.00	0.00	117,754.00	100.00	0.00	5,887.70	
405	Change Order #4	58,230.00	58,230.00	0.00	0.00	58,230.00	100.00	0.00	2,911.50	
410	Change Order #5	83,945.20	83,945.20	0.00	0.00	83,945.20	100.00	0.00	4,197.21	
415	Change Order #6	8,434.18	8,434.18	0.00	0.00	8,434.18	100.00	0.00	321.71	
420	Change Order #7	11,541.88	0.00	11,541.88	0.00	11,541.88	100.00	0.00	577.10	
Application Total		11,307,582.38	10,585,836.54	435,843.25	0.00	11,025,659.79	97.51	281,822.59	551,283.01	



US Hospitality Publishers, Inc. dba Uniguest
2926 Kraft Drive
Nashville, TN 37204
www.uniguest.com

INVOICE

Date 9/15/2021 Number INV266137

For Questions: 1-800-467-1218 Option 4

Bill To:

Fairfield Inn & Suites Kansas City
North/Gladstone
6901 N Oak Traffic Way
Kansas City, MO 64118

Ship To:

Fairfield Inn & Suites Kansas City
North/Gladstone
Attn: Rob Sadoff
6901 N Oak Traffic Way
Kansas City, MO 64118

Customer ID	Salesperson	Customer PO #	Shipping Method	Payment Terms	Due Date
C0012417215	ECORBETT		UPS GROUND	NET 30	10/15/2021

Item Number	Description	UOM	Quantity	Unit Price	Ext. Price
Pay Your Invoice Online:		Wire/ACH Info:		Subtotal USD	\$2,737.63
You can now pay your invoices online at: www.uniguest.com . Select the "Pay Online" link.		BANK ABA/RTG: 064008637		Freight USD	\$0.00
Mail Payment To:		SWIFT CODE: PNFPUS44		Misc USD	\$0.00
US Hospitality Publishers, Inc. dba Uniguest		Bank: Pinnacle National Bank		Tax USD	\$282.00
P. O. Box 306225		Address: 150 Third Avenue South		Total USD	\$3,019.63
Kraft Dr		Nashville, TN 37201			
Nashville, TN 37230-6225		Account Name: Uniguest			
		Account Number: 5009760			
		Tax ID: 62-1291780			

Notes:

Draw 19
item 41
\$3,019.63



US Hospitality Publishers, Inc. dba Uniguest
2926 Kraft Drive
Nashville, TN 37204
www.uniguest.com

INVOICE

Date 9/15/2021 Number INV266137

For Questions: 1-800-467-1218 Option 4

Bill To:

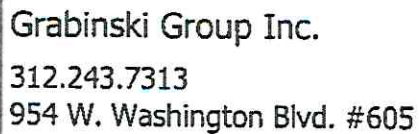
Fairfield Inn & Suites Kansas City
North/Gladstone
6901 N Oak Traffic Way
Kansas City, MO 64118

Ship To:

Fairfield Inn & Suites Kansas City
North/Gladstone
Attn: Rob Sadoff
6901 N Oak Traffic Way
Kansas City, MO 64118

Customer ID	Salesperson	Customer PO #	Shipping Method	Payment Terms	Due Date
C0012417215	ECORBETT		UPS GROUND	NET 30	10/15/2021

Item Number	Description	UOM	Quantity	Unit Price	Ext. Price
CPU-LENOVOM75Q-GEN2	Lenovo M75q Gen 2	EACH	2	975.00 USD	1,950.00
SVC10768	Configuration Services	EACH	2	0.00 USD	0.00
SVC52024	Pnt 1 insert black i	EACH	2	0.00 USD	0.00
SPY-SHIPPINGSPPLY	Shipping Supplies	EACH	2	0.00 USD	0.00
SFT10545	Secured Advantage 10 License	EACH	2	375.00 USD	750.00
PER10322	Network Cable - 7ft Cat5e Snagless UTP Cable - Black	EACH	2	8.00 USD	16.00
SFT10582	MS Office 2019 Home/Business w/ Rental Rights - Key Only	EACH	2	313.08 USD	626.16
SVC10729	Install Fee Remote	EACH	2	175.00 USD	350.00
SVC10925	Project Management Fee	EACH	1	25.00 USD	25.00
MNT-TIO24-GEN4	Lenovo TIO 24" Monitor Generation 4 11GDPAR1US	EACH	2	388.50 USD	777.00
DSC1002	Discount	EACH	1	(1,764.53) USD	(1,764.53)
PER10322	Network Cable - 7ft Cat5e Snagless UTP Cable - Black	EACH	1	8.00 USD	8.00



Date	Invoice #
9/1/2021	1054680

Bill To
Scarlett Hotel Group 6160 N. Cicero Suite 620 Chicago, IL 60646

Project
Fairfield Inn Gladstone MO

P.O. No.	Terms
	Net 15

Description	Quantity	Price	Total Qty	Prev Qty Billed	Total %	Amount
CO#1 - Interior Signage Installation						
Installation of guestroom and public space interior signage (based on Hotelsigns.com order purchased by Slate). Should there be additional signage not in this package recieved by Grabinski Group, change orders will be issued.	66.6	18.00	111	0	60.00%	1,198.80
Terry supervision fee (1 week)	4.2	400.00	7	0	60.00%	1,680.00
Travel & Lodging Fee - Additional week of lodging needed to install interior signage, price updated to reflect increased market rate of lodging in the Gladstone area.(Hotel selected Super 8 by KC airport)	0.6	2,750.00	1	0	60.00%	1,650.00
E-mail		Web Site		Total		
brandy@grabinskigroup.com		www.grabinskigroup.com		\$4,528.80		

Draw 19
item 35
\$4,528.80

A-9

1201 Third Avenue, Suite 4900
Seattle, Washington 98101
PHONE: 206.359.8000

EMAIL: clientacct@perkinscoie.com
ACCOUNTING: 206.359.3143
FAX: 206.359.9000

PERKINScoie

Scarlett Real Estate Holdings, LLC
Attn: Rob Sadoff
6160 N. Cicero Avenue
Suite 620
Chicago, IL 60646

INVOICE #	BILL DATE
6101766	November 26, 2019
ACCOUNT #	DUE DATE
126592.0008	December 26, 2019

Matter Number / Name 126592.0008 / Fairfield Kansas City - Gladstone

TOTAL FOR SERVICES:	TOTAL FOR DISBURSEMENTS AND OTHER SERVICES:	TOTAL FOR LATE CHARGES:	TOTAL DUE THIS INVOICE:
\$19,675.00	\$0.00		\$19,675.00

Payment due in U.S. Currency

INFORMATION MAY BE SUBJECT TO ATTORNEY-CLIENT PRIVILEGE

TAX ID#: 91-0591206

For CHECK REMITTANCE make checks payable to

Perkins Coie LLP
Attn: Client Accounting
PO Box 24643
Seattle, WA 98124-0643

Please reference:
Perkins Coie Account No. 126592 and Invoice 6101766

For WIRE REMITTANCE please direct to

Perkins Coie LLP
US Bank
Seattle, WA
Bank ABA # 125000105
Account # 1 535 5592 1235
Swift Code # US BK US 441 MT
Please reference:

Perkins Coie Account No. 126592 and Invoice 6101766

RESOLUTION NO. 25-002

A RESOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTIONS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

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 Linden Block 25 Community Improvement District (the “*District*”) was formed by Ordinance No. 4.481 of the City of Gladstone, Missouri passed and approved on July 29, 2019, for the purpose of undertaking certain improvements within the boundaries of the District; and

WHEREAS, the District is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the District is authorized and empowered under the CID Act to pay for such public improvements and other costs, or to assist in any such activity.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. Authorization and Approval of Payments. The District Administrator has been directed and authorized to take any and all reasonable actions to initiate the payment of available CID funds towards District operational costs and outstanding CID Project Costs.

Section 2. Approval of Past Actions. Actions taken by or on behalf of the District for purposes and in furtherance of the proposed projects and ongoing operations of the District are hereby ratified, acknowledged and accepted.

Section 3. Execution of the Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the reimbursement.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this

Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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.

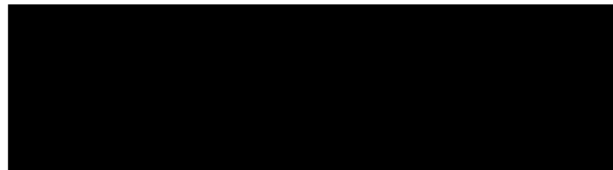
Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the District.

Passed this 11th day of November, 2025.

I, the undersigned, Chair of the Linden Block 25 Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 11, 2025.

LINDEN BLOCK 25 COMMUNITY



WITNESS my hand and official seal this 11th day of November, 2025.

ATTEST:

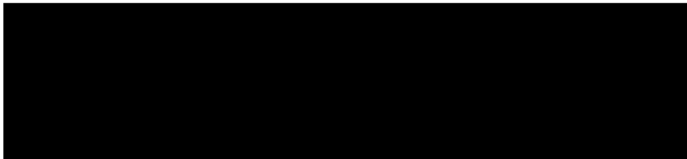


TABLE OF EXPENSES

FYE 03/31/2025

Linden Block 25 CID Expenses by Vendor Detail April 2024 through March 2025

Type	Date	Memo	Account	Debit
Development Dynamics LLC				
Check	12/05/2024	Invoice No. 2024-12-8647 (half year)	Administration Expense	7,500.00
Check	02/03/2025	2025-02-8647	Administration Expense	7,500.00
Total Development Dynamics LLC				15,000.00
Spencer Fane				
Check	12/05/2024	Invoice No 1328201 - half allocated to Linden Block 25 CID...	Legal Expense	997.00
Total Spencer Fane				997.00
SREH MAG Gladstone Partners LLC				
Check	12/18/2024		Project Cost Reimbursement	101,000.00
Check	03/20/2025		Project Cost Reimbursement	25,000.00
Total SREH MAG Gladstone Partners LLC				126,000.00
TOTAL				141,997.00

FYE 03/31/2026 to date

Linden Block 25 CID Expenses by Vendor Detail April 2025 through March 2026

Type	Date	Memo	Account	Debit
Development Dynamics LLC				
Check	08/04/2025		Technology Fee	173.74
Check	10/10/2025	Invoice No 202510-319 - CID Annual Fee FYE 2026	Administration Expense	15,450.00
Total Development Dynamics LLC				15,623.74
Patrick's Asphalt Paving				
Check	04/28/2025	Invoice #506	Project Cost Reimbursement	14,175.00
Total Patrick's Asphalt Paving				14,175.00
Spencer Fane LLP				
Check	05/15/2025	Invoice No. 1399501	Legal Expense	998.00
Check	06/18/2025	Invoice No. 1409623	Legal Expense	1,512.00
Check	06/30/2025	Invoice # 1423078	Legal Expense	2,900.00
Check	08/21/2025	Invoice # 1432646	Legal Expense	464.00
Check	09/26/2025	Invoice # 1442700	Legal Expense	1,296.00
Total Spencer Fane LLP				7,170.00
TOTAL				36,968.74

RESOLUTION NO. 25-003

A RESOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT APPROVING THE AMENDED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2026 AND APPROVING THE TERMINATION BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2027 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Linden Block 25 Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget, provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit its proposed annual budget to the City Council of the City of Gladstone, Missouri (the “*City*”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for Fiscal Year March 31, 2026. The budgets of the District for the fiscal year ending March 31, 2026 is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approve the Termination Budget. The termination budget of the District for the fiscal year ending March 31, 2027 also known as the Termination Budget is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District to Submit Proposed Budgets to City. The District shall submit a copy of the preliminary budget to the City’s City Council for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City’s City Council on or before the date that is the later of 60 days prior to the first day of the fiscal year ending March 31, 2026, or 30 days after submission of the proposed budget to the City’s City Council, the proposed budget shall become the final budget.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents

and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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 Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

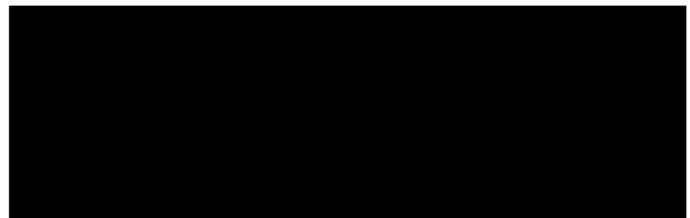
Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 11th day of November, 2025.

I, the undersigned, Chair of the Linden Block 25 Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 11, 2025.



**LINDEN BLOCK 25 COMMUNITY
IMPROVEMENT DISTRICT**



[SEAL]

WITNESS my hand and official seal this 11th day of November, 2025.

ATTEST:

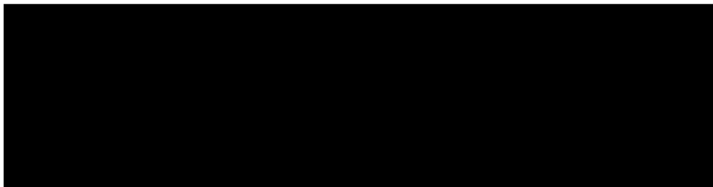


EXHIBIT A

**LINDEN BLOCK 25
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET TO ACTUAL FOR FISCAL YEAR ENDING
MARCH 31, 2025**

AMENDED BUDGET FOR FISCAL YEAR ENDING MARCH 31, 2026

PROPOSED TERMINATION BUDGET FOR FISCL YEAR ENDING MARCH 31, 2027

**TRAVIS MASCHINO
CHAIR**

BOARD OF DIRECTORS

**MILES POWERS
Treasurer**

**JULIE JUSTUS
Secretary**

**ZACH HALL
Director**

**BRANDON CASSIDY
Director**

**EXECUTIVE DIRECTOR
Robert Preston**

Asst. Secretary/Asst. Treasurer
Laura Lashley

BUDGET MESSAGE
BY
CHAIR

On July 29, 2019, 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 Council of the City of Gladstone, Missouri (the “*City*”) approved Ordinance No. 4.481 (the “*Ordinance*”), which established the Linden Block 25 Community Improvement District (the “*District*”). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the “*Project*”), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District. Specifically, the District is proposed to provide funding for the following items: (a) various public improvements within the boundaries of the District, including without limitation (i) the demolition of existing public improvements, (ii) sidewalks, (iii) alleys, (iv) utility burial, and (v) landscaping and site improvements; (b) various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscape design, (vi) permits, (vii) insurance, and (viii) construction fee; (c) contract with the property owner to provide for the demolition and removal of the existing buildings and structures; and (d) any related public improvements, services or activities outlined in the Ordinance.

During the fiscal year ending March 31, 2021, the Board of Directors of the District approved Resolution 2019-04 imposing a sales and use tax (the “*CID Sales Tax*”) at the rate of one percent (1%) on the receipts from the sale at retail of all eligible tangible personal property or taxable services within its boundaries pursuant to the CID Act, which CID Sales Tax became effective in 2022, following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act and accepted by Resolution 2021-01.

In the fiscal year ending March 31, 2025 the District collected CID Sales & Use Tax revenues of \$151,937.63. Expenditures were made totaling \$141,997.00. Expenses included project cost reimbursement of \$126,000 and administrative costs totaling \$15,997. The District outstanding certificates at fiscal year-end totaled \$14,578.85. The ending fund balance was \$9,940.63.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales & Use Tax revenues of approximately \$125,000. The CID expects to rescind the sales and use tax and begin the process of district termination. The expenditure anticipated include project cost reimbursement of \$14,579 and administrative costs of \$19,150. The estimated year-end fund balance is estimated at \$93,538.04. The outstanding certificate balance is expected to be \$-0- at fiscal year-end.

In the fiscal year ending March 31, 2027 the District anticipates to follow a Termination Budget for the CID. CID Sales & Use Tax revenues expected to be \$-0-. The anticipated expenditures include administrative costs of \$26,650, termination costs of \$23,000, and a transfer of surplus funds to the city of Gladstone and Downtown Linden CID of approximately \$43,888. The ending fund balance is expected to be \$-0-.

**Linden Block 25 Community Improvement District
TERMINATION BUDGET - FISCAL YEAR ENDING MARCH 31, 2027**

	Termination Budget
Income	
CID Sales Tax (Security Bank ending in 6501)	0.00
CID Use Tax (Security Bank ending in 6501)	0.00
Total Income	0.00
Expense	
Transfer of Surplus Funds to City of Gladstone	21,944.02
Transfer of Surplus Funds to Downtown Linden CID	21,944.02
Administration Fee	15,450.00
Records Retention Fee	3,000.00
Insurance	1,200.00
Legal	10,000.00
Termination Expenses	20,000.00
Total Expense	93,538.04
Net Income	-93,538.04
 Beginning Balance	 \$ 93,538.04
Ending Balance	\$ -

Note: There are no outstanding certificates for repayment or other debt obligations of the Linden Block 25 CID.

	Actual thru Sept. 2025	Amended Budget	Original Budget
Income			
CID Sales Tax (Security Bank ending in 6501)	25,345.23	50,000.00	36,000.00
CID Use Tax (Security Bank ending in 6501)	70,742.79	75,000.00	0.00
Total Income	96,088.02	125,000.00	36,000.00
Expense			
Project Cost Reimbursement			
Principal	14,175.00	14,578.85	22,000.00
Total Project Cost Reimbursement	14,175.00	14,578.85	22,000.00
Administration Fee	15,623.74	15,623.74	15,450.00
Insurance	0.00	1,200.00	1,200.00
Legal	7,170.00	10,000.00	2,500.00
Total Expense	36,968.74	41,402.59	41,150.00
Net Income	59,119.28	83,597.41	-5,150.00

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificates	\$ 14,578.85	\$ -	\$ (14,578.85)	\$ -
Total	\$ 14,578.85	\$ -	\$ (14,578.85)	\$ -

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2024 through March 31, 2025

	Actual	Budget
Income		
CID Sales Tax (Security Bank ending in 6501)	80,626.05	89,400.00
CID Use Tax (Security Bank ending in 6501)	71,311.58	0.00
Total Income	151,937.63	89,400.00
Expense		
Project Cost Reimbursement		
Principal	126,000.00	75,000.00
Total Project Cost Reimbursement	126,000.00	75,000.00
Administration Fee	15,000.00	15,000.00
Insurance	0.00	1,200.00
Legal	997.00	2,500.00
Total Expense	141,997.00	93,700.00
Net Income	9,940.63	-4,300.00
 Beginning Balance	 \$ -	 \$ 8,855.38
Ending Balance	\$ 9,940.63	\$ 4,555.38

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificate No. 1	\$ -	\$140,578.85	\$ (126,000.00)	\$ 14,578.85
Total	\$ -	\$ 140,578.85	\$ (126,000.00)	\$ 14,578.85

RESOLUTION NO. 26-001

A RESOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTIONS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

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 Linden Block 25 Community Improvement District (the “*District*”) was formed by Ordinance No. 4.481 of the City of Gladstone, Missouri passed and approved on July 29, 2019, for the purpose of undertaking certain improvements within the boundaries of the District; and

WHEREAS, the District is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the District is authorized and empowered under the CID Act to pay for such public improvements and other costs, or to assist in any such activity.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. Authorization and Approval of Payments. The District Administrator has been directed and authorized to take any and all reasonable actions to initiate the payment of available CID funds towards District operational costs and outstanding CID Project Costs.

Section 2. Approval of Past Actions. Actions taken by or on behalf of the District for purposes and in furtherance of the proposed projects and ongoing operations of the District are hereby ratified, acknowledged and accepted.

Section 3. Execution of the Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the reimbursement.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this

Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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 Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the District.

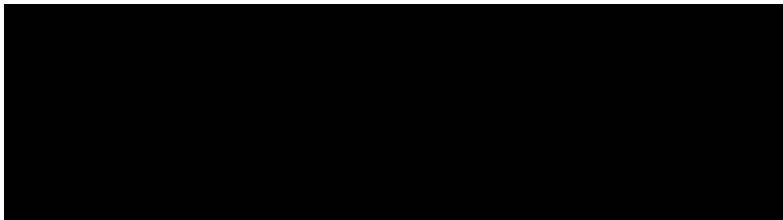
Passed this 11th day of March, 2026.

I, the undersigned, Chair of the Linden Block 25 Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on March 11, 2026.

LINDEN BLOCK 25 COMMUNITY



WITNESS my hand and official seal this 11th day of March, 2026.



RESOLUTION NO. 26-002

A RESOLUTION OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT APPROVING THE AMENDED BUDGET OF THE DISTRICT FOR THE FISCAL YEARS ENDING MARCH 31, 2026 AND MARCH 31, 2027 AND APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2028 WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Linden Block 25 Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget, provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit its proposed annual budget to the City Council of the City of Gladstone, Missouri (the “*City*”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINDEN BLOCK 25 COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Amendment of Budget for Fiscal Years March 31, 2026 and March 31, 2027. The budgets of the District for the fiscal years ending March 31, 2026 and March 31, 2027 are hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Approve the Proposed Budget. The proposed budget of the District for the fiscal year ending March 31, 2028 also known as the Termination Budget is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District to Submit Proposed Budgets to City. The District shall submit a copy of the preliminary budget to the City’s City Council for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City’s City Council on or before the date that is the later of 60 days prior to the first day of the fiscal year ending March 31, 2026, or 30 days after submission of the proposed budget to the City’s City Council, the proposed budget shall become the final budget.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by

this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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 Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

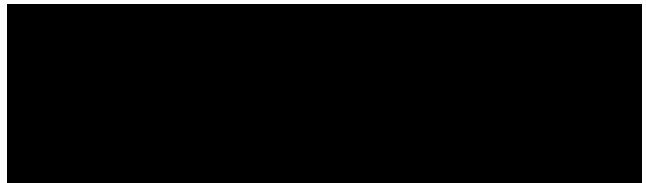
Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 11th day of March, 2026.

I, the undersigned, Chair of the Linden Block 25 Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on March 11, 2026.



**LINDEN BLOCK 25 COMMUNITY
IMPROVEMENT DISTRICT**



[SEAL]

WITNESS my hand and official seal this 11th day of March, 2026.

ATTEST:

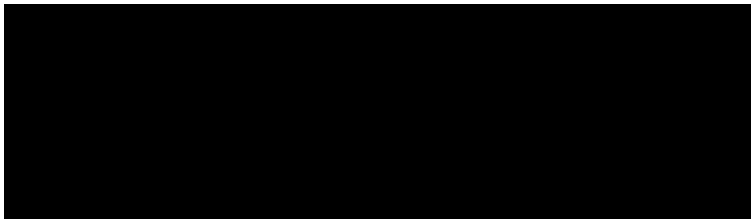


EXHIBIT A

**LINDEN BLOCK 25
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET TO ACTUAL FOR FISCAL YEAR ENDING
MARCH 31, 2025**

**AMENDED BUDGET FOR FISCAL YEARS ENDING
MARCH 31, 2026 AND MARCH 31, 2027**

PROPOSED BUDGET FOR FISCL YEAR ENDING MARCH 31, 2028

**TRAVIS MASCHINO
CHAIR**

BOARD OF DIRECTORS

**MILES POWERS
Treasurer**

**JULIE JUSTUS
Secretary**

**ZACH HALL
Director**

**BRANDON CASSIDY
Director**

**EXECUTIVE DIRECTOR
Robert Preston**

Asst. Secretary/Asst. Treasurer
Laura Lashley

**BUDGET MESSAGE
BY
CHAIR**

On July 29, 2019, 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 Council of the City of Gladstone, Missouri (the “*City*”) approved Ordinance No. 4.481 (the “*Ordinance*”), which established the Linden Block 25 Community Improvement District (the “*District*”). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the “*Project*”), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District. Specifically, the District is proposed to provide funding for the following items: (a) various public improvements within the boundaries of the District, including without limitation (i) the demolition of existing public improvements, (ii) sidewalks, (iii) alleys, (iv) utility burial, and (v) landscaping and site improvements; (b) various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscape design, (vi) permits, (vii) insurance, and (viii) construction fee; (c) contract with the property owner to provide for the demolition and removal of the existing buildings and structures; and (d) any related public improvements, services or activities outlined in the Ordinance.

During the fiscal year ending March 31, 2021, the Board of Directors of the District approved Resolution 2019-04 imposing a sales and use tax (the “*CID Sales Tax*”) at the rate of one percent (1%) on the receipts from the sale at retail of all eligible tangible personal property or taxable services within its boundaries pursuant to the CID Act, which CID Sales Tax became effective in 2022, following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act and accepted by Resolution 2021-01.

In the fiscal year ending March 31, 2025 the District collected CID Sales & Use Tax revenues of \$151,937.63. Expenditures were made totaling \$141,997.00. Expenses included project cost reimbursement of \$126,000 and administrative costs totaling \$15,997. The District outstanding certificates at fiscal year-end totaled \$14,578.85. The ending fund balance was \$9,940.63.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales & Use Tax revenues of approximately \$302,400. The expenditure anticipated include project cost reimbursement of \$14,579 and administrative costs of \$35,824. The estimated year-end fund balance is estimated at \$261,938. The outstanding certificate balance is expected to be \$-0- at fiscal year-end. The District will continue to collect funds to pay for the kiosk marketing requested by the City.

In the fiscal year ending March 31, 2027 the District anticipates CID Sales & Use Tax revenues of approximately \$95,000. The expenditure anticipated include kiosk project expenses of \$80,000 and administrative costs of \$26,650. The estimated year-end fund balance is estimated at \$250,288. The outstanding certificate balance is expected to be \$-0- at fiscal year-end. The District will continue to collect funds to pay for the kiosk marketing requested by the City.

In the fiscal year ending March 31, 2028 the District anticipates CID Sales & Use Tax revenues of approximately \$95,000. The expenditure anticipated include kiosk project expenses of \$20,000 and administrative costs of \$26,650. The estimated year-end fund balance is estimated at \$298,638. The outstanding certificate balance is expected to be \$-0- at fiscal year-end.

**Linden Block 25 Community Improvement District
Fiscal Year April 1, 2027 through March 31, 2028**

	Proposed Budget
Income	
CID Sales Tax (Security Bank ending in 6501)	65,000.00
CID Use Tax (Security Bank ending in 6501)	30,000.00
Total Income	95,000.00
Expense	
Transfer of Surplus Funds to City of Gladstone	0.00
Transfer of Surplus Funds to Downtown Linden CID	0.00
Kiosk Expenses	20,000.00
Administration Fee	15,450.00
Records Retention Fee	0.00
Insurance	1,200.00
Legal	10,000.00
Termination Expenses	0.00
Total Expense	46,650.00
Net Income	48,350.00
 Beginning Balance	 \$ 250,287.78
Ending Balance	\$ 298,637.78

Note: There are no outstanding certificates for repayment or other debt obligations of the Linden Block 25 CID.

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2026 through March 31, 2027

	First Amended Budget	Budget
Income		
CID Sales Tax (Security Bank ending in 6501)	65,000.00	0.00
CID Use Tax (Security Bank ending in 6501)	30,000.00	0.00
Total Income	95,000.00	0.00
Expense		
Transfer of Surplus Funds to City of Gladstone	0.00	21,944.02
Transfer of Surplus Funds to Downtown Linden CID	0.00	21,944.02
Kiosk Expenses	80,000.00	0.00
Administration Fee	15,450.00	15,450.00
Records Retention Fee	0.00	3,000.00
Insurance	1,200.00	1,200.00
Legal	10,000.00	10,000.00
Termination Expenses	0.00	20,000.00
Total Expense	106,650.00	93,538.04
Net Income	-11,650.00	-93,538.04
Beginning Balance	\$ 261,937.78	\$ 93,538.04
Ending Balance	\$ 250,287.78	\$ -

Note: There are no outstanding certificates for repayment or other debt obligations of the Linden Block 25 CID.

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2025 through March 31, 2026

	Actual thru March 9, 2026	Second Amended Budget	First Amended Budget	Original Budget
Income				
CID Sales Tax (Security Bank ending in 6501)	157,884.31	160,000.00	50,000.00	36,000.00
CID Use Tax (Security Bank ending in 6501)	142,325.84	142,400.00	75,000.00	0.00
Total Income	300,210.15	302,400.00	125,000.00	36,000.00
Expense				
Project Cost Reimbursement				
Principal	14,175.00	14,578.85	14,578.85	22,000.00
Total Project Cost Reimbursement	14,175.00	14,578.85	14,578.85	22,000.00
Administration Fee	23,123.74	23,124.00	15,623.74	15,450.00
Insurance	0.00	1,200.00	1,200.00	1,200.00
Trustee Fee	1,500.00	1,500.00	0.00	0.00
Legal	8,610.00	10,000.00	10,000.00	2,500.00
Total Expense	47,408.74	50,402.85	41,402.59	41,150.00
Net Income	252,801.41	251,997.15	83,597.41	-5,150.00
 Beginning Balance		\$ 9,940.63		
Ending Balance		\$ 261,937.78		

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificates	\$ 14,578.85	\$ -	\$ (14,578.85)	\$ -
Total	\$ 14,578.85	\$ -	\$ (14,578.85)	\$ -

Linden Block 25 Community Improvement District
Fiscal Year April 1, 2024 through March 31, 2025

	Actual	Budget
Income		
CID Sales Tax (Security Bank ending in 6501)	80,626.05	89,400.00
CID Use Tax (Security Bank ending in 6501)	71,311.58	0.00
Total Income	151,937.63	89,400.00
Expense		
Project Cost Reimbursement		
Principal	126,000.00	75,000.00
Total Project Cost Reimbursement	126,000.00	75,000.00
Administration Fee	15,000.00	15,000.00
Insurance	0.00	1,200.00
Legal	997.00	2,500.00
Total Expense	141,997.00	93,700.00
Net Income	9,940.63	-4,300.00
 Beginning Balance	 \$ -	 \$ 8,855.38
Ending Balance	\$ 9,940.63	\$ 4,555.38

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificate No. 1	\$ -	\$140,578.85	\$ (126,000.00)	\$ 14,578.85
Total	\$ -	\$ 140,578.85	\$ (126,000.00)	\$ 14,578.85

Downtown Linden Community Improvement District

Annual Report
Fiscal Year Ending March 31, 2026

Gladstone, Missouri

Table of Contents

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2. District Description	2
3. District Purpose	3
4. District Legal Description	4
5. District Boundary Map	4
6. District Financials	5

Signatures on any documents have been redacted for security purposes.

1. Annual Report Overview

This Annual Report is submitted to Gladstone, Missouri and the Missouri Department of Economic Development in accordance with the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”).

2. District Description

Downtown Linden Community Improvement District (the “District”) is comprised of an approximately 2.0 acre site located in the City of Gladstone (the “City”), Clay County, Missouri located generally at the intersection of NE 69th Street and N. Oak Trafficway.

Reporting Period:	April 1, 2025, through March 31, 2026	
Date District Established:	July 29, 2019	
Enacting Ordinance:	City of Gladstone Ordinance No. 4.482	
CID Sales Tax Effective Date:	2022	
Date Annual Budget Adopted:	November 11, 2025	
Date Proposed Budget Submitted to Municipality:	December 31, 2025	
Date Annual Report Submitted to Municipal Clerk:	July 23, 2025	
Municipality:	City of Gladstone 7010 N Holmes Street Gladstone, MO 64118	
County:	Clay County	
District Administrator:	Development Dynamics, LLC 2897 Highway K, Suite 210 O’Fallon, MO 63368	
District Legal Counsel:	Robert Preston Spencer Fane LLP One North Brentwood Blvd. St. Louis, MO 63105	
Governing Board of Directors	Chair	Travis Maschino
	Secretary	Julie Justus
	Treasurer	Miles Powers
	Director	Zach Hall
	Director	Brandon Cassidy

3. Purpose

The District was established in 2019 to address improvements to assist with area redevelopment through the construction, reconstruction, installation, repair and maintenance of certain improvements permitted by the CID Act including, but not necessarily limited to, landscaping, traffic or parking improvements, sidewalks, utilities, and lighting and to acquire real property within the boundaries of the District for such purposes; remedy the blight conditions including, but not limited to, property acquisition, reconstruction, repair, maintenance, demolition, removal, rehabilitation, renovation and equipping of the existing buildings and structures located within the District and to contract with any private property owner for the purposes of same; promotion of business activity, development and retention, and the recruitment of businesses, for the purpose of supporting business activity and economic development; and providing maintenance and security within the District, employing and/or contracting for personnel and services necessary to carry out the purposes of the District and advertising and providing assistance to attract further investment within the District; and the construction of certain public improvements including: (i) street and roadway improvements within the District; (ii) parking lot; (iii) accompanying site preparation, grading, demolition, drainage and detention, pavement, curb, gutter, sidewalk, sanitary water systems, storm water facilities, utilities, signing, striping, lighting, landscaping, irrigation and other similar related improvements.

Improvement	Estimated Costs
Grading of Site	\$350,000
Reconstruction of Parking Lot	\$250,000
Engineering Costs	\$125,000
Construction and Extension of Utilities	\$75,000
Legal Formation Costs	\$50,000
Total Estimated Cost of Improvements	\$850,000

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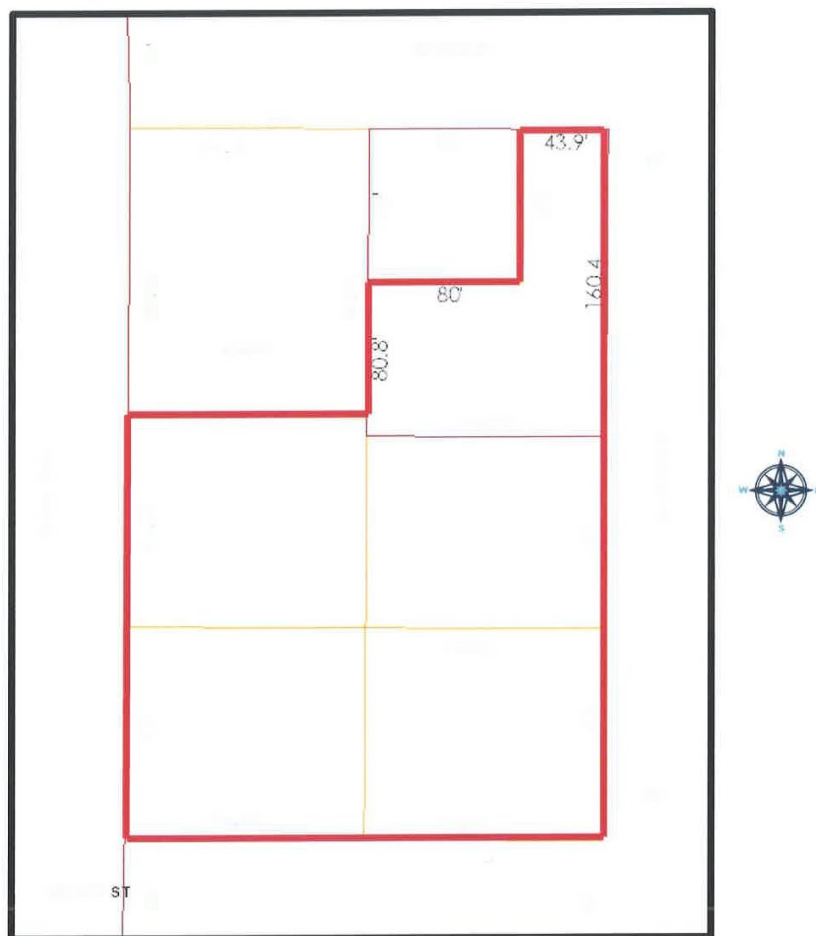
4. District Legal Description

The legal description of the proposed 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.

5. District Boundary Map



6. District Financials

The District financials are included within the attachments of this report. The financials provide a summary of District revenues, expenditures, outstanding debt, and fund balances.

Attachments:

- Resolutions adopted are as follows:
 - **Resolution 25-001**, APPROVING A CERTIFICATE OF REIMBURSABLE COSTS NO. 1 IN AMOUNT OF \$843,131.16 IN ACCORDANCE WITH THE COOPERATIVE AGREEMENT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **Resolution 25-002**, TO ENTER INTO A SUBLEASE AGREEMENT WITH SREH MAG GLADSTONE PARTNERS, LLC; AUTHORIZING AND DIRECTING RELATED ACTIONS THERETO.
 - **Resolution 25-003**, APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2027, AND AMENDING THE BUDGET FOR THE YEAR ENDING DECEMBER 31, 2026, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **RESOLUTION 26-001**; APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTIONS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH
 - **RESOLUTION 26-002**; Approving the PROPOSED BUDGET OF THE DISTRICT for the FISCAL YEAR ENDING MARCH 31, 2028, AND AMENDING THE BUDGET FOR THE YEARS ENDING MARCH 31, 2026 AND MARCH 31, 2027, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

RESOLUTION NO. 25-001

A RESOLUTION OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT APPROVING A CERTIFICATE OF REIMBURSABLE COSTS NO. 1 IN AMOUNT OF \$850,000.00 IN ACCORDANCE WITH THE COOPERATIVE AGREEMENT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Downtown Linden Community Improvement District (the “District”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”); and

WHEREAS, the CID is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the CID is authorized and empowered under the CID Act to pay for such public improvements and other costs, or to assist in any such activity; and

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVMENT DISTRICT AS FOLLOWS:

Section 1. Approve of Certificate of Reimbursable Project Costs. The District’s Board of Directors hereby approves the Certificate of Reimbursable Project Costs No. 1 in the amount of \$850,000.00 as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Execution of the Certificate of Reimbursable Project Costs. The Chair or Vice Chair of the District is hereby authorized and directed to execute and deliver the Certificate of Reimbursable Project Costs for and on behalf of and as the act and deed of the District. The Secretary or Assistant Secretary of the District is hereby authorized and directed to attest to the Certificate of Reimbursable Project Costs, if necessary.

Section 3. Further Authority. All actions heretofore taken by the authorized representatives of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed and the representatives of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the reimbursement.

Section 4. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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.

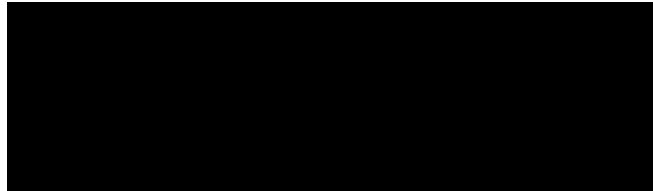
Section 5. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 5. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the CID.

Passed this 11th day of November, 2025.

I, the undersigned, Chair of the Downtown Linden Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 11, 2025.

**DOWNTOWN LINDEN
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 11th day of November, 2025.

ATTEST:

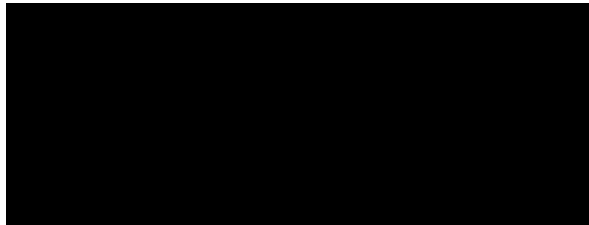


EXHIBIT A

CERTIFICATE OF REIMBURSABLE PROJECT COSTS NO. 1

IN THE AMOUNT OF \$850,000.00

(Attached hereto.)

CERTIFICATE OF REIMBURSABLE PROJECT COSTS

To: Chair, Downtown Community Improvement District

City Manager, City of Gladstone, Missouri

Re: Certificate of Reimbursable Project Costs

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Cooperative Agreement dated as of _____, 20__ (the "Agreement"), among the City of Gladstone, Missouri (the "City"), the Downtown Linden Community Improvement District (the "District") and SREH MAG GLADSTONE PARTNERS, LLC (the "Developer"). In connection with said Agreement, the undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 attached hereto is a Reimbursable Project Cost and was incurred in connection with the construction of the District Project.
2. These Reimbursable Project Costs have been paid by the Developer and are reimbursable under the Agreement and the CID Act.
3. Each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the District, and no part thereof has been included in any other certificate previously filed with the District.
4. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. All necessary permits and approvals required for the work for which this certificate relates have been issued and are in full force and effect.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a Reimbursable Project Cost within the meaning of the Agreement and the CID Act, the Developer shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.
8. The Developer is not in default or breach of any term or condition of the Agreement, and no event has occurred and no condition exists which constitutes an Event of Default by the Developer under the Agreement.
9. Attached to this Certificate is a sworn affidavit and supporting documentation affirming participation in a qualified work authorization program as evidence of its compliance with Section 285.530 of the Revised Statutes of Missouri with respect to the employees of the Developer working in connection with the District Project and the Development.

10. All of the Developer's representations set forth in the Agreement remain true and correct as of the date hereof.
11. Receipts are attached and spreadsheet submitted showing budget amount and costs, payee, percentage of budget amount paid, remaining amount to be paid.

Dated this 17th day of December 2024

SREH MAG Gladstone Partners, LLC



Approved for Payment this 17th day of December, 2024

DOWNTOWN LINDEN COMMUNITY IMPROVEMENT
DISTRICT

 
Chair

Approved for Payment this 17th day of December. 2024

ACKNOWLEDGE RECEIVED BY:
CITY OF GLADSTONE, MISSOURI

By:
Authorized City Representative

CERTIFICATE OF REIMBURSABLE PROJECT COSTS

To: Chair, Downtown Community Improvement District

City Manager, City of Gladstone, Missouri

Re: Certificate of Reimbursable Project Costs

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Cooperative Agreement dated as of _____, 20__ (the "Agreement"), among the City of Gladstone, Missouri (the "City"), the Downtown Linden Community Improvement District (the "District") and SREH MAG GLADSTONE PARTNERS, LLC (the "Developer"). In connection with said Agreement, the undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 attached hereto is a Reimbursable Project Cost and was incurred in connection with the construction of the District Project.
2. These Reimbursable Project Costs have been paid by the Developer and are reimbursable under the Agreement and the CID Act.
3. Each item listed on Schedule 1 has not previously been paid or reimbursed from money derived from the District, and no part thereof has been included in any other certificate previously filed with the District.
4. There has not been filed with or served upon the Developer any notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith.
5. All necessary permits and approvals required for the work for which this certificate relates have been issued and are in full force and effect.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner and in accordance with the Agreement.
7. If any cost item to be reimbursed under this Certificate is deemed not to constitute a Reimbursable Project Cost within the meaning of the Agreement and the CID Act, the Developer shall have the right to substitute other eligible Reimbursable Project Costs for payment hereunder.
8. The Developer is not in default or breach of any term or condition of the Agreement, and no event has occurred and no condition exists which constitutes an Event of Default by the Developer under the Agreement.
9. Attached to this Certificate is a sworn affidavit and supporting documentation affirming participation in a qualified work authorization program as evidence of its compliance with Section 285.530 of the Revised Statutes of Missouri with respect to the employees of the Developer working in connection with the District Project and the Development.

10. All of the Developer's representations set forth in the Agreement remain true and correct as of the date hereof.
11. Receipts are attached and spreadsheet submitted showing budget amount and costs, payee, percentage of budget amount paid, remaining amount to be paid.

Dated this 17th day of December 2024

SREH MAG Gladstone Partners, LLC



Approved for Payment this 17th day of December, 2024

DOWNTOWN LINDEN COMMUNITY IMPROVEMENT
DISTRICT

 
Chair

Approved for Payment this 17th day of December. 2024

ACKNOWLEDGE RECEIVED BY:
CITY OF GLADSTONE, MISSOURI

By:
Authorized City Representative

Downtown Linden CID

					BUDGET CATEGORY				
					\$ 350,000.00	\$ 250,000.00	\$ 75,000.00	\$ 175,000.00	\$ 850,000.00
Identifier	Company Name	Invoice Number	Check Number/ PayApp Number	Amount Paid	Grading & Site Prep	Parking	Construction/ Extension	Professional Fees	TOTAL
A-1.A	Ronco Construction	B41731901		\$ 25,000.00				\$ 25,000.00	\$ 25,000.00
	Survey								
A-1.B	Ronco Construction	B41731901		\$ 243,650.00	\$ 243,650.00				\$ 243,650.00
	Earthwork								
A-1.C	Ronco Construction	B41731901		\$ 156,000.00	\$ 156,000.00				\$ 156,000.00
	Site Utilities								
A-1.D	Ronco Construction	B41731901		\$ 278,713.00		\$ 278,713.00			\$ 278,713.00
	Concrete Paving and Sidewalks								
A-1.E	Ronco Construction	B41731901		\$ 110,200.35			\$ 110,200.35		\$ 110,200.35
	CO1 Rock Excavation								
A-1.F	Ronco Construction	B41731901		\$ 67,724.89			\$ 67,724.89		\$ 67,724.89
	CO1 Rock Excavation								
A-1.G	Ronco Construction	B41731901		\$ 30,080.05			\$ 30,080.05		\$ 30,080.05
	CO3 Rock Excavation								
A-1.H	Ronco Construction	B41731901		\$ 30,897.58			\$ 30,897.58		\$ 30,897.58
	CO3 Rock Excavation								
A-1.I	Ronco Construction	B41731901		\$ 16,387.25			\$ 16,387.25		\$ 16,387.25
	CO4 Rock Excavation								
TOTAL SUBMITTED CERTIFICATE NO. 1					\$ 399,650.00	\$ 278,713.00	\$ 255,290.12	\$ 25,000.00	\$ 958,653.12
Certificate of Eligible Costs									\$ 850,000.00
Amount Not Eligible for Reimbursement									\$ 108,653.12

A-1

RONCO construction

October 31, 2021

Mag Partners
11550 I Street
Omaha, NE 68144

RE: Gladstone Fairfield Inn

Enclosed please find Application for Payment No. 19 (Nineteen) in the amount of \$567,062.16 on the above referenced project.

Please process accordingly. Thank you.

Sincerely,



Nate Bledsoe
Project Manager

encl.

Application and Certificate For Payment

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Page 1

To Owner: Mag Partners 11550 I Street Omaha, NE 68144		Project: Gladstone Fairfield Inn 6901 N. Oak Trafficway Gladstone, MO 64118	Application No: 19 Date: 10/31/2021
From (Contractor): Ronco Construction Company 1717 North 74th Street Omaha, NE 68114		Contractor Job Number: 7184 Via (Architect): Base 4	Period To: 10/31/21 Architect's Project No: B41731901
Phone: 402 397-9109		Contract For: FFIS Gladstone MO	

Contractor's Application For Payment

Change Order Summary	Additions	Deductions
Change orders approved in previous months by owner	480,743.58	-138,169.00
Change orders approved this month		
Totals		
Net change by change orders	342,574.58	

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

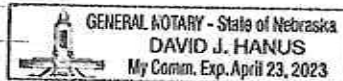
Contractor:
By: [Signature] Date: 10-31-21

State of: NE County of: Douglas

Subscribed and sworn to before me this 31 day of Oct

2021 (year). Notary public: [Signature]

My commission expires 4/23/23



Original contract sum	10,998,668.00
Net change by change orders	342,574.58
Contract sum to date	11,341,242.58
Total completed and stored to date	11,341,242.58
Retainage	
0.0% of completed work	0.00
0.0% of stored material	0.00
Total retainage	0.00
Total earned less retainage	11,341,242.58
Less previous certificates of payment	10,774,180.42
0.000% of taxable amount	0.00
Current sales tax	0.00
Current payment due	567,062.16
Balance to finish, including retainage	0.00

Architect's Certificate for Payment

In accordance with the Contract Documents, based on on-site observations and the data comprising the above application the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the Amount Certified.

Amount Certified: \$ _____

Architect:

By: _____ Date: _____

This Certification is not negotiable. The Amount Certified is payable only to the Contractor named herein. Issuance, payment, and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

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Application and Certificate For Payment -- page 2

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 19 Date: 10/31/21 Period To: 10/31/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
100	General Conditions	697,825.00	697,825.00	0.00	0.00	697,825.00	100.00	0.00	0.00	
101	Original Contract Reconciliation	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	0.00	
105	Preconstruction Services	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00	0.00	0.00	
110	Mobilization	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	0.00	
115	GL Insurance	47,294.00	47,294.00	0.00	0.00	47,294.00	100.00	0.00	0.00	
120	Building Permit	33,036.00	33,036.00	0.00	0.00	33,036.00	100.00	0.00	0.00	
125	Surveying	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	0.00	
130	Earthwork	243,850.00	243,850.00	0.00	0.00	243,850.00	100.00	0.00	0.00	
135	Site Utilities	156,000.00	156,000.00	0.00	0.00	156,000.00	100.00	0.00	0.00	
140	Concrete Paving & Sidewalks	278,713.00	278,713.00	0.00	0.00	278,713.00	100.00	0.00	0.00	
145	Parking Lot Sealing & Striping	2,500.00	2,500.00	0.00	0.00	2,500.00	100.00	0.00	0.00	
150	Landscaping & Irrigation	51,231.00	51,231.00	0.00	0.00	51,231.00	100.00	0.00	0.00	
155	Footings & Foundations	839,667.00	839,667.00	0.00	0.00	839,667.00	100.00	0.00	0.00	
160	Resteel	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00	0.00	0.00	
165	Concrete Flatwork	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00	0.00	0.00	
170	Gypcrete	110,036.00	110,036.00	0.00	0.00	110,036.00	100.00	0.00	0.00	
175	Grout	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	0.00	
180	Masonry	299,400.00	299,400.00	0.00	0.00	299,400.00	100.00	0.00	0.00	
185	Stone	93,744.00	93,744.00	0.00	0.00	93,744.00	100.00	0.00	0.00	
190	Structural Steel	247,820.00	247,820.00	0.00	0.00	247,820.00	100.00	0.00	0.00	
195	Steel Erection	168,250.00	168,250.00	0.00	0.00	168,250.00	100.00	0.00	0.00	
200	Miscellaneous Steel	36,000.00	36,000.00	0.00	0.00	36,000.00	100.00	0.00	0.00	
205	Rough Carpentry	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00	0.00	0.00	
210	Framing Material	451,348.00	451,348.00	0.00	0.00	451,348.00	100.00	0.00	0.00	
215	Framing Labor	459,861.00	459,861.00	0.00	0.00	459,861.00	100.00	0.00	0.00	
220	Misc Carpentry	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	0.00	

J-1.A
 J-1.B
 J-1.C
 J-1.D

final cleaning of parking lot
 including hydraulic fluid near
 main entrance

AI

Application and Certificate For Payment -- page 3

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 19 Date: 10/31/21 Period To: 10/31/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
225	Finish Carpentry/Countertops	125,000.00	125,000.00	0.00	0.00	125,000.00	100.00	0.00	0.00	
230	Water Proofing	21,900.00	21,900.00	0.00	0.00	21,900.00	100.00	0.00	0.00	bar area not complete
235	Insulation	65,390.00	65,390.00	0.00	0.00	65,390.00	100.00	0.00	0.00	
240	Soffits	86,134.00	86,134.00	0.00	0.00	86,134.00	100.00	0.00	0.00	white EIFS around front door
245	Air Barriers	18,000.00	18,000.00	0.00	0.00	18,000.00	100.00	0.00	0.00	needs to be done in workman like manner and consistent with other areas of the building
250	Fiber Cement Siding	109,556.00	109,556.00	0.00	0.00	109,556.00	100.00	0.00	0.00	
255	EIFS	224,600.00	224,600.00	0.00	0.00	224,600.00	100.00	0.00	0.00	
260	Roofing	143,749.00	143,749.00	0.00	0.00	143,749.00	100.00	0.00	0.00	
265	Roof Hatch	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	0.00	
270	Fire Stopping	35,600.00	35,600.00	0.00	0.00	35,600.00	100.00	0.00	0.00	see punch list
275	Joint Sealants	41,900.00	41,900.00	0.00	0.00	41,900.00	100.00	0.00	0.00	
280	Doors & Hardware	215,692.00	215,692.00	0.00	0.00	215,692.00	100.00	0.00	0.00	cover fire proof caulk on first floor conference room door
285	Access Doors	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	0.00	
290	Aluminum Storefronts	89,900.00	89,900.00	0.00	0.00	89,900.00	100.00	0.00	0.00	broken window
295	Windows	109,778.00	109,778.00	0.00	0.00	109,778.00	100.00	0.00	0.00	see punch list
300	Glass & Glazing	12,500.00	12,500.00	0.00	0.00	12,500.00	100.00	0.00	0.00	see punch list
305	Drywall & Ceilings	537,436.00	537,436.00	0.00	0.00	537,436.00	100.00	0.00	0.00	
310	Metal Framing	199,700.00	199,700.00	0.00	0.00	199,700.00	100.00	0.00	0.00	first floor carpet inlay - pool tiles replaced per punch list
315	Flooring	193,621.00	193,621.00	0.00	0.00	193,621.00	100.00	0.00	0.00	
320	Painting	205,000.00	205,000.00	0.00	0.00	205,000.00	100.00	0.00	0.00	see punch list
325	Suspended Wood Ceiling	25,200.00	25,200.00	0.00	0.00	25,200.00	100.00	0.00	0.00	
330	FECs	3,600.00	3,600.00	0.00	0.00	3,600.00	100.00	0.00	0.00	replace pieces where light fixture is relocated on first floor
335	Fireplace	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	0.00	
340	Flagpole	4,000.00	4,000.00	0.00	0.00	4,000.00	100.00	0.00	0.00	2nd floor valance needs to be replaced throughout
345	Roller Window Shades	5,000.00	5,000.00	0.00	0.00	5,000.00	100.00	0.00	0.00	
350	Swimming Pool	73,250.00	73,250.00	0.00	0.00	73,250.00	100.00	0.00	0.00	

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Application and Certificate For Payment -- page 4

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 19 Date: 10/31/21 Period To: 10/31/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
355	Elevator	238,400.00	238,400.00	0.00	0.00	238,400.00	100.00	0.00	0.00	
360	Linen Chutes	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00	0.00	0.00	see punch list
365	Fire Suppression	102,672.00	102,672.00	0.00	0.00	102,672.00	100.00	0.00	0.00	
370	Plumbing	775,000.00	775,000.00	0.00	0.00	775,000.00	100.00	0.00	0.00	generator and dozen of other items on punch list
375	HVAC	950,100.00	950,100.00	0.00	0.00	950,100.00	100.00	0.00	0.00	
380	Electrical	1,331,939.00	1,331,939.00	0.00	0.00	1,331,939.00	100.00	0.00	0.00	
385	Overhead & Profit	439,946.00	439,946.00	0.00	0.00	439,946.00	100.00	0.00	0.00	PTAC shrouds need to be cleaned and repaired as new multiple stats are not level
390	Change Order #1	169,178.04	169,178.04	0.00	0.00	169,178.04	100.00	0.00	0.00	plumb - see punch list
395	Change Order #2	-138,169.00	-138,169.00	0.00	0.00	-138,169.00	100.00	0.00	0.00	
400	Change Order #3	117,754.00	117,754.00	0.00	0.00	117,754.00	100.00	0.00	0.00	relocation of first floor light switch
405	Change Order #4	58,230.00	58,230.00	0.00	0.00	58,230.00	100.00	0.00	0.00	punch list
410	Change Order #5	83,945.20	83,945.20	0.00	0.00	83,945.20	100.00	0.00	0.00	
415	Change Order #6	6,434.18	6,434.18	0.00	0.00	6,434.18	100.00	0.00	0.00	
420	Change Order #7	11,541.96	11,541.96	0.00	0.00	11,541.96	100.00	0.00	0.00	
425	Change Order #8	33,660.20	33,660.20	0.00	0.00	33,660.20	100.00	0.00	0.00	
Application Total		11,341,242.58	11,341,242.58	0.00	0.00	11,341,242.58	100.00	0.00	0.00	

low voltage wire to be installed in LT conduit RTU

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Ronco Construction Company Inc.

Printed on Mon Nov 1, 2021 at 10:17 am CDT

Job #: 7184 Fairfield Inn Gladstone
6901 N. Oak Trafficway
Gladstone, Missouri 64118

All Punch List Items

124 Items

#	Title	Type	Assignee Company	Assignee Name	Assigned Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
8	538 Shower Valve		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
9	538 TP Holder		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
10	538 Bathroom Joint		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
11	5th Floor W Stair		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
12	536 Shower Valve Loose		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
13	536 Clean Caulk		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
14	535 VWC at PTAC corner		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
15	533 touch up.		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
16	533 VWC patch.		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
17	534 Under Window Sill		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
18	532 TP Holder		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
19	5th Floor electrical Room Cover Plate		Mike Hagen Electric	Brooks Johnston	Work Required	Lance Ruechel	Lance Ruechel	Brooks Johnston (Mike Hagen Electric)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
20	5th Floor Electrical Room Cover Conduits		Mike Hagen Electric	Brooks Johnston	Work Required	Lance Ruechel	Lance Ruechel	Brooks Johnston (Mike Hagen Electric)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
21	530 Sprinkler Head.		All Safe Fire Protection	Vincent Corbin	Work Required	Lance Ruechel	Lance Ruechel	Vincent Corbin (All Safe Fire Protection)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
22	5th Floor Linen Chute		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
23	5th Floor Hall Outside Elevator		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
24	527 Smoke Seal		Ronco Construction Company	Preston Gigax	Resolved	Lance Ruechel	Lance Ruechel		Preston Gigax	11/01/2021	Closed	Preston Gigax	10/29/2021	11/04/2021				
25	523 Drywall and VWC patch.		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
26	5th Elevator Storage Smoke Seal		Ronco Construction Company	Preston Gigax	Resolved	Lance Ruechel	Lance Ruechel		Preston Gigax	11/01/2021	Closed	Preston Gigax	10/29/2021	11/04/2021				
27	5th Elevator Storage Confirm head is correct		All Safe Fire Protection	Vincent Corbin	Work Required	Lance Ruechel	Lance Ruechel	Vincent Corbin (All Safe Fire Protection)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
28	519 Paint Roof Drain Chases		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
29	513 Wall Touch Up.		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
30	511 Paint Touch Up		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				

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Ronco Construction Company Inc.

Printed on Mon Nov 1, 2021 at 10:17 am CDT

Job #: 7184 Fairfield Inn Gladstone
6901 N. Oak Trafficway
Gladstone, Missouri 64118

#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
31	512 Caulk Door Frame		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
32	510 Smoke Seal		Ronco Construction Company	Preston Gigax	Work Required	Lance Ruechel	Lance Ruechel	Preston Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
33	507 PTAC Caulk		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
34	507 VWC Wall Repair		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
35	508 Paint Touch Up		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
36	504 Paint VWC touch ups		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
37	504 Smoke Seal		Ronco Construction Company	Preston Gigax	Work Required	Lance Ruechel	Lance Ruechel	Preston Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
38	Roof Sensor		City Wide Sheet Metal, Inc.	Nick Duval	Work Required	Lance Ruechel	Lance Ruechel	Nick Duval (City Wide Sheet Metal, Inc.)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
39	4th Floor West Fire Cabinet		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
40	436 Glue Removal on PTAC		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
41	436 Paint Touch Ups		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
42	434 Paint Cleanup		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
43	432 Paint Touchups		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
44	4th Floor Electrical Room Hang Condensate Drain		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
45	431 Repair Doorframe		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
46	431 Paint Touch ups at Tape		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
47	4th floor Ice Machine Repaint		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
48	4th Floor Ice Machine Outlet		Mike Hagen Electric	Brooks Johnston	Work Required	Lance Ruechel	Lance Ruechel	Brooks Johnston (Mike Hagen Electric)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
49	4th Elevator Storage		Mike Hagen Electric	Brooks Johnston	Work Required	Lance Ruechel	Lance Ruechel	Brooks Johnston (Mike Hagen Electric)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
50	419 clean tile floor		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
51	417 Clean Shower Drain		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
52	417 Window Screen Clean		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
53	415 Clean Bathroom Floor		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
54	413 Floor Clean Up		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
55	411 PTAC Clean Up		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				

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Ronco Construction Company Inc.

Printed on Mon Nov 1, 2021 at 10:17 am CDT

Job #: 7184 Fairfield Inn Gladstone
6901 N. Oak Trafficway
Gladstone, Missouri 64118

#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
56	411 Floor Clean Up.		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
57	406 Smoke Seal		Ronco Construction Company	Preston Gigax	Work Required	Lance Ruechel	Lance Ruechel		Preston Gigax	11/01/2021	Closed	Preston Gigax	10/29/2021	11/04/2021				
58	405 PTAC Clean		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
59	403 Clean PTAC		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
60	404 Adjust Entry Door		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
61	401 Bathroom Floor Cleanup		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
62	Clean Low Roof at North		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
63	3rd Floor N Stair Add Screws		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
64	304 Bathroom Wall VWC Repair		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
65	303 Door Latch Fix		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
66	308 Bathroom Touchups		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
67	308 bathroom door stop		Ronco Construction Company	Preston Gigax	Work Required	Lance Ruechel	Lance Ruechel	Preston Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
68	301 Vanity Base Caulk		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
69	312 Light Switch		Mike Hagen Electric	Brooks Johnston	Work Required	Lance Ruechel	Lance Ruechel	Brooks Johnston (Mike Hagen Electric)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
70	327 VWC Repair		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
71	328 330 Door Frame Repair		Carlson's Construction	Cory Carlson	Work Required	Lance Ruechel	Lance Ruechel	Cory Carlson (Carlson's Construction)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
72	Additional Corner Guards		Carlson's Construction	Cory Carlson	Work Required	Lance Ruechel	Lance Ruechel	Cory Carlson (Carlson's Construction)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
73	329 Peep		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
74	329 Bathroom Sprinkler Head		All Safe Fire Protection	Vincent Corbin	Work Required	Lance Ruechel	Lance Ruechel	Vincent Corbin (All Safe Fire Protection)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
75	331 Mincey Repair		Carlson's Construction	Cory Carlson	Work Required	Lance Ruechel	Lance Ruechel	Cory Carlson (Carlson's Construction)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
76	3rd West Storage Door Frame Paint		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
77	238 Hallway VWC Repair		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
78	234 cornice		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
79	231 Ceiling Repair		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
80	229 VWC and Paint Drip		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				

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Ronco Construction Company Inc.

Job #: 7184 Fairfield Inn Gladstone
6901 N. Oak Trafficway
Gladstone, Missouri 64118

#	Title	Type	Assigned Company	Assignee Name	Assigned Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
81	230 VWC patches		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
82	227 Peep		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
83	Pool Patio Caulk Storefront		Midwest Glass & Glazing	Ben Streiff	Work Required	Lance Ruechel	Lance Ruechel	Ben Streiff (Midwest Glass & Glazing)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
84	Pool Patio Fill in Condensate Drains		Fox Valley	Yan Kasperovich	Work Required	Lance Ruechel	Lance Ruechel	Yan Kasperovich (Fox Valley)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
85	213 Grout Clean Up		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
86	211 Grout Clean Up		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
87	212 Bathroom Ceiling		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
88	208 Shower Seat		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
89	208 Connecting room Smoke Seal		Ronco Construction Company	Preston Gigax	Work Required	Lance Ruechel	Lance Ruechel		Preston Gigax	11/01/2021	Closed	Preston Gigax	10/29/2021	11/04/2021				
90	205 Tile Base		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
91	Woman's Bathroom Cleanout		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
92	Pool Tile Fix		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
93	East Canopy Dryer Vent Cap		City Wide Sheet Metal, Inc.	Nick Duval	Work Required	Lance Ruechel	Lance Ruechel	Nick Duval (City Wide Sheet Metal, Inc.)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
94	Tighten Shower Heads Throughout Building		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021		All Guestrooms		High
95	Shower Drain-Twist Lock and Plastic Removal		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021		All Guestrooms		
96	Tighten Tub Spouts Throughout Building		Greenfield Energy Group	Caleb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Caleb Barlow (Greenfield Energy Group)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
97	Install Corner Guards in BOH areas on Guestroom Floors		Carlson's Construction	Cory Carlson	Work Required	Lance Ruechel	Lance Ruechel	Cory Carlson (Carlson's Construction)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
98	Replace Faulty Light at Front Entrance Vertical Fixture		Mike Hagen Electric	Brooks Johnston	Work Required	Lance Ruechel	Lance Ruechel	Brooks Johnston (Mike Hagen Electric)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
99	Tighten Toilet Paper Holders Throughout Building		Carlson's Construction	Cory Carlson	Work Required	Lance Ruechel	Lance Ruechel	Cory Carlson (Carlson's Construction)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
100	Remove Excess Caulk from Interior of Windows		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021		All Guestrooms		
101	Ensure Window Screens are Slid Closed		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
102	Misc Wallpaper and Paint Touch Ups		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
103	Touch Up at Bathroom Ceiling to VWC		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021		All Guestrooms		
104	Ensure Hallway Lights are Straight		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				



Ronco Construction Company Inc.

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6901 N. Oak Trafficway
Gladstone, Missouri 64118

#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Ball In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
105	429 Bathroom Light Switch		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
106	Clean Up Caulk at Elevator Openings		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
107	408		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
108	Remove Plywood from Love Roof		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
109	233 Silicone On Bathroom Vanity		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
110	229 Adjust Shower		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
111	209 Paint Overspray		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
112	206 and 208 Door Frame Caulk		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
113	Remove Overspray from Alternating Bread Stair		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
114	Repaint floor around fire Sprinkler Pipes in Stair Towers		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
115	Install Walk Off Mat		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
116	Complete Stair Nosings		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
117	Install Permanent Glass		Midwest Glass & Glazing	Ben Streiff	Work Required	Lance Ruechel	Lance Ruechel	Ben Streiff (Midwest Glass & Glazing)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
118	Install Remaining Door Hardware		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
119	Stain Double Acting Door at Food Prep		Suazo Painting, LLC	Juan Suazo	Work Required	Lance Ruechel	Lance Ruechel	Juan Suazo (Suazo Painting, LLC)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
120	Remove Plastic Pipe from IT Closet		All Safe Fire Protection	Vincent Corbin	Work Required	Lance Ruechel	Lance Ruechel	Vincent Corbin (All Safe Fire Protection)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
121	Replace Window in 309		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
122	515 Broken Bathroom Tile		Design Consolidated	Juan Pablo De La O	Work Required	Lance Ruechel	Lance Ruechel	Juan Pablo De La O (Design Consolidated)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
123	Clean Tops of PTAC Units		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
124	43B PTAC Base		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
125	308 Vanity Apron		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
126	Install ADA Aprons and Replace Screws with Stainless		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
127	Replace Ceiling Tiles in GM Office		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
128	Replace Ceiling Tiles in Engineer Office		C&C Drywall and Frame	Cesar Sanchez	Work Required	Lance Ruechel	Lance Ruechel	Cesar Sanchez (C&C Drywall and Frame)			Work Required	Preston Gigax	10/29/2021	11/04/2021				
129	Cover Fire Caulk at		Ronco Construction Company	Kevin Gigax	Work Required	Lance Ruechel	Lance Ruechel	Kevin Gigax (Ronco Construction Company)			Work Required	Preston Gigax	10/29/2021	11/04/2021				

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6901 N. Oak Trafficway
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#	Title	Type	Assignee Company	Assignee Name	Assignee Response	Punch Item Manager	Final Approver	Bid In Court	Closed By	Date Closed	Status	Creator	Date Created	Due Date	Location	Trade	Reference	Priority
	Meeting Room										Required	Gigax						
130	ADA Bathroom Door Stops		Ronco Construction Company	Lance Ruechel	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Initiated	Preston Gigax	10/25/2021	11/04/2021				Low
131	Ensure hot water at all plumbing fixtures.		Greenfield Energy Group	Calcb Barlow	Work Required	Lance Ruechel	Lance Ruechel	Lance Ruechel (Ronco Construction Company)			Initiated	Preston Gigax	10/30/2021	11/05/2021				

</tbody> </table>



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CONTRACT ADJUSTMENT SUMMARY

To: Owner Name
Owner Company
b@woodfordinc.com

From: Nate Bledsoe
Ronco Construction Company, Inc.
nbledsoe@ronco-construction.com

RE: Project Name
Subject: Contract Adjustment AIA Change Order 008

Date: January 26, 2022

Ronco Project Number: 7215

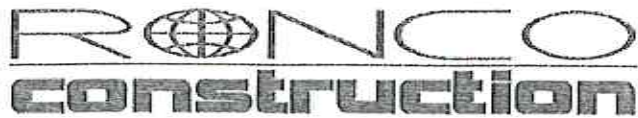
Original Contract Dated: N/A

CONTRACT AMOUNT	\$ 11,341,242.58
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09/30/2021

Pending Item Costs

No.	Description	Estimated	Actual	Status	Change Amount	Documented	Additional Days
1	CPR No. 001 - Temporary Fence		(\$8,747.20)	APPROVED	\$ (8,747.20)	AIA CO No. 001	0.00
2	CPR No. 002 - Rock Excavation (RFI #002)		\$110,200.35	APPROVED	\$ 110,200.35	AIA CO No. 001	3.00
3	CPR No. 003 - Rock Excavation (RFI #003)		\$67,724.89	APPROVED	\$ 67,724.89	AIA CO No. 001	2.00
4	CPR No. 004 - Rock Excavation (RFI #004)		\$8,891.95	APPROVED	\$ 8,891.95	AIA CO No. 003	0.00
5	CPR No. 005 - Rock Excavation (RFI #005)		\$30,050.05	APPROVED	\$ 30,050.05	AIA CO No. 003	0.00
6	CPR No. 006 - Over Excavation at SW Corner (RFI #006)		\$6,045.59	APPROVED	\$ 6,045.59	AIA CO No. 003	0.00
7	CPR No. 007 - Additional Sloops at Entry (RFI #007)		\$0.00	APPROVED	\$ -	AIA CO No. 003	0.00
8	CPR No. 008 - Maple Canopies in Lieu of Cedar (RFI #008)		\$38,661.43	REJECTED			0.00
9	CPR No. 009 - Re-Use Existing Retaining Wall		\$11,675.59	APPROVED	\$ 11,675.59	AIA CO No. 003	0.00
10	CPR No. 010 - Structural Steel Modifications (RFI #010)		\$25,835.52	APPROVED	\$ 25,835.52	AIA CO No. 003	0.00
11	CPR No. 011 - Additional Masonry at Elevator Shaft (RFI #011)		\$0.00	APPROVED	\$ -	AIA CO No. 003	0.00
12	CPR No. 012 - Booster Pump for Low Supplemental System (RFI #012)		\$0.00	APPROVED	\$ -	AIA CO No. 003	0.00
13	CPR No. 013 - Rock at Foundation Drain (RFI #013) (RFI #039)		\$6,821.49	APPROVED	\$ 6,821.49	AIA CO No. 003	0.00
14	CPR No. 014 - Rock Excavation for North Retaining Wall		\$17,605.50	APPROVED	\$ 17,605.50	AIA CO No. 003	0.00
15	CPR No. 015 - Water Main Routing		\$0.00	APPROVED	\$ -	AIA CO No. 003	0.00
16	CPR No. 016 - Storm Sewer Tie-In		\$0.00	APPROVED	\$ -	AIA CO No. 003	0.00
17	CPR No. 017 - 72 in Standard Straight Inlet (RFI #017)		\$6,050.00	APPROVED	\$ 6,050.00	AIA CO No. 003	0.00
18	CPR No. 018 - Larger FD Connection Lower Manhole (RFI #018)		\$4,747.97	APPROVED	\$ 4,747.97	AIA CO No. 003	0.00
19	CPR No. 019 - Rock Removal (Structure)		\$23,873.30	APPROVED	\$ 23,873.30	AIA CO No. 004	0.00
20	CPR No. 020 - Rock Removal (Structure)		\$30,837.58	APPROVED	\$ 30,837.58	AIA CO No. 004	0.00
21	CPR No. 021 - October Weather Delay		\$1,802.32	PENDING			1.00
22	CPR No. 022 - Pool Design and Submittal Review		\$5,500.00	APPROVED	\$ 5,500.00	AIA CO No. 004	0.00
23	CPR No. 023 - Fur Walls Out for Plumbing Closets (RFI #023)		\$3,071.42	APPROVED	\$ 3,071.42	AIA CO No. 004	0.00
24	CPR No. 024 - Rock Removal (Structure)		\$16,347.23	APPROVED	\$ 16,347.23	AIA CO No. 004	0.00
25	CPR No. 025 - CB 06 Modifications (CB #06)		\$5,497.87	APPROVED	\$ 5,497.87	AIA CO No. 005	0.00
26	CPR No. 026 - Additional Intumescent Paint (CB #06)		\$2,593.25	REJECTED			0.00
27	CPR No. 027 - CB 07 Modifications (CB #07)		\$7,948.17	APPROVED	\$ 7,948.17	AIA CO No. 005	0.00
28	CPR No. 028 - CB 08 Modifications (CB #08)		\$68,827.20	APPROVED	\$ 68,827.20	AIA CO No. 005	0.00



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CONTRACT ADJUSTMENT SUMMARY

29	CPR No. 029 - Sound Insulation Rear Elevator	\$1,672.00	APPROVED	\$	1,672.00	AIA CO No. 005	0.00
30	CPR No. 030 - CPR No. 030 Functions (COPING)	\$6,882.48	APPROVED	\$	6,882.48	AIA CO No. 007	0.00
31	CPR No. 031 - Countertop Freight Cost Increase (N/A)	\$7,442.87	REJECTED				0.00
32	CPR No. 032 - Gas and Water at Ratio (Verbal Request)	\$6,434.18	APPROVED	\$	6,434.18	AIA CO No. 006	0.00
33	CPR No. 033 - White Storefront Ceiling	(\$7,000.00)	APPROVED	\$	(\$7,000.00)	AIA CO No. 007	0.00
34	CPR No. 034 - DPS at Consoles (Verbal Owner Request)	\$7,259.48	APPROVED	\$	7,259.48	AIA CO No. 007	0.00
35	CPR No. 035lt - Fencing (N/A)	\$4,400.00	APPROVED	\$	4,400.00	AIA CO No. 007	0.00
36	CPR No. 036 - Mirrors at Entry Lobby (Verbal Owner Request)	\$3,520.00	APPROVED	\$	3,520.00	AIA CO No. 008	0.00
37	CPR No. 037 - Window Sills and Restroom Wall Tops (N/A)	\$18,320.70	APPROVED	\$	18,320.70	AIA CO No. 008	0.00
38	CPR No. 038 - Additional Plumbing Work at Family Center (Verbal Request)	\$11,619.50	APPROVED	\$	11,619.50	AIA CO No. 009	0.00
39	CPR No. 039 - Increasing Gas Size to Generator	\$1,508.05	APPROVED	\$	1,508.05	AIA CO No. 009	0.00
40	CPR No. 040 - PR-2011 Pipe Patch Doors	\$1,140.58	APPROVED	\$	1,140.58	AIA CO No. 009	0.00
41	CPR No. 041 - French Drain at NE Entrance	\$1,610.33	APPROVED	\$	1,610.33	AIA CO No. 009	0.00
42	CPR No. 042 - Add RFI to Elevators (Verbal Owner Request)	\$9,219.55	PENDING				0.00
Totals		\$ -	\$ 566,220.82	N/A	\$ 566,502.30	N/A	6.00
CO 008 - Accepted Changes		\$	21,810.70	CO 008 - Rejected Changes		\$	
Original Contingency Amount		\$	-	Remaining Contingency		\$	

REVISED CONTRACT AMOUNT

\$ 11,363,083.28

0 Additional Days

Estimated item costs are provided for your convenience and are subject to change. Accepted changes are shown with green font, rejected changes are shown with red font (in above table Description column). Any/All Additional Days are calculated in calendar days, and are in addition to the completion date and whatever other additional days have been previously accepted. If there are any questions about this document please direct them to the Ronco Construction representative shown below.

Submitted By:

Nate Bledsoe
Ronco Construction | Project Manager
(402) 290-0044

Accepted By:

Owner Name
Owner Company |
Owner Cell

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Application and Certificate For Payment -- page 2

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 18 Date: 09/30/21 Period To: 09/30/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
100	General Conditions	697,625.00	683,889.50	13,958.50	0.00	697,625.00	100.00	0.00	34,891.24	
101	Original Contract Reconciliation	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	500.00	
105	Preconstruction Services	30,000.00	30,000.00	0.00	0.00	30,000.00	100.00	0.00	1,500.00	
110	Mobilization	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	1,250.00	
115	GL Insurance	47,294.00	40,348.12	6,945.88	0.00	47,294.00	100.00	0.00	2,354.70	
120	Building Permit	33,036.00	33,036.00	0.00	0.00	33,036.00	100.00	0.00	1,651.80	
125	Surveying	25,000.00	25,000.00	0.00	0.00	25,000.00	100.00	0.00	1,250.00	
130	Earthwork	243,850.00	243,850.00	0.00	0.00	243,850.00	100.00	0.00	12,192.50	
135	Site Utilities	156,000.00	156,000.00	0.00	0.00	156,000.00	100.00	0.00	7,800.00	
140	Concrete Paving & Sidewalks	278,713.00	278,713.00	0.00	0.00	278,713.00	100.00	0.00	13,935.64	
145	Parking Lot Sealing & Striping	2,500.00	0.00	2,500.00	0.00	2,500.00	100.00	0.00	125.00	
150	Landscaping & Irrigation	51,231.00	15,369.30	35,861.70	0.00	51,231.00	100.00	0.00	2,561.57	
155	Footings & Foundations	639,667.00	639,667.00	0.00	0.00	639,667.00	100.00	0.00	41,983.35	
160	Reinest	80,000.00	80,000.00	0.00	0.00	80,000.00	100.00	0.00	4,000.00	
165	Concrete Flatwork	120,000.00	120,000.00	0.00	0.00	120,000.00	100.00	0.00	6,000.00	
170	Gypcrete	110,036.00	110,036.00	0.00	0.00	110,036.00	100.00	0.00	5,501.81	
175	Grout	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	500.00	
180	Masonry	299,400.00	299,400.00	0.00	0.00	299,400.00	100.00	0.00	14,970.00	
185	Stone	93,744.00	93,744.00	0.00	0.00	93,744.00	100.00	0.00	4,687.20	
190	Structural Steel	247,620.00	247,620.00	0.00	0.00	247,620.00	100.00	0.00	12,391.00	
195	Steel Erection	168,250.00	168,250.00	0.00	0.00	168,250.00	100.00	0.00	8,412.50	
200	Mechanical Steel	36,000.00	36,000.00	0.00	0.00	36,000.00	100.00	0.00	1,800.00	
205	Rough Carpentry	27,500.00	27,500.00	0.00	0.00	27,500.00	100.00	0.00	1,375.00	
210	Framing Material	451,348.00	451,348.00	0.00	0.00	451,348.00	100.00	0.00	22,567.40	
215	Framing Labor	459,861.00	459,861.00	0.00	0.00	459,861.00	100.00	0.00	22,993.05	
220	Misc Carpentry	10,000.00	10,000.00	0.00	0.00	10,000.00	100.00	0.00	500.00	

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Application and Certificate For Payment -- page 3

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 18 Date: 09/30/21 Period To: 09/30/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance in Finish	Retention	Memo
			Previous Application	This Period						
225	Finish Carpentry/Counterops	125,000.00	108,250.00	16,750.00	0.00	125,000.00	100.00	0.00	8,250.00	
230	Water Proofing	21,900.00	21,900.00	0.00	0.00	21,900.00	100.00	0.00	1,095.00	
235	Insulation	85,390.00	85,390.00	0.00	0.00	85,390.00	100.00	0.00	3,269.50	
240	Softs	66,134.00	66,134.00	0.00	0.00	66,134.00	100.00	0.00	4,308.71	
245	Air Barriers	18,000.00	18,000.00	0.00	0.00	18,000.00	100.00	0.00	900.00	
250	Fiber Cement Siding	109,558.00	109,558.00	0.00	0.00	109,558.00	100.00	0.00	5,477.80	
255	EIFS	224,600.00	224,600.00	0.00	0.00	224,600.00	100.00	0.00	11,230.00	
260	Roofing	143,749.00	139,438.53	4,312.47	0.00	143,749.00	100.00	0.00	7,187.45	
265	Roof Hatch	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	375.00	
270	Fine Stopping	35,600.00	35,600.00	0.00	0.00	35,600.00	100.00	0.00	1,780.00	
275	Joint Sealants	41,900.00	41,900.00	0.00	0.00	41,900.00	100.00	0.00	2,095.00	
280	Doors & Hardware	215,692.00	204,907.40	10,784.60	0.00	215,692.00	100.00	0.00	10,784.60	
285	Access Doors	7,500.00	7,500.00	0.00	0.00	7,500.00	100.00	0.00	375.00	
290	Aluminum Storefronts	89,900.00	71,920.00	17,980.00	0.00	89,900.00	100.00	0.00	4,495.00	
295	Windows	109,778.00	109,778.00	0.00	0.00	109,778.00	100.00	0.00	5,488.90	
300	Glass & Glazing	12,500.00	12,500.00	0.00	0.00	12,500.00	100.00	0.00	625.00	
305	Drywall & Ceilings	537,436.00	532,081.84	5,374.36	0.00	537,436.00	100.00	0.00	26,871.80	
310	Metal Framing	199,700.00	199,700.00	0.00	0.00	199,700.00	100.00	0.00	9,985.00	
315	Flooring	193,821.00	184,577.85	29,043.15	0.00	193,821.00	100.00	0.00	9,681.05	
320	Painting	205,000.00	174,250.00	30,750.00	0.00	205,000.00	100.00	0.00	10,250.00	
325	Suspended Wood Ceiling	25,200.00	20,000.00	5,200.00	0.00	25,200.00	100.00	0.00	1,260.00	
330	FECs	3,600.00	2,880.00	720.00	0.00	3,600.00	100.00	0.00	180.00	
335	Fireplace	10,000.00	7,000.00	3,000.00	0.00	10,000.00	100.00	0.00	500.00	
340	Flagpole	4,000.00	0.00	4,000.00	0.00	4,000.00	100.00	0.00	200.00	
345	Roller Window Shades	5,000.00	0.00	5,000.00	0.00	5,000.00	100.00	0.00	250.00	
350	Swimming Pool	73,250.00	69,587.50	3,662.50	0.00	73,250.00	100.00	0.00	3,662.57	

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Application and Certificate For Payment -- page 4

To Owner: Mag Partners
 From (Contractor): Ronco Construction Company
 Project: Gladstone Fairfield Inn

Application No: 18 Date: 09/30/21 Period To: 09/30/21
 Contractor's Job Number: 7184
 Architect's Project No: B41731901

Item Number	Description	Scheduled Value	Work Completed		Materials Presently Stored	Completed and Stored to Date	%	Balance to Finish	Retention	Memo
			Previous Application	This Period						
355	Elevator	238,400.00	233,632.00	4,768.00	0.00	238,400.00	100.00	0.00	11,920.00	
360	Linen Chutes	35,000.00	35,000.00	0.00	0.00	35,000.00	100.00	0.00	1,760.00	
365	Fire Suppression	102,672.00	100,618.56	2,053.44	0.00	102,672.00	100.00	0.00	5,133.80	
370	Plumbing	775,000.00	759,500.00	15,500.00	0.00	775,000.00	100.00	0.00	38,750.00	
375	HVAC	950,100.00	931,098.00	19,002.00	0.00	950,100.00	100.00	0.00	47,505.00	
380	Electrical	1,331,669.00	1,292,009.93	39,659.07	0.00	1,331,669.00	100.00	0.00	66,569.44	
385	Overhead & Profit	439,948.00	431,147.68	8,798.92	0.00	439,948.00	100.00	0.00	21,997.30	
390	Change Order #1	169,178.04	169,178.04	0.00	0.00	169,178.04	100.00	0.00	8,458.90	
395	Change Order #2	-138,169.00	-138,169.00	0.00	0.00	-138,169.00	100.00	0.00	-6,908.45	
400	Change Order #3	117,754.00	117,754.00	0.00	0.00	117,754.00	100.00	0.00	5,887.70	
405	Change Order #4	58,230.00	58,230.00	0.00	0.00	58,230.00	100.00	0.00	2,911.50	
410	Change Order #5	83,945.20	83,945.20	0.00	0.00	83,945.20	100.00	0.00	4,197.21	
415	Change Order #6	6,434.18	6,434.18	0.00	0.00	6,434.18	100.00	0.00	321.71	
420	Change Order #7	11,541.98	11,541.98	0.00	0.00	11,541.98	100.00	0.00	577.10	
425	Change Order #8	33,660.20	0.00	33,660.20	0.00	33,660.20	100.00	0.00	1,683.01	
Application Total		11,341,242.58	11,025,659.79	315,582.79	0.00	11,341,242.58	100.00	0.00	597,052.16	

RESOLUTION NO. 25-002

A RESOLUTION OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT TO ENTER INTO A SUBLEASE AGREEMENT WITH SREH MAG GLADSTONE PARTNERS, LLC; AUTHORIZING AND DIRECTING RELATED ACTIONS THERETO.

WHEREAS, the Downtown Linden Community Improvement District (the “District”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”); and

WHEREAS, the CID Project (as defined in the Petition) includes the acquisition of a leasehold interest in a commercial project within the District for the purpose of providing construction of a hotel and related improvements within the District;

WHEREAS, SREH MAG Gladstone Partners, LLC, a Missouri limited liability company (“Sublessor”) is the sublessor of the project site area located within the boundaries of the District;

WHEREAS, the Board desires to enter into a sublease agreement (the “Sublease Agreement”) with Sublessor and its affiliates for the commercial project;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

1. The Board hereby authorizes the District to enter into the Sublease Agreement with Sublessor and its affiliates, to contain such other provisions as are determined to be necessary or appropriate by the Chairman acting in his or her sole discretion. The Board hereby authorizes the Chairman to execute the Sublease Agreement and to perform any and all obligations of the District as may be necessary, incidental or appropriate under or pursuant to such Sublease Agreement, including, but not limited to, the execution and recording of a memorandum of parking lease or a subordination, non-disturbance, and attornment agreement.
2. The portions of this Resolution shall be severable. In the event that any portion of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board would have enacted the valid portions without the invalid 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.
3. The Chairman of the Board is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the District is hereby authorized and direct to attest to this Resolution.

RESOLUTION NO. 23-001

4. That the District shall, and the officers and agents of the District are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
5. This Resolution shall be in full force and effect immediately from and after its adoption as provided by law.

[SIGNATURE PAGE TO FOLLOW.]

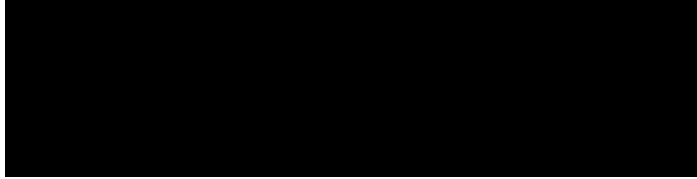
RESOLUTION NO. 23-001

Passed this 11th day of November, 2025.

I, the undersigned, Chair of the Downtown Linden Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 11, 2025.

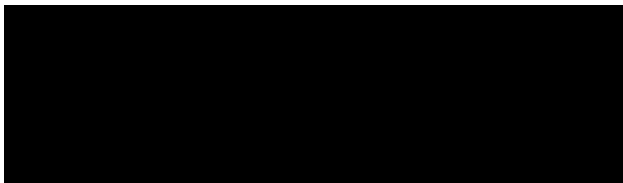


**DOWNTOWN LINDEN
COMMUNITY IMPROVEMENT DISTRICT**



WITNESS my hand and official seal this 11th day of November, 2025.

ATTEST:



SUBLEASE AGREEMENT

THIS SUBLEASE AGREEMENT (this "**Sublease**") is made and entered effective as of the ____ day of November 2019, by and between SREH MAG GLADSTONE PARTNERS, LLC ("**Sublessor**") and DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT ("**Sublessee**").

WITNESSETH:

A. The City of Grandview, Missouri ("**Landlord**") adopted Ordinance No. 4480 on July 29, 2019 (the "**Chapter 100 Ordinance**"), (i) approving a plan submitted by Sublessor 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**").

B. Pursuant to the Chapter 100 Ordinance, (i) Sublessor transferred the Project Site to the City, and (ii) entered into a Lease Agreement dated as of November 1, 2019, (the "**Base Lease**") with the City concerning the Project Site.

C. Sublessee 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**") by Sublessor pursuant to Ordinance No. _____, passed and approved on _____, 20____, and Ordinance No. _____, passed and approved on _____, 2025 (collectively, the "**CID Ordinance**"), for the purposes of providing assistance to or to construct, reconstruct, install, repair, maintain, and equip certain portions of the Bond Project, including the parking lots, as set forth in the CID Ordinance (collectively, the "**CID Improvements**").

D. 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..."

E. Sublessee desires to sublease the CID Improvements from Sublessor upon the terms and conditions hereinafter set forth;

NOW, THEREFORE, in consideration of the promises and the mutual covenants contained herein, Sublessor and Sublessee hereby agree as follows:

1. **Subleased Premises.** Sublessor hereby subleases to Sublessee, and Sublessee hereby subleases from Sublessor, the CID Improvements ("**Subleased Premises**").
2. **Sublease Term.** Subject to and upon the terms and conditions hereinafter set forth, this Sublease shall be in force for a term ("**Sublease Term**") commencing on the date hereof and expiring on December 1, 2039 (which is last day of the term of the Base Lease). Notwithstanding the foregoing, the Sublease Term shall automatically terminate upon expiration of the Base Lease.
3. **Sublease Rental.** Subject to annual appropriation, Sublessee agrees to pay to Sublessor as rent ("**Sublease Rental**") for the Subleased Premises the City Lease Payments set forth in Section 5.2(a) of the Base Lease, which Section is copied hereto as Exhibit A. Sublessee agrees to pay the Sublease Rental directly to Landlord.

4. **Condition of Subleased Premises.** Upon commencement of the Sublease Term, Sublessee accepts the Subleased Premises and any improvements thereto in their then existing condition, on an "AS IS" basis. Sublessor shall be responsible for causing the maintenance and replacement, if necessary, of the Subleased Premises and all improvements thereon, including all paving, snow and debris removal, or other necessary maintenance to make the Subleased Premises safe and usable. If at any time Sublessor shall, in the reasonable judgment of the Sublessee, fail to properly perform its obligations under this Section, the Sublessee may, upon thirty (30) days' prior written notice to the Sublessor (or, if such failure cannot be cured during such thirty (30) day period, then after expiration of such period as is reasonable and necessary to complete such cure provided the Sublessor has commenced and diligently pursued such cure prior to the expiration of such 30-day period), arrange for the performance of such maintenance and replacement, if necessary, of the Subleased Premises, including all paving, snow and debris removal, or other necessary maintenance as the District reasonably deems necessary to make the Subleased Premises safe and usable. The Sublessor shall promptly reimburse the Sublessee, as applicable, for all reasonable costs and expenses of such maintenance and replacement, upon receipt of an invoice for the same. NOTHING HEREIN SHALL PREVENT THE SUBLESSOR FROM RECEIVING REIMBURSEMENT FROM THE SUBLESSEE UNDER THE CID ACT OR THE CID ORDINANCE.
5. **Use.** Sublessee agrees to use the Subleased Premises for in accordance with applicable law. The parties hereto agree as follows with respect to the use of that portion of the Subleased Premises improved with a parking lot:
- For the entire Term, patrons and employees of the businesses operating within the boundaries of the Project Site shall have unlimited, unrestricted access to the Subleased Premises ;
 - No person shall park any vehicle on the Subleased Premises in such a manner or under such conditions as to obstruct or impair the free movement of vehicular traffic except as necessitated by an emergency;
 - Vehicles are only permitted on portions of the Subleased Premises being used for drive aisles and parking areas; vehicles are not permitted on any other portions of the Subleased Premises , including sidewalks, paths, and landscaped areas.
 - Without the prior written consent to the Sublessor, no charge to the public shall be made for the use of the Subleased Premises pursuant.

Sublessor expressly reserves all rights which are not inconsistent with the use and enjoyment of the Subleased Premises. The Sublessor and the Sublessee shall cooperate and use reasonable efforts to cause all members of the general public who utilize the Subleased Premises to follow all reasonable and uniform rules established by or on behalf of the Sublessor with respect to the Project Site from time to time.

6. **Sublessor's Acts. EXCEPT FOR THE PAYMENT OF SUBLEASE RENTAL, IT IS SPECIFICALLY AGREED THAT SUBLESSEE SHALL NOT BE RESPONSIBLE FOR THE DISCHARGE AND PERFORMANCE OF THE DUTIES AND OBLIGATIONS REQUIRED TO BE PERFORMED AND/OR DISCHARGED BY SUBLESSOR IN CONNECTION WITH THE BASE LEASE, INCLUDING, WITHOUT LIMITATION, PAYMENT OF BASE RENT.**
7. **Insurance.** Sublessor shall obtain, maintain and keep in force during the Term any commercial general liability insurance required under the Base Lease. Any such policy shall name Sublessee as an additional insured.

8. **Taxes.** During the Term of this Agreement, the Sublessor shall be solely and fully responsible for the payment of all ad valorem real property taxes (or payments in lieu of tax) assessed against the Subleased Premises.
9. **Assignment or Sublease.** Sublessee shall not assign, mortgage, pledge, hypothecate, or otherwise encumber this Sublease, or any interest herein or any right or privilege appurtenant thereto, without the express prior written consent of Sublessor. Sublessee may not sublet all or any portion of the Subleased Premises without the prior written consent of Sublessor.
10. **Quiet Enjoyment.** Sublessee shall peacefully have, hold, and enjoy the Subleased Premises, subject to the terms and conditions of this Sublease and the Base Lease, provided that Sublessee timely and fully performs all of its covenants, duties, and obligations under this Sublease.
11. **Governing Law.** This Sublease shall be governed by and construed in accordance with the internal laws of Missouri without regard to the conflicts of laws principles thereof. To the extent they may lawfully do so, Sublessor and Sublessee agree that venue for any litigation between them related to this Sublease shall be in courts (federal or state) sitting in St. Louis, Missouri.
12. **Successors and Assigns.** This Sublease shall be binding upon and shall inure to the benefit of Sublessor, Sublessee and their respective successors and assigns, subject to the limitations set forth in paragraph 9 above.
13. **Subordination.** This Sublease shall be subordinate to the Base Lease and any mortgage, deed of trust, or any other hypothecation or security now or hereafter placed upon the real property of which the Subleased Premises are a part and to any and all advances made on the security thereof and to all renewals, modifications, consolidations, replacements and extensions thereof. If any mortgagee, trustee or ground lessor shall elect to have this Sublease prior to the lien of its mortgage, deed of trust or ground lease, and shall give written notice thereof to Sublessee, this Sublease shall be deemed prior to such mortgage, deed of trust, or ground lease, whether this Sublease is dated prior or subsequent to the date of said mortgage, deed of trust or ground lease or the date of recording thereof. Sublessee agrees to execute any documents required to effectuate an attornment, a subordination or to make this Sublease prior to the lien of any mortgage, deed of trust or ground lease, as the case may be.

EXECUTED on the day and date first written above.

Sublessor

SREH MAG GLADSTONE PARTNERS, LLC

By: _____

Printed name: _____

Title: _____

Sublessee

DOWNTOWN LINDEN COMMUNITY
IMPROVEMENT DISTRICT

By: _____

Printed name: _____

Title: _____

Exhibit A

(a) The Company shall be required to make a monthly cash lease payment directly to the City (the "City Lease Payments"). The City Lease Payments shall be the greater of (i) \$3,600 month or (ii) the amount calculated using the following equation and table, which deals with the level of occupancy of the hotel that is a part of the Project:

(Total room nights in the month/Occupied room nights in the month)x100=Monthly Occupancy Percentage)

<u>Monthly Occupancy Percentage</u>	<u>Resulting Monthly Lease Payment</u>
36-44%	\$4,600
45-54%	\$5,600
55-64%	\$6,600
65-82%	\$7,600
Over 82%	\$8,600

By way of illustration, for a 30 day month, if the hotel contains 95 rooms, the total room nights would be 2,850. If the number of occupied room nights (e.g. the nights that rooms are rented) for the month equal 1,425, the City Lease Payments for that month would be \$5,600. If the hotel is not open or the Monthly Occupancy Percentage is less than 36%, the City Lease Payments would be \$3,600.

The City Lease Payments shall be due on the 15th day of each month (or the next business day thereafter if the 15th day is not a business day) and, to the extent applicable, shall be based on the prior month's Monthly Occupancy Percentage as set forth above. The first City Lease Payment shall be payable the earlier of (i) the 15th day of the second month following the month of issuance of the certificate of occupancy for the hotel that is a part of the Project (for example, if the certificate of occupancy is issued on December 10, 2019, the first City Lease Payment will be due February 15, 2020, and will be based on the Monthly Occupancy Percentage for January, 2020), or (ii) October 15, 2020.

Within one-hundred twenty (120) days after the end of each calendar year, the City shall have the right to audit the books and records of the hotel to verify the accuracy of the City Lease Payments made for the prior calendar year. If the City intends to perform such an audit, it shall provide 30 days prior written notice to the Company.

RESOLUTION NO. 25-003

A RESOLUTION OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2027, AND AMENDING THE BUDGET FOR THE YEAR ENDING DECEMBER 31, 2026, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Downtown Linden Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget, provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit its proposed annual budget to the City Council of the City of Gladstone, Missouri (the “*City*”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval or Proposed Budget of the District for the Year Ending March 31, 2027. The proposed budget of the District for the year ending March 31, 2027 is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Amendment of the Budget of the District for the Year Ending March 31, 2026. The budgets are approved as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District to Submit Proposed Budgets to City. The District shall submit a copy of the preliminary budget to the City’s City Council for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City’s City Council on or before the date that is the later of 60 days prior to the first day of the fiscal year ending March 31, 2026, or 30 days after submission of the proposed budget to the City’s City Council, the proposed budget shall become the final budget.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents and employees of the District are hereby authorized and directed to, take such further action, and execute

and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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 Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

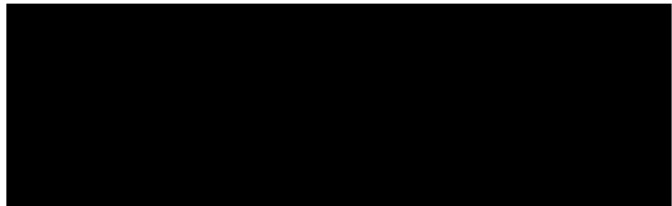
Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 11th day of November, 2025.

I, the undersigned, Chair of the Downtown Linden Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on November 11, 2025.



**DOWNTOWN LINDEN COMMUNITY
IMPROVEMENT DISTRICT**



[SEAL]

WITNESS my hand and official seal this 11th day of November, 2025.

ATTEST:

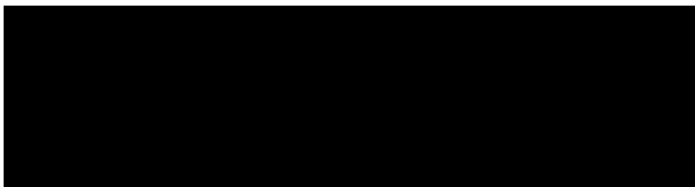


EXHIBIT A

**DOWNTOWN LINDEN
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET FOR FISCAL YEAR ENDING
MARCH 31, 2027**

**AMENDED BUDGET FOR FISCAL YEARS ENDING
MARCH 31, 2026**

**TRAVIS MASCHINO
CHAIR**

BOARD OF DIRECTORS

**JULIE JUSTUS
Secretary**

**MILES POWERS
Treasurer**

**ZACH HALL
Director**

**BRANDON CASSIDY
Director**

**EXECUTIVE DIRECTOR
Robert Preston**

Asst. Secretary/Asst. Treasurer
Laura Lashley

BUDGET MESSAGE
BY
CHAIR

On July 29, 2019, 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 Council of the City of Gladstone, Missouri (the “**City**”) approved Ordinance No. 4.482 (the “**Ordinance**”), which established the Downtown Linden Community Improvement District (the “**District**”). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the “**Project**”), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District. Specifically, the District is proposed to provide funding for the following items: (a) various public improvements within the boundaries of the District, including without limitation (i) the demolition of existing public improvements, (ii) sidewalks, (iii) alleys, (iv) utility burial, and (v) landscaping and site improvements; (b) various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscape design, (vi) permits, (vii) insurance, and (viii) construction fee; (c) contract with the property owner to provide for the demolition and removal of the existing buildings and structures; and (d) any related public improvements, services or activities outlined in the Ordinance.

During the fiscal year ending March 31, 2021, the Board of Directors of the District approved Resolution 2019-04 imposing a sales and use tax (the “**CID Sales Tax**”) at the rate of one percent (1%) on the receipts from the sale at retail of all eligible tangible personal property or taxable services within its boundaries pursuant to the CID Act, which CID Sales Tax became effective in 2022, following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act and accepted by Resolution 2021-01.

In the fiscal year ending March 31, 2025 the District collected of CID Sales & Use Tax revenues of \$151,938 and \$15,424 in special assessment revenues. Expenditures totaled \$159,297. The expenditures included \$123,500 in project cost reimbursements, administrative fees of \$15,997, and lease payments of \$16,800 plus \$3,000 in trustee fees. The year ended with outstanding Certificates of \$817,476.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales & Use Tax revenues of approximately \$145,000 and special assessment revenues of \$140,000. The expenditures anticipated include administrative costs of \$19,150 and project cost reimbursements of \$155,000. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$662,476 by year-end.

In the fiscal year ending March 31, 2027 the District anticipates CID Sales & Use Tax revenues of approximately \$145,000, transfer of remaining funds from the Linden Block 25 CID of \$21,944.02, and special assessment revenues of \$140,000. The expenditures anticipated include administrative costs of \$19,613.50 and project cost reimbursements of \$176,944. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$485,532 by year-end.

**Downtown Linden Community Improvement District
Fiscal Year April 1, 2026 through March 31, 2027**

	Proposed Budget
Income	
General Fund	
CID Sales Tax (Security Bank ending in 6493)	65,000.00
CID Use Tax (Security Bank ending in 6493)	80,000.00
Transfer Funds from Linden Block 25 CID	21,944.02
Total General Fund Revenues	166,944.02
Special Assessment Fund	
Special Assessment	140,000.00
Total Special Assessment Fund Revenues	140,000.00
Total Income	306,944.02
Expense	
General Fund	
Project Cost Reimbursement	
Principal	155,000.00
Administration Fee	15,913.50
Insurance	1,200.00
Legal	2,500.00
Total General Fund Expenses	174,613.50
Special Assessment Fund	
Trustee Fees	3,000.00
Lease Payments	100,000.00
Total Special Assessment Fund Revenues	103,000.00
Total Expense	277,613.50
Net Income	29,330.52
Beginning Balance	\$ 15,914.99
Ending Balance	\$ 45,245.51

Obligation Outstanding	Balance 4/1/2026	Issued	Retired	Balance 3/31/2027
Certificate No 1, RESO 25-001	\$ 662,475.78	\$ -	\$ (155,000.00)	\$ 507,475.78
Total	\$ 662,475.78	\$ -	\$ (155,000.00)	\$ 507,475.78

Downtown Linden Community Improvement District
Fiscal Year April 1, 2025 through March 31, 2026

	Actual thru September 2025	Amended Budget	Original Budget
Income			
General Fund			
CID Sales Tax (Security Bank ending in 6493)	32,354.70	65,000.00	36,000.00
CID Use Tax (Security Bank ending in 6493)	63,733.38	80,000.00	0.00
Total General Fund Revenues	96,088.08	145,000.00	36,000.00
Special Assessment Fund			
Special Assessment	71,986.17	140,000.00	140,000.00
Total Special Assessment Fund Revenues	71,986.17	140,000.00	140,000.00
Total Income	168,074.25	285,000.00	176,000.00
Expense			
General Fund			
Project Cost Reimbursement			
Principal	50,000.00	155,000.00	155,000.00
Administration Fee	0.00	15,450.00	15,450.00
Insurance	0.00	1,200.00	1,200.00
Legal	0.00	2,500.00	2,500.00
Total General Fund Expenses	50,000.00	174,150.00	174,150.00
Special Assessment Fund			
Trustee Fees	0.00	3,000.00	0.00
Lease Payments	45,600.00	100,000.00	200,000.00
Total Special Assessment Fund Revenues	45,600.00	103,000.00	200,000.00
Total Expense	95,600.00	277,150.00	374,150.00
Net Income	72,474.25	7,850.00	-198,150.00
 Beginning Balance		\$ 8,064.99	
Ending Balance		\$ 15,914.99	

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificate No 1, RESO 25-001	\$ 817,475.78	\$ -	\$ (155,000.00)	\$ 662,475.78
Total	\$ 817,475.78	\$ -	\$ (155,000.00)	\$ 662,475.78

Downtown Linden Community Improvement District
Fiscal Year April 1, 2024 through March 31, 2025

	Actual	Budget
Income		
General Fund		
CID Sales Tax (Security Bank ending in 6493)	89,797.07	89,400.00
CID Use Tax (Security Bank ending in 6493)	62,140.56	0.00
Total General Fund Revenues	151,937.63	89,400.00
Special Assessment Fund		
Special Assessment	15,424.36	370,000.00
Interest	0.00	0.00
Total Special Assessment Fund Revenues	15,424.36	370,000.00
Total Income	167,361.99	459,400.00
Expense		
General Fund		
Project Cost Reimbursement		
Principal	123,500.00	240,000.00
Administration Fee	15,000.00	15,000.00
Insurance	0.00	1,200.00
Legal	997.00	2,500.00
Total General Fund Expenses	139,497.00	258,700.00
Special Assessment Fund		
Trustee Fees	3,000.00	0.00
Lease Payments	16,800.00	200,000.00
Total Special Assessment Fund Revenues	19,800.00	200,000.00
Total Expense	159,297.00	458,700.00
Net Income	8,064.99	700.00
 Beginning Balance	 \$ -	
Ending Balance	\$ 8,064.99	

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificate No 1, RESO 25-001	\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78
Total	\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78

RESOLUTION NO. 26-001

A RESOLUTION OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISBURSEMENT OF CID FUNDS; PAST ACTIONS; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

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 Downtown Linden Community Improvement District (the “*District*”) was formed by Ordinance No. 4.482 of the City of Gladstone, Missouri passed and approved on July 29, 2019, for the purpose of undertaking certain improvements within the boundaries of the District; and

WHEREAS, the District is a political subdivision duly organized and validly existing under the Constitution and laws of the State of Missouri; and

WHEREAS, the District is authorized and empowered under the CID Act to pay for such public improvements and other costs, or to assist in any such activity.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

Section 1. Authorization and Approval of Payments. The District Administrator has been directed and authorized to take any and all reasonable actions to initiate the payment of available CID funds towards District operational costs and outstanding CID Project Costs.

Section 2. Approval of Past Actions. Actions taken by or on behalf of the District for purposes and in furtherance of the proposed projects and ongoing operations of the District are hereby ratified, acknowledged and accepted.

Section 3. Execution of the Resolution. The Chair of the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District and that the Secretary of the District is hereby authorized and directed to attest to this Resolution.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution, and to carry out, comply with and perform the duties of the District with respect to the reimbursement.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this

Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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.

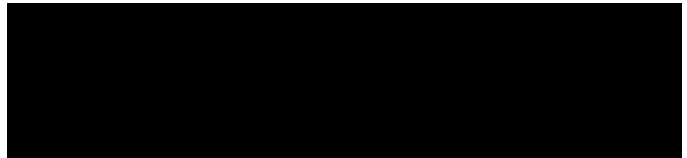
Section 6. Governing Law. This Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

Section 7. Effective Date. This Resolution shall take effect and be in full force upon its adoption by the Board of Directors of the District.

Passed this 11th day of March, 2026.

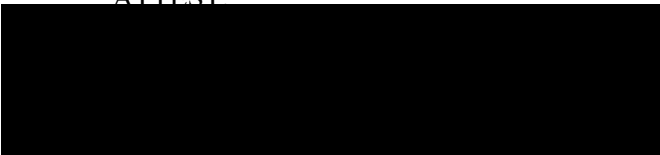
I, the undersigned, Chair of the Downtown Linden Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on March 11, 2026.

DOWNTOWN LINDEN COMMUNITY



WITNESS my hand and official seal this 11th day of March, 2026.

ATTEST:



RESOLUTION NO. 26-002

A RESOLUTION OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT APPROVING THE PROPOSED BUDGET OF THE DISTRICT FOR THE FISCAL YEAR ENDING MARCH 31, 2028, AND AMENDING THE BUDGET FOR THE YEARS ENDING MARCH 31, 2026 AND MARCH 31, 2027, WITH INSTRUCTIONS TO FORWARD SAME TO THE CITY OF GLADSTONE, MISSOURI IN ACCORDANCE WITH THE COMMUNITY IMPROVEMENT DISTRICT ACT; AND AUTHORIZING CERTAIN ACTIONS IN CONNECTION THEREWITH

WHEREAS, the Downtown Linden Community Improvement District (the “*District*”) is a community improvement district and a political subdivision of the State of Missouri organized under the Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the “*CID Act*”); and

WHEREAS, Section 67.010 of the Revised Statutes of Missouri, as amended, requires each political subdivision of the State of Missouri to prepare an annual budget prior to the beginning of the ensuing fiscal year; and

WHEREAS, Section 67.030 of the Revised Statutes of Missouri, as amended, allows each political subdivision to revise, alter, increase or decrease the items contained in the budget, provided that in no event shall the total authorized expenditures from any fund exceed the estimated revenues to be received plus any unencumbered balance or less any deficit estimated for the beginning of the budget year; and

WHEREAS, Section 67.1471 of the CID Act requires that the District submit its proposed annual budget to the City Council of the City of Gladstone, Missouri (the “*City*”).

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

Section 1. Approval or Proposed Budget of the District for the Year Ending March 31, 2028. The proposed budget of the District for the year ending March 31, 2028 is hereby approved as set forth on **Exhibit A**, attached hereto and incorporated herein by reference.

Section 2. Amendment of the Budget of the District for the Years Ending March 31, 2026 and March 31, 2027. The budgets are approved as set forth in **Exhibit A**, attached hereto and incorporated herein by reference.

Section 3. District to Submit Proposed Budgets to City. The District shall submit a copy of the preliminary budget to the City’s City Council for its review and comment in accordance with the CID Act. If the District does not receive written comments from the City’s City Council on or before the date that is the later of 60 days prior to the first day of the fiscal year ending March 31, 2026, or 30 days after submission of the proposed budget to the City’s City Council, the proposed budget shall become the final budget.

Section 4. Further Authority. All actions heretofore taken by the authorized representatives, agents and employees of the District in connection with the transaction contemplated by this Resolution are hereby ratified and confirmed, and the District shall, and the representatives, agents

and employees of the District are hereby authorized and directed to, take such further action, and execute and deliver such other documents and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 5. Severability. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of this Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the District 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 Resolution shall be governed exclusively by and construed in accordance with the applicable laws of the State of Missouri.

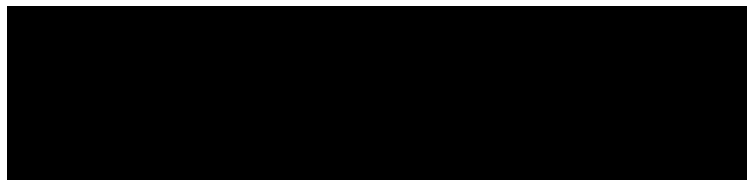
Section 7. Effective Date. This Resolution shall take effect and be in full force upon its passage by the District.

Passed this 11th day of March, 2026.

I, the undersigned, Chair of the Downtown Linden Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on March 11, 2026.



**DOWNTOWN LINDEN COMMUNITY
IMPROVEMENT DISTRICT**



[SEAL]

WITNESS my hand and official seal this 11th day of March, 2026.

ATTEST:

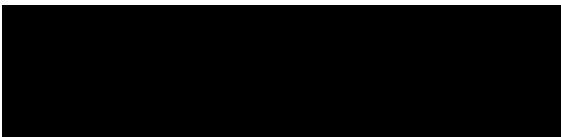


EXHIBIT A

**DOWNTOWN LINDEN
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET FOR FISCAL YEAR ENDING
MARCH 31, 2028**

**AMENDED BUDGET FOR FISCAL YEARS ENDING
MARCH 31, 2027 & MARCH 31, 2026**

**TRAVIS MASCHINO
CHAIR**

BOARD OF DIRECTORS

**JULIE JUSTUS
Secretary**

**MILES POWERS
Treasurer**

**ZACH HALL
Director**

**BRANDON CASSIDY
Director**

**EXECUTIVE DIRECTOR
Robert Preston**

Asst. Secretary/Asst. Treasurer
Laura Lashley

BUDGET MESSAGE
BY
CHAIR

On July 29, 2019, 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 Council of the City of Gladstone, Missouri (the “*City*”) approved Ordinance No. 4.482 (the “*Ordinance*”), which established the Downtown Linden Community Improvement District (the “*District*”). The District is a political subdivision of the State of Missouri.

The Ordinance provided that the District be established for the sole purpose of funding various public improvements within the District boundaries (the “*Project*”), which public improvements are anticipated to be made in connection with the development, operation and maintenance of a new commercial retail development within the District. Specifically, the District is proposed to provide funding for the following items: (a) various public improvements within the boundaries of the District, including without limitation (i) the demolition of existing public improvements, (ii) sidewalks, (iii) alleys, (iv) utility burial, and (v) landscaping and site improvements; (b) various services within the District boundaries, including without limitation (i) architectural fees, (ii) interest carry, (iii) legal/accounting fees, (iv) civil engineering, (v) landscape design, (vi) permits, (vii) insurance, and (viii) construction fee; (c) contract with the property owner to provide for the demolition and removal of the existing buildings and structures; and (d) any related public improvements, services or activities outlined in the Ordinance.

During the fiscal year ending March 31, 2021, the Board of Directors of the District approved Resolution 2019-04 imposing a sales and use tax (the “*CID Sales Tax*”) at the rate of one percent (1%) on the receipts from the sale at retail of all eligible tangible personal property or taxable services within its boundaries pursuant to the CID Act, which CID Sales Tax became effective in 2022, following its approval by the qualified voters of the District at a mail-in election held in accordance with the CID Act and accepted by Resolution 2021-01.

In the fiscal year ending March 31, 2025 the District collected of CID Sales & Use Tax revenues of \$151,938 and \$15,424 in special assessment revenues. Expenditures totaled \$159,297. The expenditures included \$123,500 in project cost reimbursements, administrative fees of \$15,997, and lease payments of \$16,800 plus \$3,000 in trustee fees. The year ended with outstanding Certificates of \$817,476.

In the fiscal year ending March 31, 2026 the District anticipates CID Sales & Use Tax revenues of approximately \$289,000 and special assessment revenues of \$130,000. The expenditures anticipated include administrative costs of \$26,650 and project cost reimbursements of \$155,000. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$662,476 by year-end. The District plans to hold funds due to deposits which require further review prior to disbursement.

In the fiscal year ending March 31, 2027 the District anticipates CID Sales & Use Tax revenues of approximately \$95,000 and special assessment revenues of \$140,000. The expenditures anticipated include administrative costs of \$24,113.50 and project cost reimbursements of \$140,000. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$522,476 by year-end. The District plans to hold funds due to deposits which require further review prior to disbursement.

In the fiscal year ending March 31, 2028 the District anticipates CID Sales & Use Tax revenues of approximately \$95,000 and special assessment revenues of \$140,000. The expenditures anticipated include administrative costs of \$22,950.91 and project cost reimbursements of \$105,000. The District anticipates lease payments of \$100,000 and trustee fees of \$3,000. The estimated balance on the outstanding Certificates is expected to be \$417,476 by year-end.

**Downtown Linden Community Improvement District
Fiscal Year April 1, 2027 through March 31, 2028**

	Proposed Budget
Income	
General Fund	
CID Sales Tax (Security Bank ending in 6493)	65,000.00
CID Use Tax (Security Bank ending in 6493)	30,000.00
Total General Fund Revenues	95,000.00
Special Assessment Fund	
Special Assessment	140,000.00
Total Special Assessment Fund Revenues	140,000.00
Total Income	235,000.00
Expense	
General Fund	
Project Cost Reimbursement	
Principal	105,000.00
Administration Fee	16,390.91
Insurance	1,200.00
Legal	5,000.00
Total General Fund Expenses	127,590.91
Special Assessment Fund	
Trustee Fees	3,000.00
Lease Payments	100,000.00
Total Special Assessment Fund Revenues	103,000.00
Total Expense	230,590.91
Net Income	4,409.10
Beginning Balance	\$ 110,301.49
Ending Balance	\$ 114,710.59

	Balance 4/1/2027	Issued	Retired	Balance 3/31/2028
Obligation Outstanding				
Certificate No 1, RESO 25-001	\$ 522,475.78	\$ -	\$ (105,000.00)	\$ 417,475.78
Total	\$ 522,475.78	\$ -	\$ (105,000.00)	\$ 417,475.78

Downtown Linden Community Improvement District
Fiscal Year April 1, 2026 through March 31, 2027

	First Amended Budget	Budget
Income		
General Fund		
CID Sales Tax (Security Bank ending in 6493)	65,000.00	65,000.00
CID Use Tax (Security Bank ending in 6493)	30,000.00	80,000.00
Transfer Funds from Linden Block 25 CID	0.00	21,944.02
Total General Fund Revenues	95,000.00	166,944.02
Special Assessment Fund		
Special Assessment	140,000.00	140,000.00
Total Special Assessment Fund Revenues	140,000.00	140,000.00
Total Income	235,000.00	306,944.02
Expense		
General Fund		
Project Cost Reimbursement		
Principal	140,000.00	176,944.02
Administration Fee	15,913.50	15,913.50
Insurance	1,200.00	1,200.00
Legal	7,000.00	2,500.00
Total General Fund Expenses	164,113.50	196,557.52
Special Assessment Fund		
Trustee Fees	3,000.00	3,000.00
Lease Payments	100,000.00	100,000.00
Total Special Assessment Fund Revenues	103,000.00	103,000.00
Total Expense	267,113.50	299,557.52
Net Income	-32,113.50	7,386.50
Beginning Balance	\$ 142,414.99	
Ending Balance	\$ 110,301.49	

Obligation Outstanding	Balance 4/1/2026	Issued	Retired	Balance 3/31/2027
Certificate No 1, RESO 25-001	\$ 662,475.78	\$ -	\$ (140,000.00)	\$ 522,475.78
Total	\$ 662,475.78	\$ -	\$ (140,000.00)	\$ 522,475.78

Note: Fund balance reflects a hold-back of funds due to sales and use tax deposits which appear to not be related to this CID. Research will be performed to check into the validity of the revenues prior to disbursement for CID expenses and obligations.

Downtown Linden Community Improvement District
Fiscal Year April 1, 2025 through March 31, 2026

	Actual thru March 9. 2026	Second Amended Budget	First Amended Budget	Original Budget
Income				
General Fund				
CID Sales Tax (Security Bank ending in 6493)	164,894.61	165,000.00	65,000.00	36,000.00
CID Use Tax (Security Bank ending in 6493)	123,397.59	124,000.00	80,000.00	0.00
Total General Fund Revenues	288,292.20	289,000.00	145,000.00	36,000.00
Special Assessment Fund				
Special Assessment	121,920.58	130,000.00	140,000.00	140,000.00
Total Special Assessment Fund Revenues	121,920.58	130,000.00	140,000.00	140,000.00
Total Income	410,212.78	419,000.00	285,000.00	176,000.00
Expense				
General Fund				
Project Cost Reimbursement				
Principal	125,000.00	155,000.00	155,000.00	155,000.00
Administration Fee	15,000.00	15,450.00	15,450.00	15,450.00
Insurance	0.00	1,200.00	1,200.00	1,200.00
Legal	4,883.50	10,000.00	2,500.00	2,500.00
Total General Fund Expenses	144,883.50	181,650.00	174,150.00	174,150.00
Special Assessment Fund				
Trustee Fees	0.00	3,000.00	3,000.00	0.00
Lease Payments	80,600.00	100,000.00	100,000.00	200,000.00
Total Special Assessment Fund Revenues	80,600.00	103,000.00	103,000.00	200,000.00
Total Expense	225,483.50	284,650.00	277,150.00	374,150.00
Net Income	184,729.28	134,350.00	7,850.00	-198,150.00
 Beginning Balance		\$ 8,064.99		
Ending Balance		\$ 142,414.99		

Obligation Outstanding	Balance 4/1/2025	Issued	Retired	Balance 3/31/2026
Certificate No 1, RESO 25-001	\$ 817,475.78	\$ -	\$ (155,000.00)	\$ 662,475.78
Total	\$ 817,475.78	\$ -	\$ (155,000.00)	\$ 662,475.78

Note: Fund balance reflects a hold-back of funds due to sales and use tax deposits which appear to not be related to this CID. Research will be performed to check into the validity of the revenues prior to disbursement for CID expenses and obligations.

Downtown Linden Community Improvement District
Fiscal Year April 1, 2024 through March 31, 2025

	Actual	Budget
Income		
General Fund		
CID Sales Tax (Security Bank ending in 6493)	89,797.07	89,400.00
CID Use Tax (Security Bank ending in 6493)	62,140.56	0.00
Total General Fund Revenues	151,937.63	89,400.00
Special Assessment Fund		
Special Assessment	15,424.36	370,000.00
Interest	0.00	0.00
Total Special Assessment Fund Revenues	15,424.36	370,000.00
Total Income	167,361.99	459,400.00
Expense		
General Fund		
Project Cost Reimbursement		
Principal	123,500.00	240,000.00
Administration Fee	15,000.00	15,000.00
Insurance	0.00	1,200.00
Legal	997.00	2,500.00
Total General Fund Expenses	139,497.00	258,700.00
Special Assessment Fund		
Trustee Fees	3,000.00	0.00
Lease Payments	16,800.00	200,000.00
Total Special Assessment Fund Revenues	19,800.00	200,000.00
Total Expense	159,297.00	458,700.00
Net Income	8,064.99	700.00
 Beginning Balance	 \$ -	
Ending Balance	\$ 8,064.99	

Obligation Outstanding	Balance 4/1/2024	Issued	Retired	Balance 3/31/2025
Certificate No 1, RESO 25-001	\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78
Total	\$ -	\$ 843,131.16	\$ (25,655.38)	\$ 817,475.78

August YTD 2026

Monthly Financial Update

Interim Report, Unaudited



Progress Through People
CITY OF GLADSTONE, MO

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MISSION STATEMENT

THE CITY COUNCIL, BOARDS, COMMISSIONS, AND CITY STAFF ARE INSPIRED AND INVESTED
TO ENHANCE GLADSTONE'S QUALITY OF LIFE AND SENSE OF COMMUNITY THROUGH
INNOVATIVE AND EFFECTIVE LEADERSHIP AND INCLUSIVE CITIZEN ENGAGEMENT.



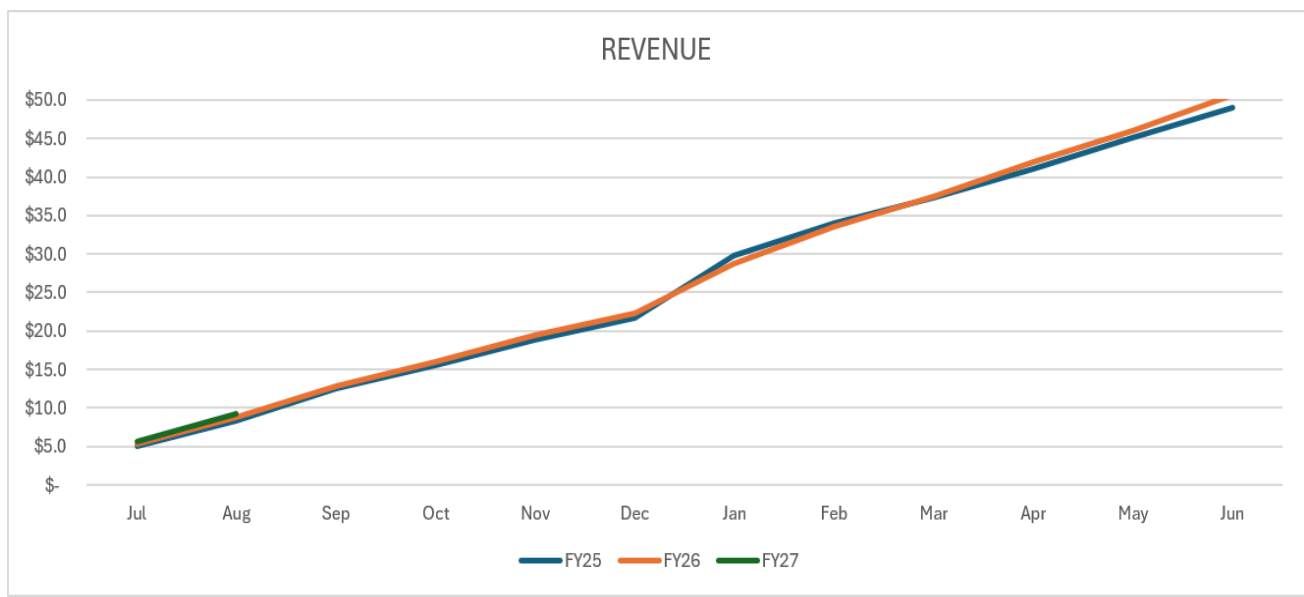
Executive Summary

The attached Monthly Financial Update document provides a high-level overview of the FY27 YTD financial results through the month of August. Please note that we have excluded 'transfers' to eliminate unnecessary noise from the overall financial results.



City Wide: Inflows

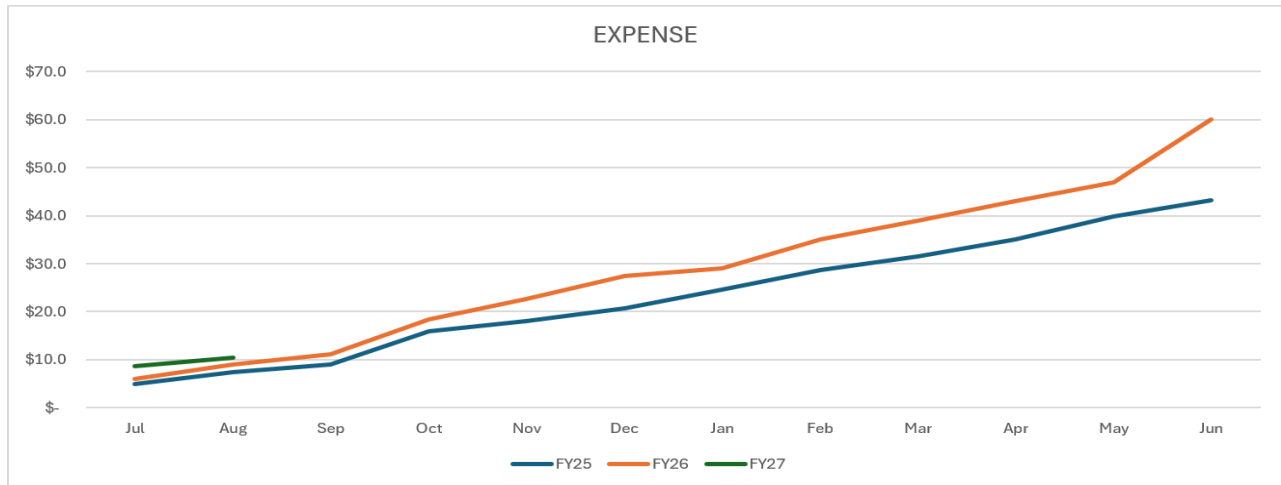
Citywide revenue through the first two months of the year is pacing slightly above forecast and above prior year at 17.1% vs. target of 16.7%. The higher results are primarily due to the timing of annual business license receipts, charges for services, and miscellaneous revenue items. The higher overall revenue is partially offset by timing of receiving anticipated grant funding, timing of Special Road District receipts and timing of receiving the annual NKC Natatorium rent payment.





City Wide: Outflows

Citywide expenses through the month of August are pacing much in line with the forecast at 16.9% vs. target of 16.7%. Lower personnel costs driven by open headcount, along with timing of supply purchases and capital expenditures are partially offset by timing of incurring annual insurance premiums.



Resources Available By Category: All

Revenue		Actuals		Budget		Variance	%
Taxes		\$ 3,295,945		\$ 24,221,341		\$ (20,925,396)	13.6%
Licenses & Permits		\$ 401,840		\$ 932,338		\$ (530,498)	43.1%
Intergovernmental Revenue		\$ 244,678		\$ 7,071,850		\$ (6,827,172)	3.5%
Charges for Services		\$ 4,749,986		\$ 19,088,649		\$ (14,338,663)	24.9%
Fines & Forfeitures		\$ 55,393		\$ 331,000		\$ (275,607)	16.7%
Misc Revenue		\$ 428,196		\$ 2,147,161		\$ (1,718,965)	19.9%
Transfers		\$ -		\$ -		\$ -	
Total		\$ 9,176,038		\$ 53,792,339		\$ (44,616,301)	17.1%

Expenses		Actuals		Budget		Variance	%
Personnel		\$ 3,283,085		\$ 22,077,532		\$ (18,794,447)	14.9%
Supplies		\$ 300,356		\$ 2,541,829		\$ (2,241,473)	11.8%
Services		\$ 4,068,799		\$ 15,640,920		\$ (11,572,121)	26.0%
Capital		\$ 1,505,131		\$ 14,662,635		\$ (13,157,504)	10.3%
Debt		\$ 1,267,168		\$ 6,882,419		\$ (5,615,251)	18.4%
Transfers						\$ -	
Total		\$ 10,424,538		\$ 61,805,335		\$ (51,380,797)	16.9%



Items to watch

- Sales Tax performance
- Sewer Commodity Receipts
- The frequency and volume of water main breaks
- The impact of interest rates on investment accounts
- Employee turnover specifically in Police and Public Works



General Fund

Revenue: General Fund

Revenue: Comparison to Current Year Budget

Through the month of August revenue for the General Fund is pacing higher than forecast at 20.0% vs. target of 16.7%. The higher YTD revenue numbers are primarily due timing of annual business license receipts, charges for services, and miscellaneous revenue items. The overall favorability is partially offset by the timing of sales and property tax receipts.

<u>Revenue</u>		<u>Actuals</u>		<u>Budget</u>		<u>Variance</u>	<u>%</u>
Taxes		\$ 2,016,533		\$ 16,842,513		\$ (14,825,980)	12.0%
Licenses & Permits		\$ 401,840		\$ 932,338		\$ (530,498)	43.1%
Intergovernmental Revenue		\$ 448,372		\$ 2,491,006		\$ (2,042,634)	18.0%
Charges for Services		\$ 1,955,543		\$ 3,763,400		\$ (1,807,857)	52.0%
Fines & Forfeitures		\$ 54,627		\$ 331,000		\$ (276,373)	16.5%
Misc Revenue		\$ 256,216		\$ 1,280,903		\$ (1,024,687)	20.0%
Transfers				\$ -		\$ -	
Total		\$ 5,133,131		\$ 25,641,160		\$ (20,508,029)	20.0%

General Fund

Expenses: General Fund

Expenses: Comparison to Current Year Budget

General Fund expenses through August are at 15.9% of budget vs. forecast of 16.7%. Lower personnel, supplies, services, and capital expenses are contributing to the favorability which is partially offset by the timing of annual insurance premiums and timing of semi-annual debt service payments.

<u>Expenses</u>		<u>Actuals</u>		<u>Budget</u>		<u>Variance</u>	<u>%</u>
Personnel		\$ 2,644,996		\$ 17,721,396		\$ (15,076,400)	14.9%
Supplies		\$ 127,295		\$ 1,319,846		\$ (1,192,551)	9.6%
Services		\$ 1,038,393		\$ 4,411,028		\$ (3,372,635)	23.5%
Capital		\$ 13,096		\$ 912,958		\$ (899,862)	1.4%
Debt		\$ 174,773		\$ 729,413		\$ (554,640)	24.0%
Transfers				\$ -		\$ -	
Total		\$ 3,998,553		\$ 25,094,641		\$ (21,096,088)	15.9%



Community Center Parks Tax Fund (CCPT)

Revenue: CCPT

Revenue: Comparison to Current Year Budget

For the current year CCPT revenue is currently pacing below forecast at 15.0% of budget vs. target of 16.7%. This variance is primarily due to the timing of the Natatorium rental payment from North Kansas City School District.

<u>Revenue</u>		<u>Actuals</u>		<u>Budget</u>		<u>Variance</u>	<u>%</u>
Taxes		\$ 198,232		\$ 1,138,003		\$ (939,771)	17.4%
Licenses & Permits		\$ -		\$ -		\$ -	0.0%
Intergovernmental Revenue		\$ -		\$ 525,000		\$ (525,000)	0.0%
Charges for Services		\$ 331,268		\$ 1,853,363		\$ (1,522,095)	17.9%
Fines & Forfeitures		\$ -		\$ -		\$ -	0.0%
Misc Revenue		\$ 55,288		\$ 373,980		\$ (318,692)	14.8%
Transfers		\$ -		\$ -		\$ -	
Total		\$ 584,788		\$ 3,890,346		\$ (3,305,558)	15.0%

Community Center Parks Tax Fund (CCPT)

Expenses: CCPT

Expenses: Comparison to Current Year Budget

CCPT expenses for the current year are currently below forecast at 14.7% on a budget of 16.7%. Overall expenses are expected to be more in line with budget once the debt service allocation has been adjusted to reflect a more accurate view of year-to-date results.

<u>Expenses</u>		<u>Actuals</u>		<u>Budget</u>		<u>Variance</u>	<u>%</u>
Personnel		\$ 306,258		\$ 1,780,512		\$ (1,474,254)	17.2%
Supplies		\$ 21,242		\$ 181,720		\$ (160,478)	11.7%
Services		\$ 364,293		\$ 1,154,855		\$ (790,562)	31.5%
Capital		\$ 29,700		\$ 37,065		\$ (7,365)	80.1%
Debt		\$ 19,152		\$ 1,877,844		\$ (1,858,692)	1.0%
Transfers		\$ -		\$ -		\$ -	
Total		\$ 740,645		\$ 5,031,996		\$ (4,291,351)	14.7%



Public Safety Sales Tax Fund (PSST)

Revenue: PSST

Revenue: Comparison to Current Year Budget

PSST revenue is pacing in line with forecast at 16.2%

<u>Revenue</u>	<u>Actuals</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Taxes	\$ 198,229	\$ 1,219,829	\$ (1,021,600)	16.3%
Licenses & Permits	\$ -	\$ -	\$ -	0.0%
Intergovernmental Revenue	\$ -	\$ 3,898	\$ (3,898)	0.0%
Charges for Services	\$ -	\$ -	\$ -	0.0%
Fines & Forfeitures	\$ -	\$ -	\$ -	0.0%
Misc Revenue	\$ 4,253	\$ 22,943	\$ (18,690)	18.5%
Transfers			\$ -	
Total	\$ 202,482	\$ 1,246,670	\$ (1,044,188)	16.2%

Public Safety Sales Tax Fund (PSST)

Expenses: PSST

Expenses: Comparison to Current Year Budget

For the current year PSST Fund expenses are well below target at 8.2%, but the allocation of personnel expenses to this fund needs to be adjusted. Once corrected the YTD personnel expenses should be very much in line with the budget. Outside of personnel expenses we are seeing the impact of timing of incurring forecasted supplies and services expenses.

<u>Expenses</u>	<u>Actuals</u>	<u>Budget</u>	<u>Variance</u>	<u>%</u>
Personnel	\$ 83,053	\$ 682,184	\$ (599,131)	12.2%
Supplies	\$ 2,492	\$ 98,547	\$ (96,055)	2.5%
Services	\$ 17,472	\$ 161,038	\$ (143,566)	10.8%
Capital	\$ -	\$ 124,600	\$ (124,600)	0.0%
Debt	\$ -	\$ 186,933	\$ (186,933)	0.0%
Transfers	\$ -	\$ -	\$ -	
Total	\$ 103,017	\$ 1,253,302	\$ (1,150,285)	8.2%



Combined Water and Sewer Fund (CWSS)

Revenue: CWSS

Revenue: Comparison to Current Year Budget

CWSS revenue through the month of August is pacing above target at 18.4% of budget. The higher performance YTD is due to the slightly higher sewer & water receipts and timing of miscellaneous revenue.

<u>Revenue</u>		<u>Actuals</u>		<u>Budget</u>		<u>Variance</u>	<u>%</u>
Taxes		\$ -		\$ -		\$ -	0.0%
Licenses & Permits		\$ -		\$ -		\$ -	0.0%
Intergovernmental Revenue		\$ -		\$ -		\$ -	0.0%
Charges for Services		\$ 2,463,175		\$ 13,471,886		\$ (11,008,711)	18.3%
Fines & Forfeitures		\$ -		\$ -		\$ -	0.0%
Misc Revenue		\$ 64,491		\$ 237,030		\$ (172,539)	27.2%
Transfers		\$ -		\$ -		\$ -	
Total		\$ 2,527,666		\$ 13,708,916		\$ (11,181,250)	18.4%

Combined Water and Sewer Fund (CWSS)

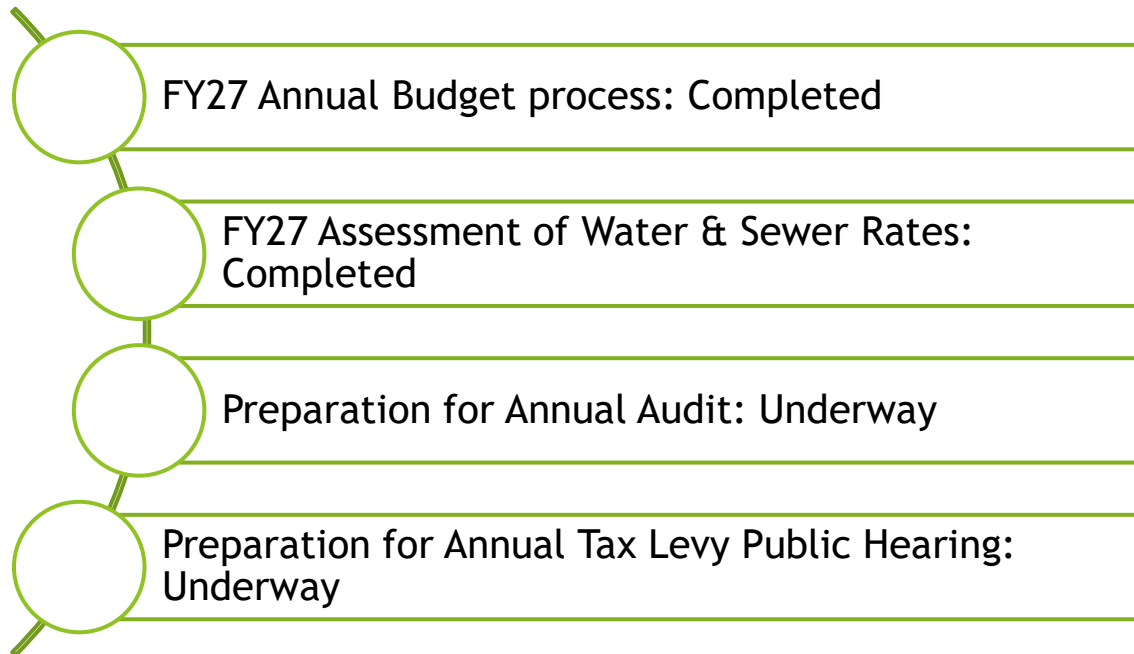
Expenses: CWSS

Expenses: Comparison to Current Year Budget

CWSS expenses through August are now pacing higher than forecast at 20.4%. The primary driver is the timing of incurring the annual insurance premiums and timing of semi-annual COP debt payments which are partially offset by lower personnel, supplies, and capital expenditures.

<u>Expenses</u>		<u>Actuals</u>		<u>Budget</u>		<u>Variance</u>	<u>%</u>
Personnel		\$ 248,235		\$ 1,893,440		\$ (1,645,205)	13.1%
Supplies		\$ 149,328		\$ 941,716		\$ (792,388)	15.9%
Services		\$ 2,385,647		\$ 9,547,872		\$ (7,162,225)	25.0%
Capital		\$ 725,309		\$ 5,268,012		\$ (4,542,703)	13.8%
Debt		\$ 357,697		\$ 1,286,047		\$ (928,350)	27.8%
Transfers		\$ -		\$ -		\$ -	
Total		\$ 3,866,216		\$ 18,937,087		\$ (15,070,871)	20.4%

Notes and Upcoming Items from Finance



Matt Dayton
Director of Finance

Bob Baer
City Manager





Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-30

ORD ☒ # 4.747

Date: 9/17/2026

Department: Community Development

Meeting Date Requested: 9/28/2026

Public Hearing: Yes ☒ Date: 9/28/2026

Subject: Re-Zone for 3707 NE 56th Terrace

Background: Mr. Taylor Jessee and Ms. Samantha Kragel are requesting to rezone the property at 3707 NE 56th Terrace (see Zoning-Aerial Exhibit A). They intend to build a new single-family home on the property, with plans for a future detached garage or similar accessory structure.

The property is currently split-zoned, part of it is R-1 (single-family residential) and part is M-1 (light industrial). Under the City's zoning rules, a single-family home and its accessory structures are only allowed in the R-1 district. Because a portion of the lot is still zoned M-1, the owners cannot fully develop the property as a normal residential lot under the current zoning.

In addition, the M-1 portion is not practical for industrial use. The site is surrounded by single-family homes, and the industrial-zoned section does not have good access to a public street that would support industrial activity. Any industrial use on this portion of the property would likely create conflicts with the neighboring homes and would be difficult given the layout of the lot and surrounding area.

Rezoning the entire property to R-1 would remove the split-zoning problem and create one consistent residential designation. This would allow the property to be developed in a way that fits the surrounding neighborhood, matches the existing residential character of the area, and complies with the City's zoning rules. It would also remove an outdated industrial zoning designation that no longer makes practical sense for this location.

Budget Discussion: N/A

Public/Board/Staff Input:

Public: 2 members of the public

Board: Voted 10 yes, 0 no

Staff: City Staff recommend that the Planning Commission approve the Zoning change as submitted.

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

Austin Greer
Assistant City Manager

JA
City Attorney

BB
City Manager

BILL NO. 26-30

ORDINANCE NO. 4.747

AN ORDINANCE APPROVING A ZONING CHANGE FOR PROPERTY LOCATED AT 3707 NORTHEAST 56TH TERRACE WITHIN THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, pursuant to applicable City ordinances, a Petition has been submitted to the Gladstone City Council by Taylor Jessee and Samantha Kragel to rezone the following described property from a split zoning of R-1 Single Family Dwelling District and M-1 Light Industrial District to R-1 Single Family Dwelling District. This property is described as:

EVANSTON PLACE E1/2 OF S175' LT 23 & ALL LT 24

WHEREAS, public hearings have been held after the publishing of the required notices;

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

THAT, the aforesaid land be rezoned from a split zoning of R-1 Single Family Dwelling District and M-1 Light Industrial District to R-1 Single Family Dwelling District.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk

First Reading: September 28, 2026

Second Reading: September 28, 2026

File # REZON26-00002



Community Development Department

Staff Report

Date: August 10, 2026

File #: REZON26-00002

Requested Action: Zoning Change

Date of PC Consideration: August 17, 2026

Date of Council Consideration: September 14, 2026

Applicant/Owner: Taylor Jessee & Samantha Kragel
8425 NW 68th Street
Kansas City, MO. 64152

Address of Property: 3707 NE 56th Terrace
Gladstone, MO. 64119

Planning Information

- Current Zoning: Split Zone
 - R-1 Single-Family Dwelling District
 - M-1 Light Industrial District
- Zoning History: Split Zone
 - R-1 Single-Family Dwelling District
 - M-1 Light Industrial District
- Planned Land Use:
 - R-1 Single-Family Dwelling District
- Surrounding Uses:
 - North: R-1 Single-Family Dwelling District (Single Family Homes)
 - East: R-1 Single-Family Dwelling District (Single Family Homes)
 - West: Split Zones
 - R-1 Single Family Dwelling District (Single Family Homes)
 - M-1 Light Industrial District (No Development- Existing Nonconforming)
 - South: Kansas City, Missouri (Big Shoal Greenway & Creek Trail)
- Applicable Regulations: Zoning and Subdivision Ordinance and Comprehensive Plan

Analysis

Mr. Taylor Jessee and Ms. Samantha Kragel are requesting to rezone the property at 3707 NE 56th Terrace (see Zoning-Aerial Exhibit A). They intend to build a new single-family home on the property, with plans for a future detached garage or similar accessory structure.

The property is currently split-zoned, part of it is R-1 (single-family residential) and part is M-1 (light industrial). Under the City's zoning rules, a single-family home and its accessory

structures are only allowed in the R-1 district. Because a portion of the lot is still zoned M-1, the owners cannot fully develop the property as a normal residential lot under the current zoning.

In addition, the M-1 portion is not practical for industrial use. The site is surrounded by single-family homes, and the industrial-zoned section does not have good access to a public street that would support industrial activity. Any industrial use on this portion of the property would likely create conflicts with the neighboring homes and would be difficult given the layout of the lot and surrounding area.

Rezoning the entire property to R-1 would remove the split-zoning problem and create one consistent residential designation. This would allow the property to be developed in a way that fits the surrounding neighborhood, matches the existing residential character of the area, and complies with the City's zoning rules. It would also remove an outdated industrial zoning designation that no longer makes practical sense for this location.

Recommendation

City Staff recommends that the Planning Commission approve the Zoning Change as submitted.

PLANNING COMMISSION
GLADSTONE, MISSOURI
Gladstone City Hall
Monday, August 17th, 2026
7:00 p.m.

Item 1 on the Agenda: Roll Call.

Present: Chase Cookson, Secretary
Bill Turnage
Jennifer McGee
Brenda Lowe
Katie Middleton
Nick Smith
Jacob Dobbs
Steve Beamer, Chair
Andrea Johnson
John Houlihan

Absent: Joseph Brancato, V-Chair

Council & Staff Present:

Austin Greer, Assistant City Manager | Community Development Director
Angie Daugherty, Admin. Assistant
Alan Napoli, CD Administrator/Building Official
Jean Moore, Mayor
Jennifer Knabe Admin. Assistant

Item 2 on the Agenda: Pledge of Allegiance.

Chair Beamer led the group in reciting the Pledge of Allegiance to the United States of America.

Item 3 on the Agenda: Approval of the April 20th, 2026, Minutes. Chair Beamer asked if there was a motion to approve the minutes from the April 20th meeting.

Mr. Turnage moved to approve the minutes; Ms. McGee seconded. The minutes were approved, 10-0.

Item 4 on the Agenda: Consideration: Re-Zone for address 3707 NE 56th Ter.

Owner/Applicant: Taylor Jessee & Samantha Kragel

City Council consideration for this project is scheduled for Monday, September 14, 2026.

Mr. Greer read from the staff report:

Mr. Taylor Jessee and Ms. Samantha Kragel are requesting to rezone the property at 3707 NE 56th Terrace (see Zoning-Aerial Exhibit A). They intend to build a new single-family home on the property, with plans for a future detached garage or similar accessory structure.

The property is currently split-zoned, part of it is R-1 (single-family residential) and part is M-1 (light industrial). Under the City's zoning rules, a single-family home and its accessory structures are only allowed in the R-1 district. Because a portion of the lot is still zoned M-1, the owners cannot fully develop the property as a normal residential lot under the current zoning.

In addition, the M-1 portion is not practical for industrial use. The site is surrounded by single-family homes, and the industrial-zoned section does not have good access to a public street that would support industrial activity. Any industrial use on this portion of the property would likely create conflicts with the neighboring homes and would be difficult given the layout of the lot and surrounding area.

Rezoning the entire property to R-1 would remove the split-zoning problem and create one consistent residential designation. This would allow the property to be developed in a way that fits the surrounding neighborhood, matches the existing residential character of the area, and complies with the City's zoning rules. It would also remove an outdated industrial zoning designation that no longer makes practical sense for this location.

City Staff recommends that the Planning Commission approve the Zoning Change as submitted.

Chair Beamer entertained comments from the public on this rezone.

Mr. Chad McCubbin who resides at -7257 N Askew stated that he supports this proposal and that this parcel is in a residential neighborhood and should not be zoned industrial.

Mr. Kevin Gann, who resides at 3602 NE 56th Ter, asked a question. regarding escrow for street and sidewalk improvements.

Mr. Greer stated that the Public Works Department provides a labor and materials cost estimate when the property owner is preparing to build.

Ms. Middleton asked how much of the surrounding area is industrial.

Mr. Greer stated there are 3 or 4 parcels next to each other that have this mixed zoning

Ms. Middleton asked if each individual resident would have to appeal to re-zone.

Mr. Greer said that is correct.

Ms. Middleton asked if the parcels were zoned as industrial a long time ago.

Mr. Greer stated that these parcels were mix zoned decades ago.

Ms. Middleton asked why the city would not just re-zone the remaining parcels.

Mr. Greer stated that these properties are privately owned and would prefer to have the owners want to rezone their property.

Ms. Middleton asked if this was a property owner's issue.

Mr. Greer stated it is private property owner's rights issue, and this is how city staff views this matter.

Chair Beamer asked for a motion to approve the re-zone for address 3707 NE 56th Ter.

MOTION: By Ms. Lowe, second by Mr. Turnage to consider a Re-Zone located at 3707 NE 56th Ter.

Vote: Mr. Turnage	Yes
Mr. Cookson	Yes
Ms. McGee	Yes
Mr. Dobbs	Yes
Ms. Lowe	Yes
Mr. Houlihan	Yes
Mr. Smith	Yes
Ms. Middleton	Yes
Mr. Beamer	Yes
Ms. Johnson	Yes

The motion carried. (10-0)

Item 5 on the Agenda: Communications from the City Council

Mayor Jean Moore expressed her excitement about the AJ Barn. Linda Borders is serving as the event center manager.

The Dunkin Dogs event is on Saturday August 29th.

Police Chief Fred Farris will be retiring at the end of October. Interviews for his replacement are expected to take place later this month.

A special event is scheduled for Monday the 24th. John Houlihan will provide additional information regarding the event.

Item 6 on the Agenda: Communications from the City Staff

Mr. Greer said thank you and goodbye to Angie as she resigns and relocates to Denver, CO. He welcomed Jennifer Knabe to the team and thanked John Houlihan for joining the planning commission.

Item 7 on the Agenda: Communications from the Planning Commissioners

Mr. Houlihan spoke about the artwork being installed at the City's dog park. He also briefly discussed his personal and professional history with the City of Gladstone.

Ms. McGee wanted to thank the Parks, Recreation and Cultural Arts Department for their participation in the Theater in the Park golf tournament.

Mr. Cookson thanked Angie and wished her the best of luck in her next chapter then welcomed Jennifer to the commission. He also thanked the public for attending.

Item 8 on the Agenda: Adjournment

Chair Beamer adjourned the meeting at 7:16 p.m.

Respectfully submitted:

Steve Beamer, Chair

Approved as submitted _____

Jennifer Knabe, Recording Secretary

Approved as corrected _____

DEVELOPMENT APPLICATION



CITY OF GLADSTONE
7010 N HOLMES STREET
GLADSTONE, MISSOURI 64118
PHONE: 436-4110 FAX: 436-2228

File #:

Date:

Rezone W02
4-21-26

Application Type:

- | | |
|---|--|
| ☐ Special Use Permit (\$500) | ☐ Right-of-Way Vacation (\$200) |
| ☒ Zoning Change (\$500) | ☐ Variance - BZA (\$200) |
| ☐ Site Plan Revision (\$500) | ☐ Final Plat/Replat (\$75) |

Address of Action: 3707 NE 56TH TERR, GLADSTONE, MO 64119

Legal Description:

Attach under separate cover if needed.

"LOT 24 AND THE EAST ONE HALF (1/2) OF THE SOUTH 175 FEET OF LOT 23, EVANSTON PLACE, A SUBDIVISION IN

Proposed Change:

GLADSTONE, CLAY COUNTY, MISSOURI,
ACCORDING TO THE RECORDED PLAT THEREOF."

REZONE SOUTHERN REGION OF LOT FROM "M-1 LIGHT INDUSTRIAL" TO
"R-1 SINGLE FAMILY DWELLING DIST" TO ENSURE ENTIRE LOT IS ZONE R-1.

Applicant/Property Owner Information:

☒ Applicant(s) TAYLOR JESSEE & SAMANTHA KRAGEL
Company N/A
Address 8425 NW 68TH ST KANSAS CITY, MO 64152
Phone (816) 405-7946 Fax: N/A E-Mail: TSJcustom@gmail.com

☐ Property Owner (if different than applicant) _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

☐ Architect/Engineer _____
Company _____
Address _____
Phone _____ Fax: _____ E-Mail: _____

Please indicate in one box above which person is to be the contact.

Applicant's Signature

[Signature]

Date

2/25/26

[Signature]

02-25-26



TO: Property Owners Within 185' & Other Interested Parties

FROM: Community Development Department

DATE: August 21st, 2026

SUBJECT: Parcel 14710001801100– zoning change of parcel

PUBLIC HEARING

All persons are hereby notified that the Gladstone Planning Commission conducted a public hearing on August 17th, 2026 at 7:00 PM in the Council Chamber of Gladstone City Hall on a request for a zoning change at Parcel # 14710001801100. Legally described as 003707 NE 56TH TERR EVANSTON PLACE E1/2 OF S175' L T 23 & ALL LT24.

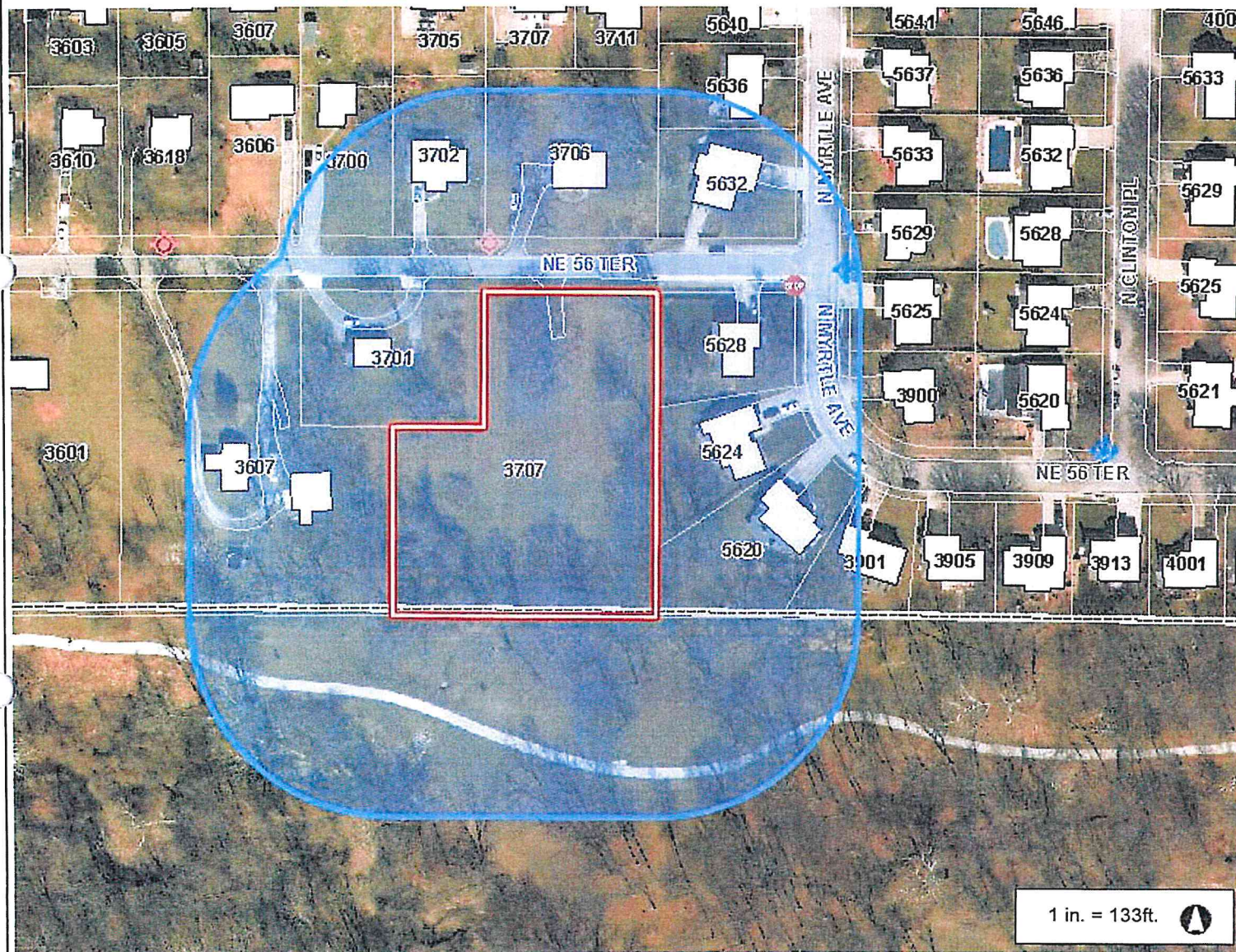
Applicant/Owner: Taylor Jessee & Samantha Kragel

Subsequently, the September 14th, 2026 City Council meeting has been cancelled due to lack of quorum. It has been re-scheduled for September 28th, 2026, at 7:30 PM, at such time the City Council will conduct a public hearing on the same request.

If you have any questions or concerns, please contact Austin Greer, Community Development Director & Assistant City Manager at austing@gladstone.mo.us and/or 816-423-4102.



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
- Building Footprint
- School Polygon
- City Park
- Villages
- Apartment Polygon
- Red: Band_1
- Green: Band_2
- Blue: Band_3

Notes

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

PUBLIC HEARING #REZON26-00002

All persons are hereby notified that the Gladstone Planning Commission did conduct a public hearing on **Monday, August 17th, 2026 at 7:00 pm** in the Council Chambers of Gladstone City Hall to review the Rezone at address 3707 NE 56th Ter Parcel # 14710001801100 Legal Description 003707 NE 56TH TERR EVANSTON PLACE E1/2 OF S175' L T 23 & ALL LT24 Applicant/Owner: Taylor Jessee & Samantha Kragel. Subsequently, the City Council meeting on **Monday, September 14th, 2026 at 7:30 pm**, has been cancelled due to lack of quorum. The City Council meeting has been re-scheduled for **September 28th, 2026 at 7:30 pm**. At such time the City Council will conduct a public hearing on the same request. The public is invited to attend. Please call 423-4110 if you have any questions.

*Submitted 8/26/2026 to NPG newspapers for publication in the Gladstone Dispatch.

PROPERTY TAX LEVY

City of Gladstone, Missouri
September 28, 2026



1

2026 Property Tax

►Based on final
valuations from Clay
County

	Tax Year 2026	Tax Year 2025
Real Estate		
Residential	\$ 410,357,380	\$ 409,917,060
Residential (New Construction)	\$ 501,720	\$ 591,540
Subtotal Residential	\$ 410,859,100	\$ 410,508,600
Agriculture	\$ 49,700	\$ 49,700
Commercial	\$ 97,325,704	\$ 97,083,746
Commercial (New Construction)	\$ 129,730	\$ 315,390
Subtotal Commercial	\$ 97,455,434	\$ 97,399,136
Total Real Estate	\$ 508,364,234	\$ 507,957,436
Personal Property	\$ 80,244,677	\$ 79,568,244
Total	\$ 588,608,911	\$ 587,525,680

THE FOLLOWING TAX RATES ARE PROPOSED:

	Estimated Amount 2026 Property Tax USD	2026 Tax Rate (Per \$100)
Real Estate		
Residential	\$ 2,715,778.65	0.6610
Tax increase due to new construction	\$ 3,316	
% increase due to new construction	0.12*	
Agriculture	\$ 298	0.5990
Commercial	\$ 691,914	0.7100
Tax increase due to new construction	\$ 921	
% increase due to new construction	0.13*	
Personal Property	\$ 745,473.0	0.9290
Total	\$ 4,153,483	

2

Tax Year 2025 and 2026 (Pro Forma)

2025			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	410,508,600	0.661	2,713,462
Agricultural	49,700	0.599	298
Commercial	<u>97,399,136</u>	0.709	<u>690,560</u>
Total Real Property	507,957,436		3,404,319
Personal Property	79,568,244	0.929	739,189
Total	<u>587,525,680</u>		<u>4,143,508</u>

2026			
	<u>Valuation</u>	<u>Rate</u>	<u>Revenue</u>
Real Property			
Residential	410,859,100	0.661	2,715,779
Agricultural	49,700	0.599	298
Commercial	<u>97,455,434</u>	0.710	<u>691,934</u>
Total Real Property	508,364,234		3,408,010
Personal Property	80,244,677	0.929	745,473
Total	<u>588,608,911</u>		<u>4,153,483</u>

► Historically,
95% of real
property tax is
collected in
current year of
levy

3

Fiscal Year 2026 and Budgeted 2027 Collections

	<u>2026 Actual (unaudited)</u>	<u>2027 Budgeted</u>	<u>FY27 Estimated Actual Collection</u>	
Real Property	3,077,107	2,991,000	3,237,609	95% collection of total levy
Personal Property	<u>664,580</u>	<u>750,000</u>	<u>745,473</u>	
Total	3,741,688	3,741,000	3,983,082	

4



Request for Council Action

RES ☐ # City Clerk Only

BILL ☒ # 26-31

ORD ☒ # 4.748

Date: 9/22/2026

Department: Finance

Meeting Date Requested: 9/28/2026

Public Hearing: Yes ☒ Date: 9/28/2026

Subject: Property Tax Levy

Background: A notice of Public Hearing to set the real and personal property tax rates for the City of Gladstone was advertised on September 9, 2026. The public hearing was advertised to take place on September 28, 2026. Staff received final valuations from Clay County on September 10th. Residential real property valuations increased \$350,500 to \$410,859,100. Agricultural real property valuations remained unchanged at \$49,700. Commercial real property increased \$56,298 to \$97,455,434. Total real property valuation is \$508,364,234. Personal property increased by \$676,433 to \$80,244,677 for the current year. Staff promptly entered the final valuations into the State Auditor's property tax calculator. Due to the calculation and valuation, the levy for residential real property will be set at 0.661 per \$100 equal to prior year, agricultural property will be set at 0.599 equal to prior year, and commercial real property will be set at 0.710 per \$100 up from .709. Personal property will remain unchanged at 0.929 per \$100. Projected revenue from the 2026 property tax levy is estimated to be \$3,408,010 from real property and \$745,473 from personal property for a total of \$4,153,483 if 100% of the levy is collected.

Budget Discussion: N/A

Public/Board/Staff Input: To get the Public Hearing notice advertised within the legal guidelines, the public hearing notification was sent out using estimated values. Final valuations were on September 10th. Calculations from the Resolution and RCA are based on final valuations.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

AFFIDAVIT OF PUBLICATION

Courier Tribune
104 N. Main St.
(816) 781-4941

State of Florida, County of Broward, ss:

I, Anjana Bhadoriya, of lawful age, being duly sworn upon oath depose and say that I am an agent of Column Software, PBC, duly appointed and authorized agent of the Publisher of Courier Tribune, a publication that is a "legal newspaper" as that phrase is defined for the city of Liberty, for the County of Clay, in the state of Missouri, that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and that the attachment hereto contains the correct copy of what was published in said legal newspaper in consecutive issues on the following dates.

Publication Dates:

- Sep 9, 2026

Notice ID: 6ANsDq8ldjMRHe6ohOg1

Publisher ID: 4859360

Notice Name: Notice of Public Hearing FY26 DRAFT
8_26_2026

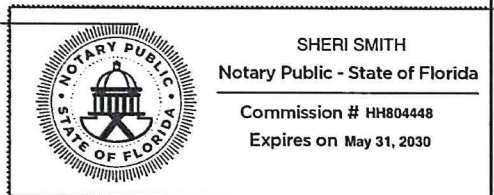
Publication Fee: \$135.28

Anjana Bhadoriya

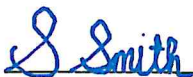
Anjana Bhadoriya
Agent

VERIFICATION

State of Florida
County of Broward



Signed or attested before me on this: 09/11/2026



Sheri Smith

Notary Public - State of Florida

Commission # HH804448

Expires on 05/31/2030

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING

The Gladstone City Council will conduct a public hearing for citizen input on the proposed 2026 property tax rates to be set by the City of Gladstone. The meeting will be held on September 28, 2026 at 7:30 p.m. in the Council Chambers of the Gladstone City Hall, 7010 N. Holmes, Gladstone, Missouri. The adopted tax rates will be set in order to comply with Article X, Section 22 of the Missouri Constitution and Section 137.115.2 RSMo and to Section 137.073 RSMo to the extent that it does not conflict with Section 137.115.2 RSMo. The proposed tax rate is based on the information currently available to the City of Gladstone from Clay County. This information is preliminary and subject to change with approval from Clay County and the State Auditor's office.

	Tax Year <u>2026</u>	Tax Year <u>2025</u>
General Fund		
Real Estate		
Residential	\$ 410,514,800	\$ 409,917,060
Residential (New Construction)	501,720	591,540
Subtotal Residential	411,016,520	410,508,600
Agriculture	49,700	49,700
Commercial	81,258,270	97,083,746
Commercial (New Construction)	129,730	315,390
Subtotal Commercial	81,388,000	97,399,136
Total Real Estate	\$ 492,263,870	\$ 507,957,436
Personal Property	\$ 68,619,187	\$ 79,568,244
Total	\$ 561,073,407	\$ 587,525,680

The following tax rates are proposed:

	Estimated Amount 2026 Property Tax	2026 Tax Rate (Per \$100)
General Fund		
Real Estate		
Residential	\$ 2,819,573	0.6860
Tax increase due to new construction	\$ 3,442	
% increase due to new construction	0.14%	
Agriculture	\$ 308	0.6200
Commercial	\$ 691,798	0.8500
Tax increase due to new construction	\$ 1,103	
% increase due to new construction	0.16%	
Personal Property	\$ 637,472	0.9290
Total	\$ 4,149,152	

Publish: Courier Tribune
Date: September 9, 2026
4859360

AN ORDINANCE ENACTED PURSUANT TO MISSOURI REVISED STATUTES SECTION 67.110 FIXING THE ANNUAL RATE OF LEVY FOR THE 2026 REAL ESTATE AND PERSONAL PROPERTY TAXES WITHIN THE CORPORATE LIMITS OF THE CITY OF GLADSTONE, MISSOURI.

WHEREAS, a public hearing has been held after the publishing of the required notice in compliance with the provisions of RSMo 67.110.

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

SECTION 1. TAX LEVY

A Tax Levy for each property class not to exceed the below listed tax rates per One-Hundred Dollar (\$100.00) valuation shall be assessed as applicable on all Real Property and on all Personal Property within the corporate limits of Gladstone, Missouri, for the taxable year 2026.

	2026 Tax Rate (Per \$100)
General Fund	
Real Estate	
Residential	0.6610
Agriculture	0.5990
Commercial	0.7100
Personal Property	0.9290

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-26-55

BILL ☐ # City Clerk Only

ORD # City Clerk Only

Date 09/21/2026

Department: Fire

Meeting Date Requested: 09/28/2026

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

Subject: A Resolution authorizing the City Manager to enter into a purchase agreement with Fire Master, Fire Equipment Inc. of Springfield, MO for the purchase of twenty-one Drager PSS AirBoss Sentinel HP self-contained breathing apparatus systems and accessories in the amount of \$210,828.60.

Background: A reliable breathing air system is critical to firefighter health, safety and operational effectiveness. The Gladstone Fire/EMS Department currently utilizes MSA Self-Contained Breathing Apparatus (SCBA) for all interior firefighting operations, technical rescue incidents, and hazardous environment responses. We have reached the end of service life on the current inventory and went out for bid/evaluation for it's replacement.

In accordance with the City of Gladstone Purchasing Policy, Staff and I recommend the Fire Master - Drager proposal which is the lowest of the three evaluated packages. It is \$30,313.85 less than the 3M Scott based proposal and \$35,673.40 less than the MSA proposal. While the quoted packages are not identical in every component, the Drager submission provides the equipment and services required by the Department at the strongest overall value, while meeting all required safety and quality control standards.

Budget Discussion: Funds are budgeted in the amount of \$ 210,828.60. from the General Fund. Ongoing annual costs are estimated at \$0. Previous years' funding for this item was \$0.

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

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

Mike Desautels
Fire Chief

JA
City Attorney

Bob Baer
City Manager



**Gladstone Fire Department
Fire/EMS
Memorandum
SCBA Purchase Recommendation
September 18, 2026**



Chief Desautels,

Please see the attached quotes from Feld Fire, Conrad Fire Equipment, and Fire Master Fire Equipment for purchasing new SCBA air packs for the department. Each proposal includes the following items needed to replace our current packs: 21 packs, 54 bottles total, 50 facemasks, and 2 Rit-Pak III with 60-minute bottles.

The quoted totals are as follows:

- | | | |
|--------------------------------|---------------------------------|--------------|
| • Fire Master Fire Equipment - | Dräger PSS AirBoss Sentinel HP: | \$210,828.60 |
| • Feld Fire Equipment - | 3M Scott Air-Pak X3 Pro: | \$241,142.45 |
| • Conrad Fire Equipment - | MSA G1 4500: | \$246,502.00 |

The Dräger proposal is \$30,313.85 less than the Scott base proposal and \$35,673.40 less than the MSA proposal. Scott also provided a separate \$109,031.50 addendum containing additions, a deduction, and replacement alternatives.

Based on the proposals, firefighter evaluations, and information obtained from other departments, I recommend selecting the Dräger PSS AirBoss Sentinel HP for our next SCBA purchase. Personnel consistently rated the Dräger highest for comfort, mobility, perceived weight, adjustability, and ease of movement. **The Dräger proposal also includes in-house, field-level training for three department members, fit testing for up to 40 personnel, free shipping, apparatus-bracket adjustment or replacement for any mount placed in the apparatus, and a four-gas detector at no additional charge.**

The Forsyth Fire Department reported approximately 15 years of service with 24 Dräger units, with no major failures and very limited repairs. Western Taney Fire Protection District has used Dräger SCBA for 2 generations and currently operates approximately 90 units across 13 stations. Their lead SCBA technician estimated **annual ownership costs at about \$50 per unit** and stated the district intends to continue purchasing Dräger equipment. Both departments reported only isolated component failures, usually due to improper use or storage.

Although the three proposals are not completely identical, Dräger currently provides the strongest combination of purchase price, favorable firefighter evaluations, included services, and documented long-term operational reliability.

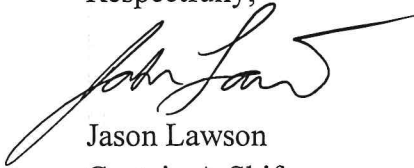
Personnel evaluations showed a clear preference for the Dräger AirBoss in comfort, weight, mobility, and adjustability. Evaluators repeatedly identified the Dräger's lightweight design, swiveling waist belt and regulator connection, adjustable harness, ease of movement, and overall comfort as strengths. Concerns with the Dräger primarily involved the waist-belt adjustment system, bottle retention, durability of Velcro or fabric components, and unfamiliarity compared with the department's current MSA SCBA.

The Scott X3 Pro received positive comments regarding its quick-connect features, regulator swivel, and bottle-change system; however, evaluators more frequently described Scott as heavy, bulky, rigid, and less comfortable. Additional concerns included plastic components, shoulder-strap comfort, regulator/bottle operation, and reduced mobility.

Personnel comments about the current MSA generally focused on familiarity, the regulator-to-mask connection, and the bottle-retention system. Several evaluators indicated that the Dräger maintained characteristics familiar to MSA users while improving comfort, mobility, and perceived weight.

Please contact me if you need any additional information or clarification.

Respectfully,

A handwritten signature in black ink, appearing to read "Jason Lawson", with a stylized flourish extending from the end.

Jason Lawson
Captain A-Shift
Gladstone Fire Department



FIRE MASTER FIRE EQUIPMENT, INC.
2049 DIVISION ST
SPRINGFIELD. MO. 65803

Estimate

DATE	ESTIMATE #
9/16/2026	EST-50041

BILL TO
CHIEF MIKE DESAUTELS GLADSTONE FIRE DEPT 7010 N HOLMES GLADSTONE, MO 64118

SHIP TO
CHIEF MIKE DESAUTELS GLADSTONE FIRE DEPT 6569 N PROSPECT AVE GLADSTONE, MO 64119 GLADSTONE, MO 64119 danm@gladstone.mo.us 816-918-5747

Item	Description	Qty	Rate	Amt
DRA-GLADSTONE-3742706-SP	3742706 PSS AirBoss Sentinel HP QC WW UEBSS PSS AirBoss Backframe w/ Height Adjustment, Pivoting/Sliding Waist Belt, Sentinel 7000 (PASS), High Pressure Quick Connect 1st Stage Regulator, LDV Left Shoulder, Buddy Breather (UEBSS), Battery Pack (AA x5).. NFPA 1970, 2025 Edition.	21	\$6,735.00	\$141,435.00
DRA-GLADSTONE-VN02018-SP	VN02018 FPS 7000 Medium AirBoss HUD FPS 7000 Full Face Mask (Medium), EPDM Body, Anti-Scratch (APEC) visor, curved for distortion-free vision, AirBoss HUD (AA x1 battery).	40	\$574.00	\$22,960.00
DRA-3357114	CYLINDER QC ADAPTER HP	33	\$165.00	\$5,445.00
DRA-MD48350-SP	MD48350 RIT LifeGuard w/o LDV	2	\$4,250.00	\$8,500.00
DRA-3720629-SP	3720629 Air LDV PX NFPA (LHS)	2	\$580.00	\$1,160.00
DRA-4055698-SP	KIT,CYL/VALVE,CARB-LUX,4500,45 MIN,BLUE (SPECIAL DISCOUNT DUE TO AGE OF CYLINDER- CYLINDER WILL HAVE AT LEAST 6 MONTHS AND NO MORE THAN 12 MONTHS AGE FROM MANUFACTURER DATE)	54	\$399.00	\$21,546.00
DRA-FPS-COM-5000-SP	FPS-COM 5000 P18 VA (Voice Amp Module Only)	7	\$575.00	\$4,025.00
DRA-3357116	DRAEGER - CHARGING ADAPTER HP FOR COMPRESSOR	4	\$1,101.00	\$4,404.00

DRA-3717482	D RING SHOULDER ACCESSORY SPARE	21	\$14.60	\$306.60
DRA-3717494	PSS AIRBOSS DOUBLE D RING LOOP	21	\$49.50	\$1,039.50
DRA-3717486	MODULAR HOSE CLIP SPARE (PACK OF 3)	3	\$2.50	\$7.50
SUBLET REPAIRS	DRAEGER FIELD LEVEL TRAINING FOR THREE (3) FIRE DEPARTMENT PERSONNEL (NO CHARGE)	1	\$0.00	\$0.00
FIT TEST	NFPA SCBA MASK FIT TEST UP TO 40 PERSONNEL (NO CHARGE)	1	\$0.00	\$0.00
SHIP-OUT	SHIPPING ON OUTGOING ITEMS (NO CHARGE)	1	\$0.00	\$0.00
DRA-NA11350	DRAEGER - X-AM 2800, (4) GAS DETECTOR - EX, O2, CO, H2S - RECHARGEABLE W/ CHARGER (NO CHARGE)	1	\$0.00	\$0.00
			TAX	\$0.00
			TOTAL	\$210,828.60

FIRE MASTER WILL ADJUST OR REPLACE CUSTOMER SCBA BRACKETS AT NO CHARGE TO THE CUSTOMER

RESOLUTION NO. 26-55

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A PURCHASE AGREEMENT WITH FIRE MASTER, FIRE EQUIPMENT INC. FOR TWENTY-ONE DRAGER PSS AIRBOSS SENTINEL HP SELF-CONTAINED BREATHING APPARATUS SYSTEMS WITH ACCESSORIES FOR THE GLADSTONE FIRE/EMS DEPARTMENT IN THE AMOUNT OF \$210,828.60.

WHEREAS, the City of Gladstone Fire/EMS Department requires reliable and compliant breathing air systems to support firefighting and emergency response operations; and

WHEREAS, Self-Contained Breathing Apparatus (SCBA) systems are critical life safety equipment used by firefighters in hazardous environments; and

WHEREAS, the department's current SCBA breathing apparatus has reached its end of service life; and

WHEREAS, Fire Master has provided Quote No. EST-50041 dated September 16, 2026, for the PSS AirBoss Sentinel HP SCBA system; and

WHEREAS, the proposed system meets applicable NFPA, EPA and OSHA breathing air standards and will improve operational readiness, efficiency, and firefighter safety.

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

THAT, the City Manager is authorized to enter into a purchase agreement with Fire Master, Fire Equipment Inc. for the purchase of the Drager PSS AirBoss Sentinel HP self-contained breathing apparatus system in the amount of \$210,828.60.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-26-56

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/11/2026

Department: Fire

Meeting Date Requested 09/28/2026

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: A Resolution authorizing the City Manager to enter into an agreement with American Response Vehicles for the purchase of a 2029 AEV X-Series LTD Type III Custom Ambulance Ford E450.

Background: In accordance with the Gladstone Fire/EMS Department vehicle replacement plan, this new purchase will replace MED 1 as a front-line ambulance, Med 1 currently has 90k miles on the chassis. Utilizing U.S. General Services Administration (GSA) pricing and the Mid-America Regional Council Cooperative Purchasing Agreement and in accordance with the City of Gladstone, MO purchasing policy, it has been determined that American Response Vehicles (ARV) is the best-suited vendor and provides the most value and cost-effective option for the City.

Staff recommends approval of the purchase of one 2029 AEV X-Series LTD Type III ambulance on a Ford E450 chassis from American Response Vehicles for a total cost of \$422,900.00. This purchase is part of the Fire/EMS Department's vehicle replacement plan and will replace MED 1 as a front-line ambulance. MED 1 currently has approximately 90,000 miles, and its mileage, maintenance needs, and operational wear will continue to increase during the extended ambulance production period. Authorizing the purchase now will secure the necessary production position and allow the City to replace the unit before reliability concerns begin affecting emergency response capabilities.

Budget Discussion: Funds are budgeted in the amount of \$ \$422,900.00 from the General Fund. Ongoing costs are estimated to be \$ 0 annually. Previous years' funding was \$NA

Public/Board/Staff Input: Staff recommends approval of the proposed Resolution.

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

Mike Desautels, Chief
Department Director/Administrator

JA
City Attorney

BB
City Manager

AMERICAN RESPONSE VEHICLES



Helping Emergency Services Save Lives®

Gladstone Fire

Prepared by:

Braden Vomund
American Response Vehicles
braden@arvambulance.com
Submitted on: 8/26/2026

Prepared for:

Gladstone Fire Department
6569 N PROSPECT
GLADSTONE, Missouri 64119
Quote number: 00001937





00001937 Description	Price
2029 AEV X-Series LTD Type III Custom Ambulance 172x96x72 Ford E450, LWB, 4x2, Gas	\$430,900.00
Less AEV, Ford, & ARV Discounts	\$8,000.00

Total **\$422,900.00**

Standard chassis manufacturers' warranties apply and will start on the date and mileage at delivery. The warranty on our all-aluminum fully welded modular body is 20 years. Our conversion warranty, including our electrical system, paint, and graphics, is 7 years or 70,000 miles.

All third-party components, including but not limited to warning lights and systems, patient mobility products, portable equipment, suspension systems, and HVAC systems, are covered by their respective manufacturers' warranties and are not the responsibility of AEV or American Response Vehicles.

All parts and service are available through our facility in Columbia, Missouri; our facility in West Jefferson, North Carolina; or one of our remote service facilities in Nebraska or Illinois. Mobile Road Service is available with our fully stocked and equipped service vans to maintain your fleet right in your own facilities. We offer twenty-four-hour delivery on parts in most cases. If a part is not in our inventory, it will be shipped directly from the manufacturer, again, in most cases, within twenty-four hours.

Proposal Summary

American Response Vehicles proposes to Gladstone Fire Department the project outlined in this document for a fee of \$422,900.00. This fee covers the following:

Gladstone Fire Department
American Response Vehicles

- Project management
- Equipment and materials
- Labor
- Scheduling and supervision
- Quality assurance

Please note that additional charges may apply if:

- Changes are made to the project scope after this document has been signed.
- There are discrepancies between the allowances outlined above and the actual cost of items.

The titling documents will be addressed to the same name and address as listed on the title page unless corrected information is provided in this document.

To proceed, we require agreement on this quote, including any modifications discussed during the presentation of this document, and the signing of the contractual agreement referencing this proposal.

American Response Vehicles

Gladstone Fire Department

Braden Vomund

Braden Vomund
Regional Sales
Manager

Bob Baer
City Manager

Terms & Conditions

- ALL WARRANTIES, IF ANY, BY A MANUFACTURER OR SUPPLIER OTHER THAN AMERICAN RESPONSE VEHICLES, INC. ARE THEIRS, NOT AMERICAN RESPONSE VEHICLES, INC. AND ONLY SUCH MANUFACTURER OR OTHER SUPPLIER SHALL BE LIABLE FOR PERFORMANCE UNDER SUCH WARRANTIES, UNLESS AMERICAN RESPONSE VEHICLES, INC. FURNISHES BUYER WITH A SEPARATE WRITTEN WARRANTY OR SERVICE CONTRACT MADE BY AMERICAN RESPONSE VEHICLES, INC. ON ITS OWN BEHALF, AMERICAN RESPONSE VEHICLES, INC. HEREBY DISCLAIMS ALL WARRANTIES, EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTIES OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE: (A) ON ALL GOODS AND SERVICES SOLD BY AMERICAN RESPONSE VEHICLES, INC., AND (B) ON ALL USED VEHICLES WHICH ARE HEREBY SOLD "AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED."
- THIS ORDER IS A BINDING CONTRACT AFTER ACCEPTANCE BELOW BY AMERICAN RESPONSE VEHICLES' AUTHORIZED REPRESENTATIVE.
- THIS DOCUMENT COMPRISES THE ENTIRE AGREEMENT AFFECTING THIS PURCHASE AND NO OTHER AGREEMENT OR UNDERSTANDING OF ANY NATURE CONCERNING SAME HAS BEEN MADE OR ENTERED INTO, OR WILL IT BE RECOGNIZED. I HEREBY CERTIFY THAT NO CREDIT HAS BEEN EXTENDED TO ME FOR THE PURCHASE OF THIS MOTOR VEHICLE EXCEPT AS APPEARS IN WRITING ON THE FACE OF THIS AGREEMENT. I HAVE READ THE MATTER PRINTED ON THE BACK HEREOF AND AGREE TO IT AS A PART OF THIS ORDER THE SAME AS IF IT WERE PRINTED ABOVE MY SIGNATURE. I CERTIFY THAT I AM OF LEGAL AGE, AND HEREBY ACKNOWLEDGE RECEIPT OF A COPY OF THIS ORDER.
- All vehicles will be freighted FOB Columbia, MO or factory, and delivered C.O.D. Payment can either be made by cashier's check or wire transfer only. Government entities (backed by Government funds) can make payment by Government check. Delivery stated on the front of Sales Agreement is based on the number of Calendar days after receipt of American Response Vehicles, Inc. signed shop order confirmation. Please note items beyond the control of American Response Vehicles, Inc. and/or change orders may affect delivery.
- Any warranty claims will be handled exclusive of total payment of vehicle. Please see warranty section of your Owner's manual for all information pertaining to warranty.
- If the used motor vehicle which has been traded in as part of the consideration for the motor vehicle ordered hereunder is not to be delivered to American Response Vehicles, Inc., until delivery to Purchaser of such motor vehicle, the used motor vehicle shall be reappraised at that time and such reappraise value shall determine the allowance made for such used motor vehicle. If such reappraised value is lower than the original allowance shown on the front of this Order, Purchaser may, if dissatisfied therewith cancel this Order, provided, however, that such right to cancel is exercised prior to the delivery of the motor vehicle ordered hereunder to the Purchaser and surrender of the used motor vehicle to American Response Vehicles, Inc. Any trade-in vehicle shall have no deferred maintenance.
- Purchaser agrees to deliver to American Response Vehicles, Inc. satisfactory evidence of title to any used motor vehicle traded in as a part of the consideration for the motor vehicle ordered hereunder at the time of delivery of such used motor vehicle to American Response Vehicles, Inc. Purchaser warrants any such used motor vehicle to be his property free and clear of all liens and encumbrances except as otherwise noted herein.

Terms & Conditions

- American Response Vehicles, Inc. shall not be liable for failure to deliver or delay in delivering the motor vehicle covered by this Order where such failure or delay is due, in whole or part, to any cause beyond the control or without the fault or negligence of American Response Vehicles, Inc.
- Manufacturer has reserved the right to change the design of any new motor vehicle, as is, accessories or parts thereof at any time without notice and without obligation to make the same or any similar change upon any motor vehicle, chassis, accessories or parts thereof previously purchased by or shipped to American Response Vehicles, Inc. or being manufactured or sold in accordance with American Response Vehicles, Inc. orders. Correspondingly, in the event of any such change by the Manufacturer, American Response Vehicles, Inc. shall have no obligation to Purchaser to make the same or any similar change in any motor vehicle, chassis, accessories or parts thereof covered by this Order either before or subsequent to delivery thereof to Purchaser.
- The price for the motor vehicle specified on the face of this Order includes reimbursement for any Fleet Incentive Discounts, and Federal Excise taxes, if applicable, but does not include sales taxes, use taxes or occupational taxes based on sale volume, (Federal, State or Local) unless expressly so states. Purchaser assumes and agrees to pay, unless prohibited by law, any such sales, use or occupational taxes imposed on or applicable to the transaction covered by this Order, regardless of which party may have primary tax liability therefore.
- USED VEHICLE WHETHER OR NOT SUBJECT TO MANUFACTURER'S WARRANTY: UNLESS A SEPARATE WRITTEN INSTRUMENT SHOWING THE TERMS OF ANY AMERICAN RESPONSE VEHICLES, INC. WARRANTY OR SERVICE CONTRACT IS FURNISHED BY AMERICAN RESPONSE VEHICLES, INC. TO BUYER, THIS VEHICLE IS SOLD "AS IS - NOT EXPRESSLY WARRANTED OR GUARANTEED", AND THE SELLER HEREBY DISCLAIMS TO THE EXTENT PERMITTED BY LAW, ALL WARRANTIES, EITHER EXPRESS OR IMPLIED, INCLUDING ANY IMPLIED WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE.
- PURCHASER SHALL NOT BE ENTITLED TO RECOVER FROM AMERICAN RESPONSE VEHICLES, INC. ANY CONSEQUENTIAL DAMAGES, DAMAGE TO PROPERTY, DAMAGES FOR LOSS OF USE, LOSS OF TIME, LOSS OF PROFITS, OR INCOME, OR ANY OTHER INCIDENTAL DAMAGES.
- All costs and expenses incurred by American Response Vehicles for work completed and accepted by the purchaser before receipt of a termination notice will remain the purchaser's responsibility. These costs include direct labor, materials, and any other expenses reasonably incurred in fulfilling the agreement, not to exceed a total of 5% of the final sale price of the project.
- Failure or refusal to accept delivery: should the Purchaser fail or refuse to accept delivery and/or complete payment in full, unless the vehicle fails to meet requirements found in the shop order confirmation document, the Purchaser acknowledges they are liable to American Response Vehicles, Inc. for expenses and reasonable profit on the ordered vehicle.
- Warranty coverage is contingent upon normal vehicle use, proper maintenance, and modifications exclusively performed by American Response Vehicles. This warranty explicitly replaces all other warranties, express or implied, including any implied warranties of merchantability or fitness for a particular purpose. No person is authorized to modify these warranty terms on behalf of American Response Vehicles. American Response Vehicles shall not be liable for incidental or consequential damages arising from warranty claims or vehicle usage.

Signature: *Braden Vomund*

Email: braden@arvambulance.com

RESOLUTION NO. R-26-56

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM AMERICAN RESPONSE VEHICLES (ARV), COLUMBIA, MISSOURI, FOR THE PURCHASE OF ONE 2029 AEV X-SERIES LTD TYPE 3 AMBULANCE ON A FORD E450 CHASSIS FOR THE TOTAL PURCHASE AMOUNT OF \$422,900.00.

WHEREAS, the Mid America Regional Council (MARC) Kansas City Regional Purchasing Cooperative (KCRPC), has published notification of bids for the purchase of ambulances and American Response Vehicles (ARV), Columbia, Missouri, submitted a bid meeting specification and it is recommended that the City accept the contract price and purchase one (1) 2029 AEV X-Series Type 3 ambulance on a Ford E450 chassis from ARV, Columbia, Missouri; and

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

THAT, the City Manager is hereby authorized to accept the proposal and enter into a purchase agreement with ARV for the amount of \$422,900.00.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk



Request for Council Action

RES ☒ # R-26-57

BILL ☐ # City Clerk Only

ORD ☐ # City Clerk Only

Date: 9/24/2026

Department: Finance

Meeting Date Requested: 9/28/2026

Public Hearing: Yes ☐ Date: [Click here to enter a date.](#)

Subject: Fleet Truck Lease

Background: The existing fleet lease with Enterprise will expire in 2026 and staff is looking to replace the expiring lease with a more cost effective fleet truck lease option.

Budget Discussion: N/A

Public/Board/Staff Input: Staff Recommends Approval of the Proposed Resolution.

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

Matt Dayton
Department Director/Administrator

JA
City Attorney

BB
City Manager

RESOLUTION R-26-57

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO A MASTER LEASE AGREEMENT WITH THE BANCORP BANK, N.A. IN THE AMOUNT OF \$85,459.00 ANNUALLY FOR FLEET TRUCK LEASES.

WHEREAS, the existing fleet truck lease with Enterprise will expire in 2026.

WHEREAS, a total of three (3) lease proposals were received and staff selected Bancorp Bank, N.A. in partnership with Olathe Ford Fleet services.

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 is hereby authorized to execute the Master Lease Agreement with Bancorp Bank, N.A., for fleet truck leases.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 28TH DAY OF SEPTEMBER 2026.

Jean B. Moore, Mayor

ATTEST:

Kris Keller, City Clerk