CITY COUNCIL MEETING
7010 NORTH HOLMES
GLADSTONE, MISSOURI
NOVEMBER 9, 2026

OPEN STUDY SESSION 4:00 PM

1. **Freedom Fest 2027:** City Manager Baer will lead a discussion on the potential continuation of a July 4th community celebration in 2027, including the event scope, anticipated costs, and potential funding.
2. **Boards and Commissions:** Interviews will be held in the North and South Conference rooms.

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 October 26, 2026, Regular City Council Meeting Minutes.**
6. **Communications from the Audience:** *Members of the public are invited to speak about any topic not listed on the agenda. While speaking, please state your name and address for the record and limit comments to 5 minutes.*

7. **Communications from the City Council.**

8. **Communications from the City Manager.**

9. **CONSENT AGENDA**

CONSIDER SPECIAL EVENT PERMIT: Annual Christmas Tree Lighting Ceremony, Linden Square, Tuesday, December 1, 2026, 6:00 to 7:30 pm.

RESOLUTION R-26-63, A Resolution adopting a Mission Statement, Vision Statement, and Goals for the City of Gladstone, Missouri for 2027.

RESOLUTION R-26-64, A Resolution authorizing the City Manager to execute a Professional Services Contract with Voss Electric Company dba Voss Lighting in a total amount not to exceed $54,475.00 for completion of the Natatorium Light Fixture Replacement Project at the Gladstone Community Center.

RESOLUTION R-26-65, A Resolution authorizing the City Manager to enter into an Amendment to the Office, Concession, Public Restroom, and Storage Lease Agreement with Pollina Enterprises, LLC, a Missouri Limited Liability Company.

CONSIDER APPROVAL OF THE MEADOWBROOK COMMUNITY IMPROVEMENT DISTRICT'S ANNUAL BUDGET FOR JULY 1, 2026–JUNE 30, 2027, AND FIVE (5) YEAR PLAN.

REGULAR AGENDA

10. **FIRST READING BILL NO. 26-33,** An Ordinance authorizing the City Manager to execute a Utility Agreement with Evergy Metro, Inc. in an amount not to exceed $1,735,719.39 for the burial of overhead electrical facilities in conjunction with the North Oak Trafficway Road Construction Project TP2371; Federal Project STBG-3323(414).

11. **RESOLUTION R-26-66,** A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2026 Ford Explorer Police Interceptor SUV vehicles for the total purchase amount of $175,600.00.

12. **RESOLUTION R-26-67,** A Resolution authorizing the City Manager to execute a Contract with Linaweaver Construction, Incorporated, in the total amount not to exceed $5,467,528.00 for the construction of the North Oak Trafficway Road Construction Project TP2371; Federal Project STBG-3323(414).

13. **RESOLUTION R-26-68,** A Resolution authorizing the City Manager to execute the Petition to the City of Gladstone, Missouri for the termination of the 6880 N. Oak Trafficway Community Improvement District.

14. **RESOLUTION R-26-69,** A Resolution authorizing the City Manager to execute the Petition to the City of Gladstone, Missouri for the termination of the 6900 N. Oak Trafficway Community Improvement District.

15. **RESOLUTION R-26-70,** A Resolution authorizing the City Manager to execute the Petition to the City of Gladstone Missouri for the establishment of the Gladstone Mixed-Use Land Community Improvement District.

16. **RESOLUTION R-26-71,** A Resolution authorizing the City Manager to execute the Petition to the City of Gladstone Missouri for the establishment of the Gladstone Mixed-Use Infrastructure Community Improvement District.

17. **Other Business.**

18. **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 4:00 pm
11/5/2026
816-423-4096

Department of General Administration Memorandum

DATE: November 4, 2026

TO: Mayor and City Councilmembers

FROM: Bob Baer, City Manager

SUBJECT: Freedom Fest Study Session

While Freedom Fest 2026 was planned as a one-time celebration of our nation's 250th birthday, recent City Council goal setting discussions favored a strong interest in continuing a similar community event in 2027. With the total cost of last year's event totaling approximately $225,000, staff would like to expand this discussion and seek additional guidance and direction from the City Council regarding the scope and extent of funding dedicated to the event moving forward.

Funding for an expanded July 4th celebration was not included in the City's FY 2027 budget; however, should the City Council wish to proceed, funding would need to be addressed through a mid-year budget adjustment using an appropriation from the City's fund balance with the hope of restoring those funds with projected FY27 budget surplus, which availability would not be known until September of 2027.

Total Budget	180,000

Entertainment		Logistics		Staff	
Item	*Cost*	*Item*	*Cost*	*Item*	*Cost*
Montgomery Gentry	$ 40,000.00	Port A Potties	$ 6,000.00	Parks	$ 2,560.00
The Elders	$ 8,500.00	Generators & Spider Boxes	$ 1,500.00	PD	$ 12,000.00
Superstar Mafia	$ 2,300.00	Lights	$ 500.00	PW	$ 1,920.00
Great American Kites	$ 7,500.00	Tents	$ 5,000.00	Other	
Inflatables	$ 2,000.00	Promoter (Resigned in April 2026)	$ 7,000.00		
Fireworks	$ 22,000.00	Event Insurance (All of it)	$ 20,000.00		
Stage/Audio (Midwest Music Supply)	$ 35,750.00	Dumpster	$ 500.00		
DJ/Emcee (LAZER)	$ 1,000.00	Golf Cart Rental (4)	$ 550.00		
Décor for Stage	$ 500.00	Marketing	$ 10,027.00		
Parking Help Incentive	$ 2,250.00	Banners (24 Total) Sizes: 3X5 (12) 3X8 (12) - Antioch Printing	$ 1,400.00		
SL 100 Stage Banners	$ 1,074.00	Barricades & Cones	$ 1,400.00		
Skydivers	$ 1,000.00	GEST Transportation	$ 10,000.00		
Bergman Media	$ 2,550.00	Montgomery Gentry Band Members Hotel	$ 2,650.00		
		Bands Food, Groceries, Staff Food	$ 2,000.00		
Total	126,424.00	***Total***	68,527.00	***Total***	$ 16,480.00
Grand Total					$ 211,431.00
Remaining Balance					$ (31,431.00)

Some costs like fencing already covered by FIFA two weeks before

Towels	1427
Social Media	3,000
Billboard	600
Radio	5,000
Podcast	
KSHB 41 Interview	

Likely we are missing some more smaller items that were paid out of the budget as well from Parks and PW.
True costs are very likely closer to $215,000 - $220,000

Department of General Administration

Memorandum

DATE: November 9, 2026
TO: City Council
FROM: Kris Keller, City Clerk
CC: Robert Baer, City Manager
SUBJECT: 2026 Boards and Commissions Interviews

The schedule for interviews is below.

Monday, November 9th

Shawn Garland	5:20 pm
Rachel Kortkamp	5:40 pm
Brittney Wienke	6:00 pm
Dinner Break	6:20 pm-6:50 pm
Vincent Mollica	6:50 pm

Tuesday, November 10th

Christina Esteban	5:40 pm
Ron Hartley	6:00 pm
Dinner Break	6:20 pm

Notes:

One applicant, D. Wayne Loar will be unavailable during the scheduled interview times due to being out of town but has notified me of his board/commission preference.

Please let me know if you have any questions.

MINUTES
REGULAR CITY COUNCIL MEETING
GLADSTONE, MISSOURI
MONDAY, OCTOBER 26, 2026

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

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 on Monday, October 26, 2026 at 7:30 pm.

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

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

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

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

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

The Agenda was approved as published.

Item No. 5. On the Agenda. Approval of the October 12, 2026, Regular City Council Meeting Minutes.

Councilmember Spallo moved to approve the minutes of the October 12, 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. 6. On the Agenda. OATH OF OFFICE: Kirt Yoder, Police Chief

The City Clerk administered the Oath of Office to the Police Chief.

Item No. 7. On the Agenda. Communications from the Audience.

No audience members addressed the Council.

Item No. 8. On the Agenda. Communications from City Council.

Councilman Nave shared that the meeting coincided with what would have been his mother's 69th birthday. He recognized her 30 years of service as a psychiatric social worker in Missouri, during which she frequently supported first responders. He noted that she believed public safety encompasses caring for both the community and those who serve it. He congratulated Police Chief Kirt Yoder on his swearing-in and expressed appreciation for Gladstone's police officers, firefighters, and paramedics.

Councilman Smith reported attending the North Kansas City Schools Education Foundation breakfast with Councilman Nave and commended the foundation's work. He congratulated Chief Yoder and wished him a long and successful tenure. Smith announced the Fall Brush Off, November 6–8, from 8 a.m. to 5 p.m. at the Public Works facility. Gladstone residents may drop off brush and yard waste at no charge with proof of residency; trash and hazardous waste will not be accepted. He also noted that storm brush drop-off would continue through October 31, from 9 a.m. to 4 p.m., Monday through Saturday.

Councilmember Spallo reminded residents that the free Haunted Firehouse event would be held Saturday from 5 to 7 p.m. at Fire Station No. 2, featuring trick-or-treating, games, and family-friendly Halloween activities. She commended the Fire Chief for organizing the community event.

Mayor Pro Tem Davis reminded residents to exercise caution while driving during Halloween festivities and trick-or-treating. He also announced that the next issue of the Gladstone magazine was expected to arrive in residents' mailboxes within the next few weeks and would feature information about Freedom Fest and updates on City projects.

Mayor Moore announced that the Glad Green Team cleanup is scheduled for November 7 and said she would email the location at the beginning of the following week.

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

City Manager Baer praised Public Works employees for their cleanup efforts after the October 13 storm, noting that crews cleared extensive tree and limb debris. He also commended Fire/EMS, which responded to more than 200 calls that night, and Police for closing streets affected by fallen limbs. He thanked all City employees and residents for helping with the recovery.

Item No. 10. On the Agenda. CONSENT AGENDA

Following the Clerks' reading:

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

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

Councilman Smith moved to approve **RESOLUTION R-26-60,** A Resolution authorizing the City manager to amend the Contract with EverReady Services, LLC for holiday lighting in the total

amount not to exceed $29,400.00 for FY27. Mayor Pro Tem Davis seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Councilman Smith moved to approve **MONTHLY FINANCIAL UPDATE SEPTEMBER YTD 2026. Councilman Nave** seconded. The Vote: "aye", Councilman Nave, Councilman Smith, Councilmember Spallo, Mayor Pro Tem Davis, and Mayor Moore. (5-0)

Item No. 11. On the Agenda. RESOLUTION R-26-61, A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the FY26 Mill and Overlay Program, and authorizing Final Payment in the amount of $82,061.83 for Project TP2606.

Councilmember Spallo moved to approve **RESOLUTION R-26-61,** A Resolution authorizing acceptance of work under contract with Metro Asphalt, Incorporated, for the FY26 Mill and Overlay Program, and authorizing Final Payment in the amount of $82,061.83 for Project TP2606. **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. 12. On the Agenda. RESOLUTION R-26-62, A Resolution authorizing the City Manager to enter into a First Amendment to the Sublease Agreement with Dentistry for Children, V. Rodman, Jr., D.D.S, M.S., L. Pollina, D.D.S., PA., A Missouri Corporation.

Mayor Pro Tem Davis moved to approve **RESOLUTION R-26-62,** A Resolution authorizing the City Manager to enter into a First Amendment to the Sublease Agreement with Dentistry for Children, V. Rodman, Jr., D.D.S, M.S., L. Pollina, D.D.S., PA., A Missouri Corporation. **Councilman Nave** 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. Other Business.

City Manager Baer announced that the free storm brush drop-off period would be extended by one week so it runs directly into the Fall Brush Off, avoiding a gap between the programs.

Item No. 14. On the Agenda. Adjournment.

Mayor Moore adjourned the October 26, 2026, Regular City Council meeting at 7:42 pm.

Respectfully submitted:

_____
Kris Keller, City Clerk

Approved as presented: _____

Approved as modified: _____

_____
Jean B. Moore, Mayor

Request for Council Action

RES ☐ # City Clerk Only **BILL** ☐ # City Clerk Only **ORD** ☐ # City Clerk Only

Date: 10/27/2026 Department: Community Development

Meeting Date Requested: 11/9/2026

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 Christmas Tree Lighting ceremony to kick off the holiday season. There will be a speech from the City's Mayor along with a variety of activities leading up to lighting the Mayor's Christmas Tree and Downtown Gladstone.

Location: Linden Square
Date: Tuesday, December 1, 2026
Time: 6:00 pm to 7:30 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: OCTOBER 27, 2026
PERMIT NO.: SEP26-00079
RE: TYPE 4 OUTDOOR SPECIAL EVENT

NAME OF EVENT: MAYOR'S CHRISTMAS TREE LIGHTING
LOCATION OF EVENT: 602 NE 70TH STREET
LINDEN SQUARE
DATE OF EVENT: TUESDAY, DECEMBER 1, 2026
TIME OF EVENT: 6:00 PM TO 7:30 PM
EST. ATTENDANCE: 250±

REQUESTED TEMPORARY VARIANCE:

[ ] Section 2.100.250(1) Outdoor display, sale and storage.
[ ] Section 2.100.250(3) Sales transactions.
[X] Section 2.120.050 Noise prohibited.
[X] 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.
[X] Section 5.160.230(a) Street use permit (street use permit allowed).
[X] Section 9.1600.110 Temporary signs.

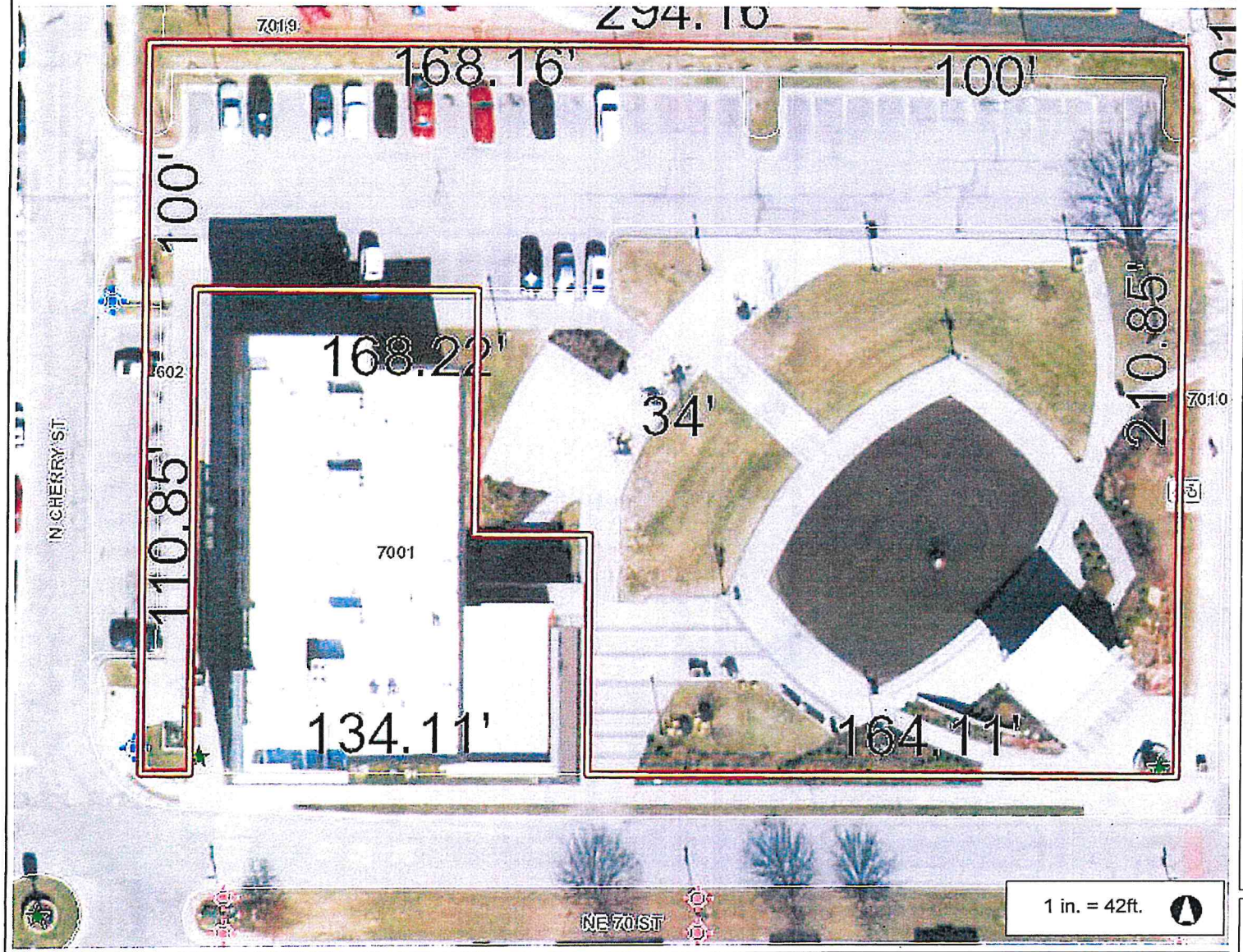
REMARKS: City staff has reviewed the application and finds that the variance(s) requested are appropriate for this venue.

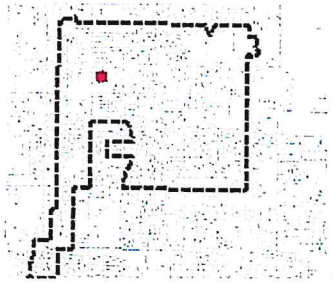
Signed: _____
Alan D. Napoli, C.B.O.
Community Development Administrator | Building Official

ATTACHMENT(S):

[X] 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

1 in. = 42ft.

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

Notes

Request for Council Action

RES ☒ # R-26-63 **BILL ☐ # City Clerk Only** **ORD ☐ # City Clerk Only**

Date: 11/4/2025 Department: General Administration

Meeting Date Requested: 11/9/2026

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

Subject: Resolution adopting a Mission Statement, Vision, and City Council Goals for 2027

Background: On Wednesday, October 14, 2026, the City Council and Leadership Team convened at the AJ Barn Event Center to outline goals for the upcoming year. The session was facilitated by Mike Mowery from Strategic Government Resources (SGR).

City staff delivered several presentations showcasing project updates and proposed initiatives for 2027. Additionally, the City Council engaged in discussions about pressing issues affecting the community. The attached Resolution and Final Report reflect the outcomes of this planning process and detail the updated goals for 2027.

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.

Bob Baer
Department Director/Administrator

JA
City Attorney

City of Gladstone, Missouri

2027 City Council Goal Setting Retreat

Final Report

October 27, 2026

The City Council of Gladstone, Missouri, held a Goal Setting Retreat on Wednesday, October 14, 2026. The retreat was held in the AJ Barn event center. It was facilitated by Dr. Mike Mowery, President of Leadership Development for Strategic Government (SGR). Every Council member and the Mayor attended the meeting, as well as the City Manager, the Assistant City Manager, Department Directors, and key Staff.

The Council discussed the accomplishments of 2026, heard reports from Department Directors. The Council evaluated each goal to determine if the goal needed to remain on the list, be revised, or be removed. New goals were also discussed. Below are the goals that the Council developed for 2027.

Goal #1 – Keep Gladstone as a safe place with a focus on crime prevention, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters and EMS personnel.

Goal #2 – Promote innovative economic development and funding opportunities for continued commitment to downtown, commercial corridors, and under-developed areas through effective infrastructure and redevelopment strategies.

Goal #3 - Continue resources and support strategies to sustain residential and commercial code enforcement and promote voluntary code compliance.

Goal #4 - Maximize and promote opportunities to market and program the AJ Barn event space.

Goal #5 - Prioritize neighborhood infrastructure to encourage homeowner investment and to preserve and increase housing values.

Goal #6 - Encourage civic engagement, volunteerism, and community beautification by inspiring residents to actively serve, improve, and invest in Gladstone.

Goal #7 - Improve and build communication strategies to better inform and engage our residents.

Goal #8 - Fund and initiate a revised Parks Master Plan.

Goal #9 - Leverage emerging technologies and processes to reduce costs, improve efficiencies, and enhance city services.

SGR recommends that the Council formally adopt these goals at an upcoming regularly scheduled Council Meeting.

RESOLUTION R-26-63

A RESOLUTION ADOPTING A MISSION STATEMENT, VISION STATEMENT, AND GOALS FOR THE CITY OF GLADSTONE, MISSOURI FOR 2027.

WHEREAS, the Council of the City of Gladstone believes that developing and implementing goals is a critical component in successfully managing the municipal resources entrusted to them; and

WHEREAS, the Council of the City of Gladstone recognizes that clearly articulated goals provide a valuable communication tool between a City government and its constituents; and

WHEREAS, the Council of the City of Gladstone is committed to implementing policies and allocating resources to promote these goals.

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

THAT, the following Mission Statement, Vision Statement, and Goals are adopted for the City of Gladstone, Missouri:

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."

GLADSTONE VISION

- Invested in becoming an even more welcoming and inclusive community.
- A vibrant commercial center with revitalized corridors at North Oak and Antioch Road and an innovative financial strategy that encourages economic development and redevelopment.
- A diverse quality housing stock that encourages community investment, provides opportunities to age in place, and becomes a destination to raise families.
- Gladstone is a recognized leader and provides innovative contributions to regional issues.
- Continued strong and innovative partnerships that help us ensure a high quality of life.
- An inspiring sense of place with a clear identity including an emphasis on arts and culture. You know you are in Gladstone.
- A strong commitment to public safety and City infrastructure investment.
- An inspired, innovative, and invested City staff.
- Cooperative relationships with citizens highlighted by inclusive citizen engagement and participation.

RESOLUTION R-26-63

Based on the Mission and Vision, the City Council establishes the following Goals:

2027 CITY COUNCIL GOALS

1. Keep Gladstone as a safe place with a focus on crime prevention, traffic enforcement, and the recruitment and retention of high-quality police officers, firefighters and EMS personnel.
2. Promote innovative economic development and funding opportunities for continued commitment to downtown, commercial corridors, and under-developed areas through effective infrastructure and redevelopment strategies.
3. Continue resources and support strategies to sustain residential and commercial code enforcement and promote voluntary code compliance.
4. Maximize and promote opportunities to market and program the AJ Barn event space.
5. Prioritize neighborhood infrastructure to encourage homeowner investment and to preserve and increase housing values.
6. Encourage civic engagement, volunteerism, and community beautification by inspiring residents to actively serve, improve, and invest in Gladstone.
7. Improve and build communication strategies to better inform and engage our residents.
8. Fund and initiate a revised Parks Master Plan
9. Leverage emerging technologies and processes to reduce costs, improve efficiencies, and enhance city services.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

Request for Council Action

RES ☒ # R-26-64 **BILL ☐ # City Clerk Only** **ORD ☐ # City Clerk Only**

Date: 11/5/2026 Department: Parks & Recreation

Meeting Date Requested: 11/9/2026

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

Subject: A Resolution authorizing the City Manager to execute an Agreement with Voss Electric Company dba Voss Lighting in a total amount not to exceed $54,475.00 for completion of the Natatorium Light Fixture Replacement Project at the Gladstone Community Center.

Background: The Natatorium Light Fixture Replacement Project at the Gladstone Community Center is a project funded by the Community Center and Parks Tax Fund. The Interlocal Purchasing System (TIPS) was utilized to select a professional services vendor for the project. Replacement is needed to ensure optimal footcandle lighting for safety and meeting of aesthetic standards of Gladstone Community Center Natatorium.

Budget Discussion: Community Center and Parks Tax Funds in the amount of $54,475.00 will be utilized.

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

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

Jordan Brown Department Director/Administrator	JA City Attorney	BB City Manager

RESOLUTION R-26-64

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A PROFESSIONAL SERVICES CONTRACT WITH VOSS ELECTRIC COMPANY DBA VOSS LIGHTING IN A TOTAL AMOUNT NOT TO EXCEED $54,475.00 FOR COMPLETION OF THE NATATORIUM LIGHT FIXTURE REPLACEMENT PROJECT AT THE GLADSTONE COMMUNITY CENTER.

WHEREAS, the services described in the Agreement are necessary and essential to complete the Natatorium Light Fixture Replacement Project at the Gladstone Community Center; and

WHEREAS, the City of Gladstone is the owner of the Gladstone Community Center and authorized to make such improvements to the property; and

WHEREAS, the City desires to engage the Voss Electric Company dba Voss Lighting to provide professional engineering services for the project described in the Agreement, and the Voss Electric Company dba Voss Lighting is willing to perform such 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, Missouri, is hereby authorized to enter into a contract with Voss Electric Company dba Voss Lighting for work outlined in the contract for a total amount not to exceed $54,475.00 for completion of the Natatorium Light Fixture Replacement project at the Gladstone Community Center.

FURTHER, THAT, funds for such purpose are authorized from the Community Center and Parks Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____

Jean B. Moore, Mayor

ATTEST:

_____

Kris Keller, City Clerk

Request for Council Action

RES ☒# R-26-65 **BILL ☐# City Clerk Only** **ORD ☐# City Clerk Only**

Date: 11/5/2026 Department: General Administration

Meeting Date Requested: 11/9/2026

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

Subject: A Resolution Authorizing the City Manager to enter into an Amendment to the Office, Concession, Public Restroom, and Storage Lease Agreement (the "Agreement") with Pollina Enterprises, LLC, a Missouri limited liability company, at 7001 N. Cherry, Gladstone, Missouri 64118.

Background: City Staff has been in contact with the representatives of Pollina Enterprises LLC, regarding negotiating terms for an Amendment for the lease Agreement at 7001 N. Cherry, Gladstone, Missouri 64118. After discussions and review of proposed changes which correct errors related to rent and an indemnification provision made when the lease Agreement was originally agreed upon, the City and Pollina Enterprises, LLC, at 7001 N. Cherry, Gladstone, Missouri 64118 have reached an agreement to the terms of the proposed Amendment.

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.

Bob Baer	JA	BB
Department Director/Administrator	City Attorney	City Manager

RESOLUTION NO. 26-65

A RESOLUTION AUTHORIZING THE CITY MANAGER TO ENTER INTO AN AMENDMENT TO THE OFFICE, CONCESSION, PUBLIC RESTROOM, AND STORAGE LEASE AGREEMENT WITH POLLINA ENTERPRISES, LLC, A MISSOURI LIMITED LIABILITY COMPANY.

WHEREAS, the City Council for the City of Gladstone, Missouri desires to enter into an Amendment to the Office, Concession, Public Restroom, and Storage Lease Agreement with Pollina Enterprises, LLC, a Missouri limited liability company, at 7001 N. Cherry, Gladstone, Missouri 64118.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute the Amendment to the Office, Concession, Public Restroom, and Storage Lease Agreement with Pollina Enterprises, LLC, a Missouri limited liability company, at 7001 N. Cherry, Gladstone, Missouri 64118 in substantially the form attached hereto as Exhibit A.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

RESOLUTION NO. 26-65

Exhibit A

[See Attached]

AMENDMENT TO LEASE AGREEMENT

This amendment ("Amendment") is made this ___ day of November 2026, by and between the City of Gladstone, Missouri, (hereinafter the "Lessee") and Pollina Enterprises, LLC, a Missouri limited liability company (hereinafter the "Lessor").

WITNESSETH:

WHEREAS, the Lessor and Lessee entered into an Office, Concession, Public Restroom, and Storage Lease Agreement (the "Agreement") on May 14, 2012, (attached as "Exhibit A") for certain property located at 7001 N. Cherry, Gladstone, Missouri 64118; and

WHEREAS, the parties desire to amend and supplement the Agreement as further described herein.

NOW THEREFORE, in consideration of the foregoing and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Sub-Lessor and Sub-Lessee agree as follows:

1. This Amendment is hereby made a part of the Agreement, by and between the parties, modifying and superseding where it is inconsistent. All other conditions of the Agreement remain unchanged and this Amendment is expressly incorporated and made a part of the Agreement.

2. Rent for Premises A and B1 in years twenty-one (21) through twenty-five (25) of the Original Term shall be the sum of seven thousand five hundred dollars ($7,500) if paid monthly, or ninety thousand dollars ($90,000) if paid annually.

3. Rent for Premises A and B1 for both ten-year (10) Renewal Terms if exercised shall be five thousand dollars ($5,000) if paid monthly, or sixty thousand dollars ($60,000) if paid annually.

4. Notwithstanding any provision of the Agreement to the contrary, nothing in the Agreement shall constitute or be construed or deemed to constitute a waiver of the Lessee's sovereign immunity. The parties agree that the City is not indemnifying Lessee for any reason whatsoever.

CITY OF GLADSTONE, MISSOURI

By: _____
Robert M. Baer
Title: City Manager

ATTEST:

_____
Kris Keller, City Clerk

Pollina Enterprises, LLC, Missouri limited liability company:

By: _____

EXHIBIT A

[SEE ATTACHED]

City lease
w/ Pollina
Enterprises

OFFICE, CONCESSION, PUBLIC RESTROOM AND STORAGE LEASE AGREEMENT

THIS LEASE is made and entered into this 14th day of May, 2012, between Pollina Enterprises, LLC, a Missouri limited liability company, hereinafter referred to as "Lessor" and the City of Gladstone, Missouri, hereinafter referred to as "Lessee."

RECITALS

1. The real property described on Exhibit A is within the Linden Square Downtown Village Center Development District as depicted in the attached Exhibit B.
2. Pollina Enterprises intends to develop the real property described on Exhibit A by constructing a building with a full basement and two stories. The first story will be operated by Pollina as a dental office.

PREMISES

Lessor agrees to lease to Lessee portions of a business office building located at 7001 N. Cherry, Gladstone, MO 64118 and more particularly described on the attached Exhibit A. Lessee hereby leases the basement and second floor of the building which are outlined in red on the attached floor plan incorporated herein as Exhibit C. The leased premises shall consist of not more than 36% of the total building square footage or 10,265 square feet.

It is agreed that the second story will be used for office or commercial space as permitted by local zoning ordinances. The east side of the basement space will be exposed to allow access to the Village Center amenities being constructed near the building. Lessee plans to use the basement space for various public purposes including public restrooms, concession sales, equipment rental, storage and office space.

Lessee shall provide notice to Lessor of any sublease and Lessor shall have 14 days from the notice date to express any objection or reservations related to the proposed sublessee. Lessee agrees it will not sublease space for medical uses.

TERM, RENT, ESCROW, AND NONAPPROPRIATION

The term shall commence on the date the Lessor receives its Certificate of Occupancy. The initial term shall be for a period of twenty-five (25) years with 2 additional optional terms of ten (10) years each.

Lessee shall pay as rent the sum of $110,000 annually for the first twenty (20) years of the initial term. Lessee shall pay as rent the sum of Seven Thousand Five Hundred Dollars ($7500.00) annually for years 21 to 25.

On June 15, 2012, and on June 15th each year thereafter through the first 20 years, the Lessee shall deposit in escrow with First Bank of Missouri an annual minimum amount of $110,000. Any rent obligations following the first twenty (20) year period shall be paid directly to Lessor by Lessee. The Lessee may choose to deposit additional escrow funds. Additional escrow shall be used for any purpose desired by the Lessee including, but not limited to, satisfying Lessee obligations to the Lessor equal to: 40% of annual real estate taxes annually; 40% of HVAC annual maintenance agreement; 100% of annual elevator maintenance agreement and; 100% of fire alarm agreements. Upon request, the Lessee shall have the right to review each agreement and request additional bids to insure cost competiveness. Lessor shall submit costs on an annual basis. Lessee shall not unreasonably withhold approval and subsequently authorize use of escrow funds for these purposes. At no time and for no purpose shall the Lessor have right or claim to any escrow funds without the express written approval of the Lessee.

Lessee shall renew this lease for an additional ten (10) year term unless it notifies Lessor not less than six (6) months before the expiration of the initial twenty-five (25) year term that it will terminate the lease. Likewise, this lease shall renew for a second ten (10) year term unless Lessee notifies Lessor not less than six (6) months before the expiration of the first ten (10) year extension that it will terminate the lease.

Rent during both ten (10) year option terms shall be Five Thousand Dollars ($5,000.00) per year.

Each yearly rent obligation described herein is subject to annual appropriation by the City. The City is not legally obligated to budget or appropriate monies for any fiscal year beyond the current fiscal year or any subsequent fiscal year in which the lease is in effect and there can be no assurance that the City will appropriate funds to make lease payments. This lease does not give rise to a general obligation or other indebtedness of the City.

MAINTENANCE, REPAIR & OPERATING EXPENSES

Exterior Maintenance & Repair.

Lessor shall maintain in a timely manner the exterior of the premises including, but not necessarily limited to, the roof, exterior walls, structural membranes, foundation, support beams, windows, doors, lighting and any other thing. Lessor shall maintain the leased premises so that they are suitable for their intended purpose and are in compliance with all laws, regulations and zoning codes.

Lessee shall maintain the elevator, maintain and repair the parking lot adjacent to Lessor's building, provide snow removal on sidewalks and parking lot, install landscaping and mow the grass.

Interior Maintenance & Repair.

Lessor shall keep the entire leased premises clean and free from dirt and refuse matter, and shall keep and maintain every part or portion of the leased premises in good order and repair. Lessor shall furnish janitor or cleaning services only for the portion of the premises it inhabits.

Lessor shall maintain HVAC systems, electrical and plumbing systems, doors and windows, and building mounted exterior light fixtures.

Lessor shall provide Lessee with rental space in "like new" white box condition for a multi-tenant occupancy. Leased spaces shall include: Ground Plumbing; Stub for fixtures in the space for toilets, sinks, floor drains, etc. utilizing locations provided by Lessee; HVAC - Primary mechanical equipment of adequate size and basic duct work for the space including ventilation, heat, and cooling in Leased spaces including tthe basement. Electrical - Main run and control panel(s) to the basement and third floor space of adequate size to support the anticipated loads utilizing locations provided by Lessee. In addition the Lessor shall install and provide for load walls or tenant separation walls, doors, windows or other openings utilizing locations provided by Lessee; Concrete floors, required fire protection and; any other service or function that would be required to be constructed as part of the overall building.

Lessee shall be responsible for all the cost of finishing the leased interior space. Lessee agrees to provide Lessor all plans for interior finish for review and approval prior to starting construction. Lessor shall have 14 days from submission of plans to provide written objections or written approval otherwise the submitted plans will be deemed approved. Lessee shall be provided access to the building immediately upon Lessor receiving the Certificate of Occupancy.

Lessee shall maintain the leased space clean and free from dirt, grease, refuse matter, rodents, and will regularly exterminate to control insects and pests. The leased premises will be kept in good order and repair.

Utilities.

Lessor and Lessee shall each be responsible to make application and connections for necessary utility services for their separate use. Each party shall be solely liable for utility charges as they become due, including, without limitation, those for sewer, water, gas, electricity, cable services, telephone services, and trash service.

TAXES

Lessor shall pay on or before the last day on which payment may be made without penalty or interest, all taxes and assessments, or other governmental charges that shall or may during the Lease term be imposed on, or arise in connection with the use of the demised premises or any part thereof.

INSURANCE

Commercial General Liability.

Lessor and Lessee shall maintain a policy of commercial general liability insurance protecting Lessor against claims of employees and third parties for bodily injury, death, personal injury, and property damage occurring in, upon, or about the leased premises and any appurtenances thereto. Such policy shall include contractural liability coverage covering Lessor's indemnification obligations under this lease with respect to covered claims.

Lessor and Lessee will maintain at its expense at all times during the lease term liability insurance protecting and indemnifying Lessee in an amount not less than $300,000 per person and $2,000,000 per occurrence. Lessor shall deliver to Lessee certificates of insurance, which shall declare that the respective insurer may not cancel the same in whole or in part without giving Lessee written notice of its intention to do so at least ten (10) days in advance.

Property Insurance.

Effective at the time Lessor takes possession, it shall maintain property insurance covering the building insuring against all risks of loss, including fire and other casualties. The coverage is for actual replacement cost of the building and personal property, including the cost of demolition and debris removal and without deduction for depreciation.

Lessee shall maintain property insurance to insure against loss of personal property.

Workers Compensation.

Lessor and Lessee shall maintain workers compensation insurance as required by law and which shall include employer's liability insurance for all employees of Lessor, in accordance with the statutory limits required by law.

INDEMNITY

Each party shall indemnify and hold the other harmless from and against liability arising from the other's operations or activities, any act, omission, negligence, or misconduct of each and their respective officers, directors, employees, partners, members, agents, contractors, invitees, patrons or employees.

ASSIGNMENT & SUBLEASE

Subject to the provisions set forth in the "PREMISES" section of this lease, *supra*, Lessee may assign this lease or sublease all or substantially all of the their premises in a single transaction or related transactions without the prior consent of Lessor; provided, however, that Lessee shall, promptly after such assignment or sublease (i) provide notice to Lessor specifying the name, address and employer identification number or the assignee or sublessee; and (ii) deliver to Lessor a true and complete copy of the assignment or sublease, as the case may be, and all related agreements; and (iii) furnish current information as to the financial responsibility of the proposed assignee or subtenant, any parent entity, and the principals controlling the assignee or sublessee. No such assignment or sublease, nor any amendment thereto, shall be effective unless and until Lessee delivers to Lessor within ten (10) days of execution thereof, a duplicate original of the fully-executed instrument of assignment or sublease or amendment.

Notwithstanding any assignment of this lease or subletting of all or part of the premises, Lessee shall remain liable for the payment of the rent and for the timely observance and performance of all the terms, covenants and conditions of this lease on the lessee's part to be performed or observed.

CASUALTY DAMAGE & DESTRUCTION

If the premises are damaged or destroyed by fire or other cause, Lessor shall give Lessee prompt notice of such event and shall repair such damage and restore the premises to the condition existing prior to such damage or destruction and to a standard and quality no less than the construction of the original improvements. Rent shall abate if Lessee is dispossessed of the premises for any period longer than 30 days. Rent shall not resume until such time as the local permitting authority certifies the premises may be occupied. If such certification does not occur on the first day of the month then rent payments shall be prorated for the number of days of the particular month Lessee is in actual possession.

If the premises are damaged or destroyed by fire or other cause during the last five (5) years of the initial twenty-five (25) year term and such damage or destruction was not caused by the misconduct of Lessor and the cost to restore the premises, as reasonably estimated, would equal or exceed 50% of the full replacement cost of the improvements, Lessor may, at its option, terminate this lease by notice given to Lessee no later than thirty (30) days after such fire or other casualty event,

DEFAULT & REMEDIES

Default.

Lessor may give Lessee notice of termination of this lease if one or more of the following events occur:

1. Lessee fails to pay rent when the same is due and payable under the terms of this lease and such failure continues for a period of ten (10) days after written notice thereof is given to Lessee; or
2. Lessee, whether by action or inaction, fails to timely perform or observe any of the other terms, covenants or conditions of this lease and such default is not remedied within twenty (20) days after written notice thereof is given to Lessee, provided that if such default cannot, with reasonable diligence, be fully remedied within such 20-day period, Lessee shall have as long as is reasonably necessary to cure such default, but in no event longer than three (3) months after the date such default notice is given to Lessee, provided Lessee commences compliance within such 20-day period and thereafter pursues compliance to completion with reasonable diligence; or
3. Lessee deserts or abandons the premises for 30 or more consecutive days.

Remedies.

If this lease is terminated pursuant to the above-described causes, then Lessee shall immediately vacate the premises and surrender the premises to Lessor in good order, condition and repair, excepting reasonable wear and tear and damage that is not Lessee's obligation to repair. Lessor may relet the premises, or any portion of the premises, from time to time, in the name of the Lessor, Lessee or otherwise, as determined by Lessor, to any person and on any terms, but Lessor shall have no obligation to relet the premises.

Lessee shall pay Lessor all rent payable to the date on which this lease is terminated or Lessor reenters or obtains possession of the premises; and any costs and expenses incurred by Lessor in connection with the termination, reentry or obtaining of possession, and the reletting of the premises, including all repossession costs, reasonable attorney fees and expenses of preparing the premises for reletting.

MISCELLANEOUS

Tenant's Right to Terminate.

If Lessor (Pollina Enterprises, LLC) sells, assigns, or otherwise transfers (whether by operation of law or otherwise) all or any part of its interest in the property Lessee shall be relieved of all obligations and liabilities under this lease accruing after the effective

date of Lessor's transfer and city may terminate this lease. Lessor shall give notice to Lessee of any sale, assignment or transfer of all or any part of its interest in the property prior to the effective date of such a transfer.

In addition if Lessor leases the first floor of the property to any entity besides Dentistry for Children or Pollina Enterprises, LLC then Lessee shall be relieved of all obligations and liabilities under this lease and may terminate the lease. However the first floor may be leased to a dental practice similar in all respects to the initial dental practice. Likewise if any of the following events occur then Lessee shall be relieved of all obligations and liabilities under this lease and may terminate the lease: Lessor filing of Bankruptcy (whether voluntary or involuntary), any default with any financial entity holding an equitable or legal interest in the property, insolvency proceedings of any kind, any assignment for the benefit of creditors, an appointment of a receiver, and an abandonment of the premises for more than thirty (30) days.

Trash.

Lessee agrees to provide to Lessor space to accommodate a commercial dumpster within 300 feet of the building.

Notices.

All notices by either party to the other shall be made by depositing such notice in the certified mail of the Untied States of America, and such notice shall be deemed to have been served on the date of such depositing in the certified mail unless otherwise provided. All notices to Lessor shall be made at Lessor's address as set out in the introductory paragraph hereof, or at such other address as Lessor may from time to tome designate in writing to Lessee, and all notices to Lessee shall be at the following, or at such other address as Lessee may from time to time designate in writing to Lessor:

Legal Notices:
Company Name: ~~Pollina Enterprises, LLC~~ City of Gladstone
Contact Name: ~~Dr. Louis Pollina~~ City Attorney
Address: ~~231 NW 72nd Street, Gladstone, MO~~ 7010 N. Holmes
Phone number: — Fax number: — Gladstone, MO
E-mail: —

Lessee Billings:
Contact Name: Scott Wingerson
Address: 7010 N. Holmes Gladstone, MO
Phone number: 816 436 2200 Fax number: _____
E-mail: _____

Amendments.

Oral agreements in conflict with any of the terms of this Lease shall be without force and effect, all amendments to be in writing executed by the parties or their respective successors in interest.

Holding Over.

Any holding over after the expiration of the term with the consent of Landlord shall be construed to be a tenancy from month to month and Lessee shall be charged the rental rate of 110% of Base Rent Dollars plus other applicable charges during such holding over period.

Attorney Fees.

If either party named herein brings an action to enforce the terms hereof or declare rights hereunder, the prevailing party in any such action, trial or appeal thereon shall be entitled to its reasonable attorneys' fees to be paid by the losing party as fixed by the court in the same or separate suit, and whether or not such action is pursued to decision or judgment.

Partial Invalidity.

If any term or condition of this Lease or the application thereof to any person or event shall to any extent be invalid or unenforceable, the remainder of the Lease in the application of such term, covenant or condition to persons or events other than those to which it is held invalid or unenforceable shall not be affected and each term, covenant and condition of this Lease shall be valid and enforced to the fullest extent permitted by law.

Signatures.

This Lease Agreement may be executed in multiple counterparts, each of which shall be deemed an original, but all of which shall constitute one and the same instrument. For purposes of executing this Lease Agreement, a document signed and transmitted by facsimile machine or a scanned image, such as a pdf, via e-mail is to be treated as an original document.

Law.

This Lease shall be construed according to the laws of the State of Missouri.

IN WITNESS WHEREOF, the parties hereto have executed this Lease Agreement the day and year first above written and are duly authorized to execute the same.

EXECUTED IN DUPLICATE.

LESSEE: CITY OF GLADSTONE

By: _____
Kirk L. Davis, City Manager

LESSOR:

By: _____
Name: Louis Anthony Polina
SS#: 491-94-5856

STATE OF MISSOURI)
) §
COUNTY OF CLAY)

BE IT REMEMBERED, that on this 10 day of May 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appears Louis Anthony Polina, who is known to me to be the person who executed the above and foregoing instrument and acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

_____
Notary Public

My Commission Expires: 11-11-14

REBECCA JARRETT
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2014
Commission #10392947

STATE OF MISSOURI)
) §
COUNTY OF CLAY)

BE IT REMEMBERED, that on this 17 day of May 2012, before me, the undersigned, a Notary Public in and for the County and State aforesaid, personally appears Kirk L. Davis, City Manager, who is known to me to be the person who executed the above and foregoing instrument and acknowledged the execution of the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal on the day and year last above written.

Rebecca Jarrett
Notary Public

My Commission Expires: 11-11-14

REBECCA JARRETT
Notary Public-Notary Seal
STATE OF MISSOURI
Clay County
My Commission Expires: November 11, 2014
Commission #10392947

EXHIBIT "A"
DENTAL BUILDING LEGAL DESCRIPTION
PART OF THE N.E. 1/4 SECTION 23, T. 51 N., R. 33 W., IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.

LEGAL DESCRIPTION:

ALL THAT PART OF LOTS 8, 9, AND 10, BLOCK 22, LINDEN, A PLATTED SUBDIVISION IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF SAID LOT 8; THENCE S89°42'29"E, ALONG THE SOUTH LINE OF SAID LOT 8, SAID LINE ALSO BEING THE NORTH RIGHT-OF-WAY LINE OF N.E. 70TH STREET, AS NOW ESTABLISHED, A DISTANCE OF 14.20 FEET TO THE POINT OF BEGINNING; THENCE N00°21'38"E, AND BEING 14.20 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF SAID LOTS 8, 9, AND 10, AND THE EAST RIGHT-OF-WAY LINE OF N. CHERRY STREET, AS NOW ESTABLISHED, A DISTANCE OF 140.47 FEET; THENCE S89°42'29"E, A DISTANCE OF 81.16 FEET; THENCE S00°21'38"W, A DISTANCE OF 70.95 FEET; THENCE S89°42'29"E, A DISTANCE OF 33.07 FEET; THENCE S00°21'38"W, A DISTANCE OF 69.52 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 8 AND THE NORTH RIGHT-OF-WAY LINE OF SAID N.E. 70TH STREET; THENCE N89°42'29"W, ALONG THE SOUTH LINE OF SAID LOT 8 AND THE NORTH RIGHT-OF-WAY LINE OF SAID N.E. 70TH STREET, A DISTANCE OF 114.24 FEET TO THE POINT OF BEGINNING, AND CONTAINING 0.314 ACRES MORE OR LESS.

I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

BY: _____
DOUGLAS E. UBBEN, MO-PLS 2304

STATE OF MISSOURI
DOUGLAS E. UBBEN
2304
REGISTERED LAND SURVEYOR

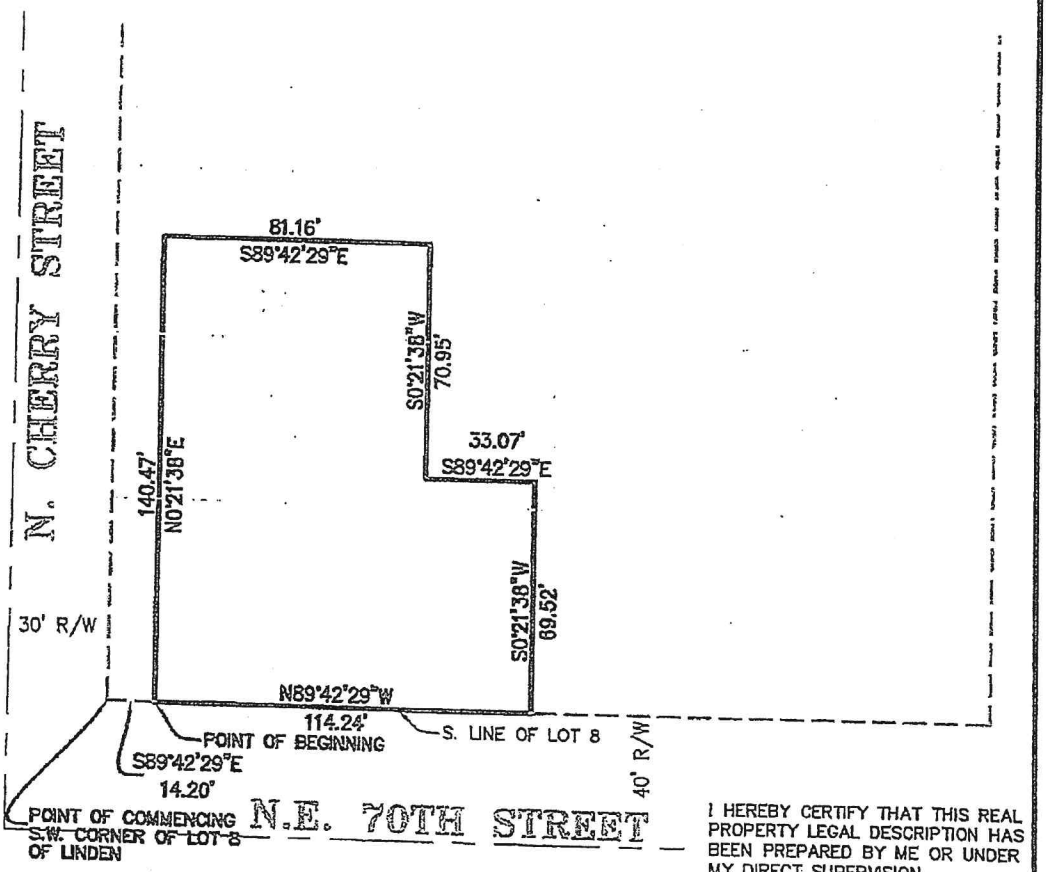
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PLANNING ENGINEERING IMPLEMENTATION
PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061
(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PROJECT NO. 110510
DATE: 4-2-12
BY: JMO

EXHIBIT "A"

DENTAL BUILDING LEGAL DESCRIPTION
PART OF THE N.E. 1/4 SECTION 23, T. 51 N., R. 33 W.,
IN THE CITY OF GLADSTONE, CLAY COUNTY, MISSOURI.



I HEREBY CERTIFY THAT THIS REAL PROPERTY LEGAL DESCRIPTION HAS BEEN PREPARED BY ME OR UNDER MY DIRECT SUPERVISION.

STATE OF MISSOURI
DOUGLAS E. UBBEN
LS-2304
REGISTERED LAND SURVEYOR

BY: _____
DOUGLAS E. UBBEN, MO PLS 2304

SCALE: 1"=100'

0' 100'

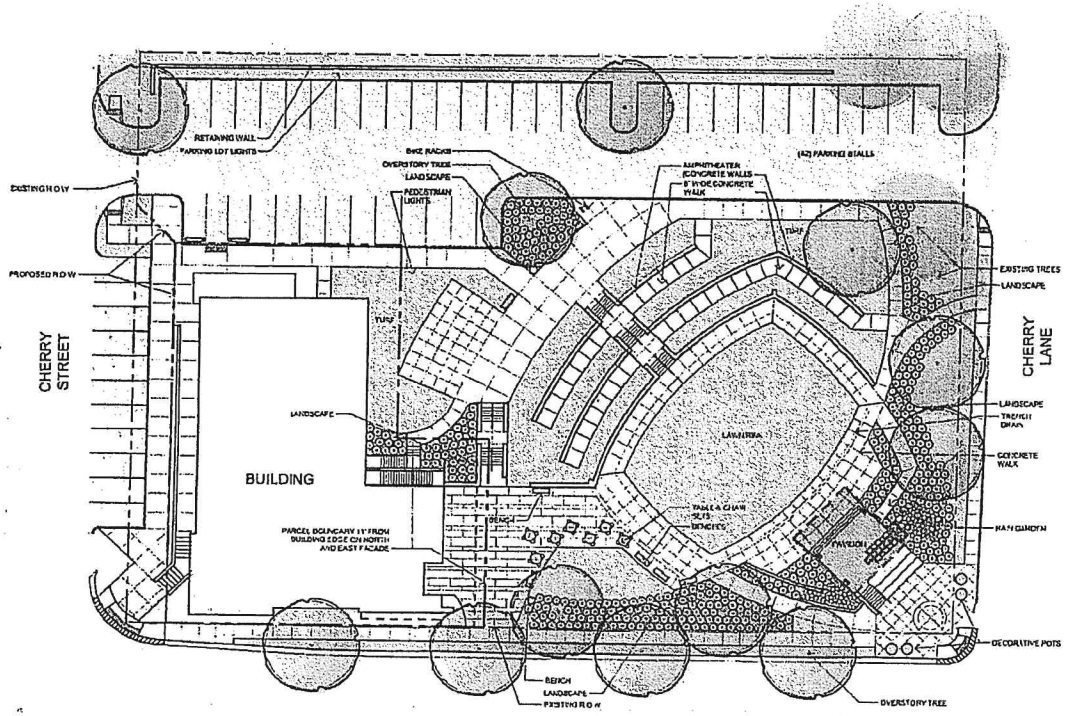
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PLANNING
ENGINEERING
IMPLEMENTATION

PHELPS ENGINEERING, INC
1270 N. Winchester
Olathe, Kansas 66061

(913) 393-1155
Fax (913) 393-1166
www.phelpsengineering.com

PROJECT NO. 110510
DATE: 4-2-12
BY: JMO



01 SITE PLAN

SCALE 1"=30' 0 8' 15' 20' 40'

CONFLUENCE

LANDSCAPE ARCHITECT
CONFLUENCE
417 DELAWARE STREET
KANSAS CITY, MISSOURI 64105
PH: 816.531.7227 FAX: 816.531.7229

ARCHITECT
SFS Architecture
1100 Grand Boulevard Suite 400
Kansas City, MO 64106
PH: 816.474.1331
CONTACT: Kerry Newman

CIVIL ENGINEER
Phelps Engineering, Inc
1270 N. Winchester
Olathe, KS 66061
PH: 913.393.1155
CONTACT: Judd Claussen

ELECTRICAL ENGINEER
Lightworks, Inc.
3018 Main Street
Weston, MO 64098
PH: 816.640.5918
CONTACT: Kelly Vander

STRUCTURAL ENGINEER
Bob D. Campbell & Co., Inc.
4330 Belleview
Kansas City, MO 64111
PH: 816.531.1154
CONTACT: Mike Fultz

LINDEN SQUARE
GLADSTONE VILLAGE CENTER
GLADSTONE, MISSOURI

Exhibit D

REVISION SCHEDULE

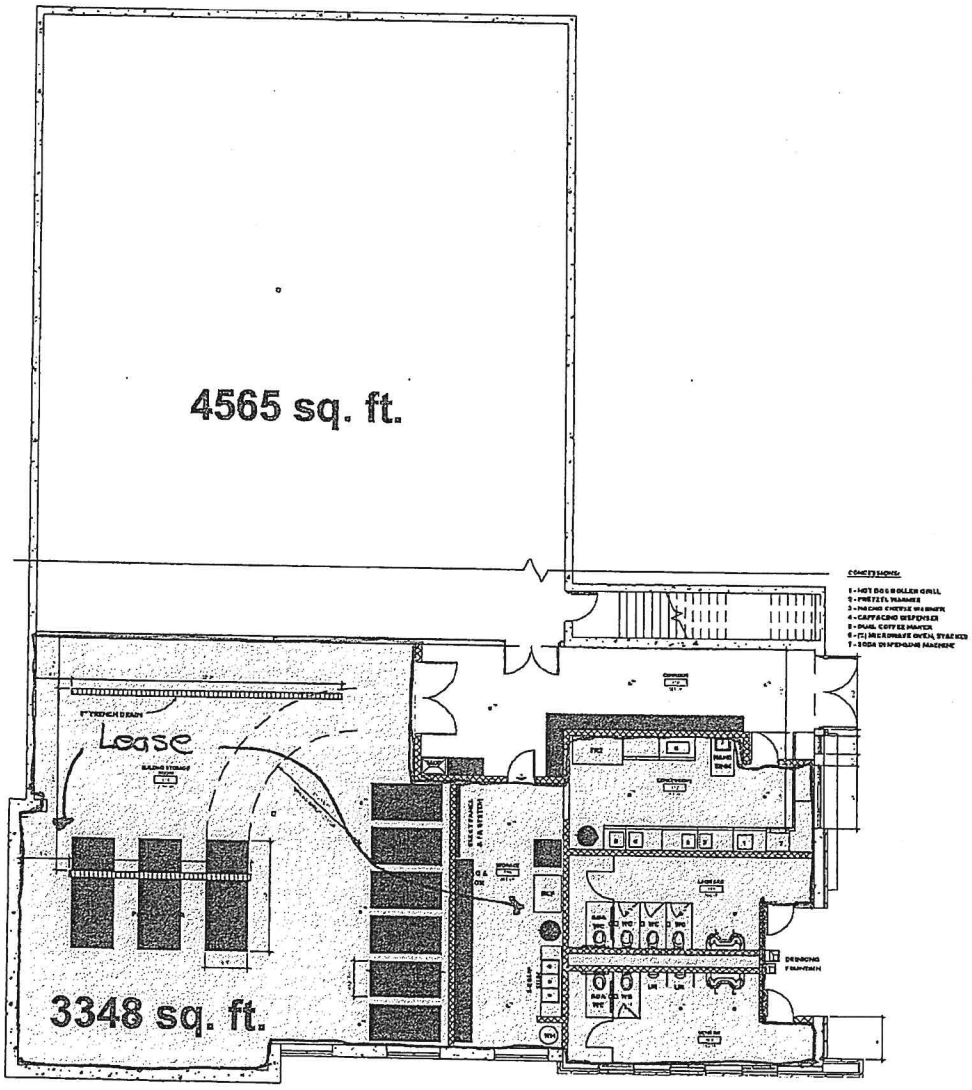
NO.	DATE	DESCRIPTION
1	8/15/06	PER CITY COMMENTS

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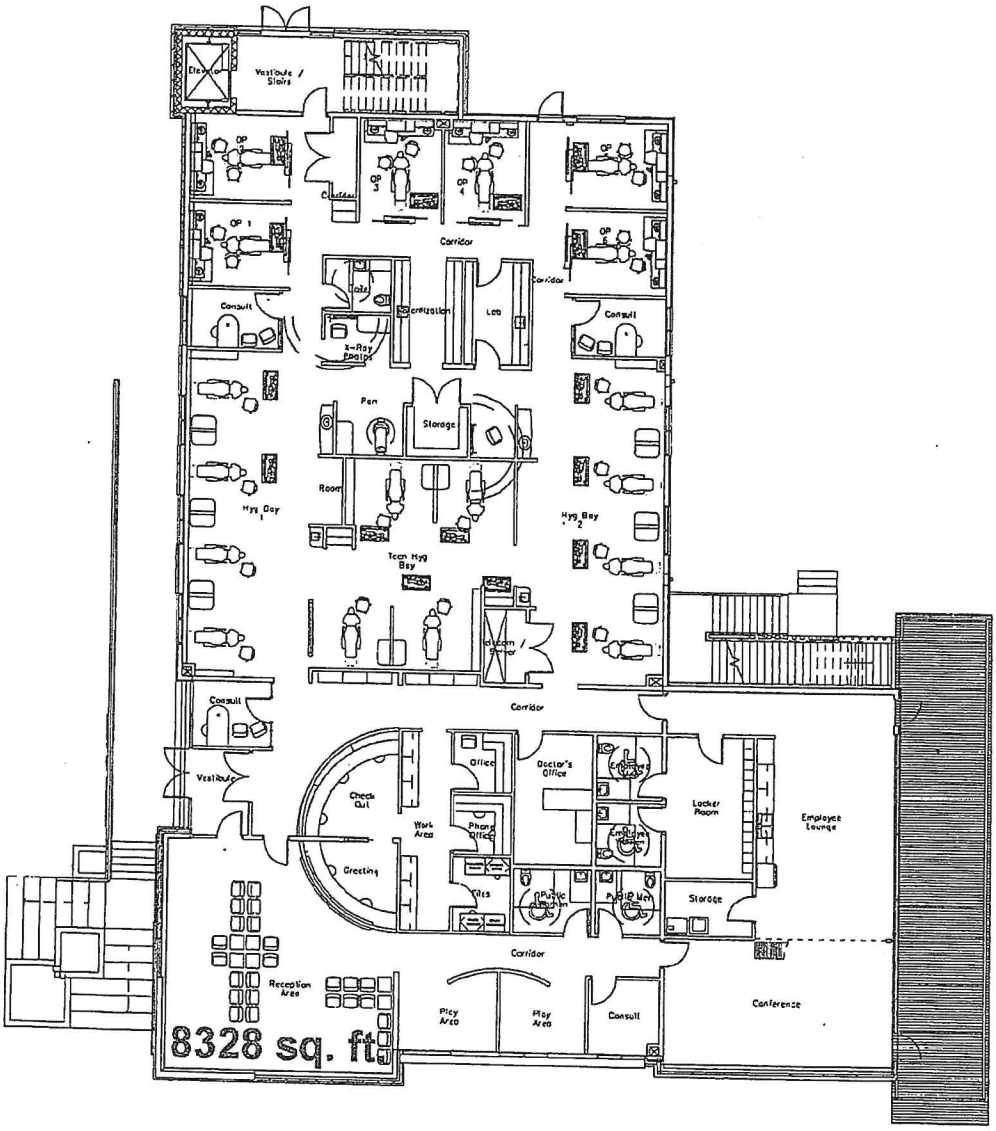
SITE PLAN
FULL BUILD-OUT

CONFLUENCE PROJECT NO. 11209XC

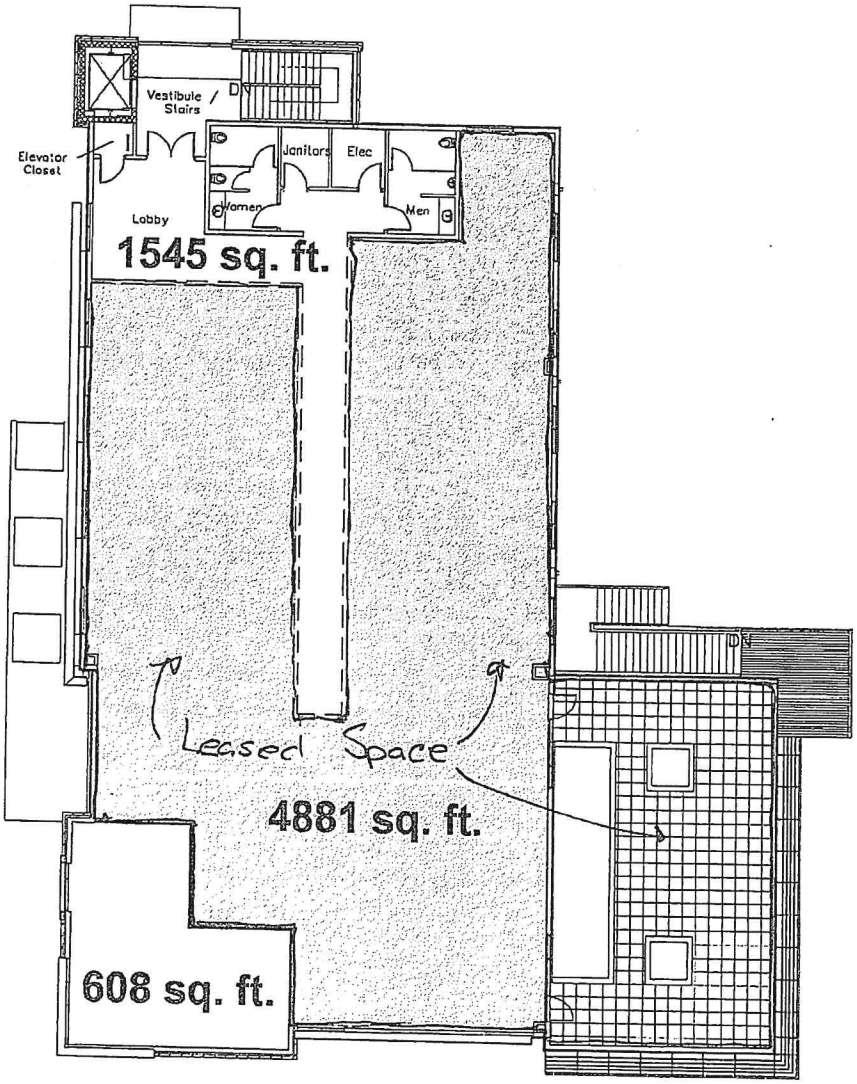
SP101



BASEMENT Ex. C



FIRST FLOOR *Ex. C*



SECOND FLOOR Ex C

Request for Council Action

RES ☐# City Clerk Only **BILL** ☐# City Clerk Only **ORD** ☐# City Clerk Only

Date: 11/5/2026 Department: General Administration

Meeting Date Requested: 11/9/2026

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

Subject: Consideration of the Meadowbrook Shopping Center Community Improvement District Budget and Five Year Plan

Background: Meadowbrook Shopping Center went through a major update approximately twelve (12) years ago. The City supported that renovation by allowing the creation of a Community Improvement District (CID). The CID levies a one-cent sales tax to help offset redevelopment costs.

Budget Discussion: N/A.

Public/Board/Staff Input: The CID is required to seek City approval of a five (5) year plan. The attached five (5) year plan complies with that requirement and is substantially the same as the previous five (5) year plan.

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

Austin Greer Assistant City Manager	JA City Attorney	BB City Manager

Meadowbrook
CID Budget, July 1, 2026 - June 30, 2027
Prepared: July 30, 2026

	2026-27
Receipts	
CID Deposits from MO DOR	70,000
Total Receipts - CID Project	**70,000**
Expenditures	
Interest Expense - General Construction Loan	11,900
Interest Expense - Dunkin Donuts	19,550
Interest Expense - Popeye's Loan	23,409
Interest Expense - Add'l Meadowbrook Improvements	1,820
Interest Expense - 2026 Improvements	0
Professional Fees	2,500
CID Budget Meeting	500
CID Payments, City of Gladstone 1.5% of receipts	1,050
Total Expenditures	**60,729**
Receipts in Excess of Expenditures / (Expenditures in Excess of Receipts)	**9,271**

Meadowbrook
CID Forecast, July 1 - June 30
Prepared: July 30, 2026

	2026-2027	2027-2028	2028-2029	2029-2030	4 YEAR TOTAL
Receipts					
CID Deposits from MO DOR	70,000	70,000	70,000	70,000	**280,000**
Total Receipts - CID Project	**70,000**	**70,000**	**70,000**	**70,000**	**280,000**
Expenditures *					
Interest Expense - General Construction Loan	11,900	10,900	9,900	8,900	**41,600**
Interest Expense - Dunkin Donuts	19,550	19,150	18,750	18,350	**75,800**
Interest Expense - Popeye's Loan	23,409	23,009	22,609	22,209	**91,236**
Interest Expense - Add'l Meadowbrook Improvements	1,820	1,795	1,770	1,745	**7,130**
Interest Expense - 2026 Improvements	0	0	0	0	**0**
Professional Fees	2,500	2,500	2,500	2,500	**10,000**
CID Budget Meeting	500	500	500	500	**2,000**
CID Payments, City of Gladstone 1.5% of receipts	1,050	1,050	1,050	1,050	**4,200**
Total Expenditures	**60,729**	**58,904**	**57,079**	**55,254**	**231,966**
Receipts in Excess of Expenditures / (Expenditures in Excess of Receipts)	**9,271**	**11,096**	**12,921**	**14,746**	**48,034**

Request for Council Action

RES ☐ **# City Clerk Only** **BILL** ☒ **# 26-33** **ORD** ☒ **# 4.750**

Date: 11/4/2026 Department: Public Works

Meeting Date Requested: 11/9/2026

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

Subject: Evergy Utility Agreement, N. Oak Trafficway Road Construction Project (TP2371); Federal Project STBG-3323(414)

Background: Evergy owns and operates existing overhead electrical facilities within the vicinity of the roadway project that will need to be relocated as part of the project. The City's existing franchise agreement with Evergy Metro, Inc. establishes certain limitations on the City's ability to require Evergy to underground its existing overhead electrical facilities. As a result, the cost of relocating the facilities underground is greater than the cost of relocating them overhead. In determining the City's cost share, Evergy accounts for the estimated cost of relocating the facilities overhead, which would otherwise be the standard relocation approach, and the City pays the additional cost associated with placing the facilities underground. The City's estimated cost for the underground relocation is $1,735,719.39. The underground relocation will extend from approximately Captain D's, located at 6860 N. Oak Street, to Sonic Drive-In, located at 7112 N. Oak Trafficway. This agreement authorizes Evergy to proceed with the underground relocation.

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

Public/Board/Staff Input: City staff explored several options with Evergy, with some estimates approaching $3 million. The final proposed plan eliminates poles on the west side of N. Oak Trafficway within the limits described above. This option ensures the project remains within the approved budget. Staff recommends approval of this agreement.

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

Timothy A. Nebergall	JA	BB
Department Director/Administrator	City Attorney	City Manager

BILL NO. 26-33 **ORDINANCE NO. 4.750**

AN ORDINANCE AUTHORIZING THE CITY MANAGER TO EXECUTE A UTILITY AGREEMENT WITH EVERGY METRO, INC. IN AN AMOUNT NOT TO EXCEED $1,735,719.39 FOR THE BURIAL OF OVERHEAD ELECTRICAL FACILITIES IN CONJUNCTION WITH THE NORTH OAK TRAFFICWAY ROAD CONSTRUCTION PROJECT TP2371; FEDERAL PROJECT STBG-3323(414).

Legislative Findings

1. Evergy Metro, Inc. owns and operates overhead electrical facilities located in the vicinity of the proposed North Oak Trafficway Road Construction Project; and

2. The existing overhead electrical facilities conflict with the City's planned improvements; and

3. The existing franchise agreement between the City of Gladstone and Evergy Metro, Inc. establishes certain limitations on the City's ability to require Evergy Metro, Inc. to underground its existing overhead electrical facilities; and

4. The City of Gladstone and Evergy Metro, Inc. desire to work cooperatively and in good faith to bury existing overhead electrical facilities in the vicinity of the planned improvements.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a utility agreement with Evergy Metro, Inc. for work as outlined in the agreement in an amount not to exceed $1,735,719.39.

FURTHER, THAT, funds for such purpose are authorized from the 2024 COP and budgeted in the Transportation Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

First Reading: November 9, 2026 Second Reading: November 9, 2026

Request for Council Action

RES ☒# R-26-66 **BILL ☐# City Clerk Only** **ORD # City Clerk Only**

Date: 11/4/2026 Department: Police

Meeting Date Requested: 11/9/2026

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

Subject: A Resolution authorizing acceptance of a proposal from Shawnee Mission Ford, Shawnee, Kansas, for the purchase of four (4) 2026 Ford Explorer Police Interceptor SUV vehicles for the total purchase amount of $175,600.00.

Background: Each year, the State of Missouri solicits and publishes bids for regional agencies to purchase vehicles under a cooperative agreement. In 2026, Shawnee Mission Ford submitted the lowest bid and was awarded the contract for 2026. Currently, the Police Department is on a replacement cycle of four (4) vehicles per year and funds were budgeted in the FY26 General and PSST Funds to make this purchase. The cost of each vehicle is $43,900.00 for a total of $175,600.00.

Budget Discussion: Funds are budgeted in the amount of $ 175,600.00 from the General Fund (two cars) and PSST Funds (two cars). Ongoing costs are estimated to be $ 0 annually.

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

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

Kirt Yoder Department Director/Administrator	JA City Attorney	BB City Manager

RESOLUTION NO. R-26-66

A RESOLUTION AUTHORIZING ACCEPTANCE OF A PROPOSAL FROM SHAWNEE MISSION FORD, SHAWNEE, KANSAS, FOR THE PURCHASE OF FOUR (4) 2026 FORD EXPLORER POLICE INTERCEPTOR SUV VEHICLES FOR THE TOTAL PURCHASE AMOUNT OF $175,600.00.

WHEREAS, the State of Missouri has published notification of bids and Shawnee Mission Ford, Shawnee, Kansas, submitted a bid with the lowest cost for purchasing police vehicles. It is recommended that the City accept the contract price and purchase four (4) 2026 Ford Explorer Police Interceptor SUV Vehicles from Shawnee Mission Ford, Shawnee, Kansas.

WHEREAS, the 2026 Fiscal Year Budget was approved to include funds for the purchase of four (4) police patrol vehicles.

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 through the State of Missouri bid from Shawnee Mission Ford for the purchase amount of $43,900.00 for each vehicle and a total purchase amount of $175,600.00.

4 – 2026 Ford Explorer Police Interceptor SUV Vehicles TOTAL COST: $175,600.00

FURTHER, THAT, funds for such purpose are authorized from the FY 2026 General Fund (two vehicles) and Public Safety Sales Tax Fund (two vehicles).

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

Request for Council Action

RES ☒# R-26-67 **BILL ☐# City Clerk Only** **ORD # City Clerk Only**

Date: 11/3/2026 Department: Public Works

Meeting Date Requested: 11/9/2026

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

Subject: Contract Award, N. Oak Trafficway Road Construction Project TP2371; Federal Project STBG-3323(414)

Background: Six bids were received for this project as summarized below. The Engineer's Estimate was $6,600,000.

Linaweaver Construction Inc.	$5,467,528.00
VFA Builders	$5,877,930.75
LEXECO Inc.	$6,587,779.42
JM Fahey	$6,825,803.30
Gunter Construction Company	$7,030,116.00
MegaKC Corporation	$7,034,530.00

The project consists of the improvement of N. Oak Trafficway from NE 69th Street to NE 72nd Street including the addition of a hybrid roundabout, traffic signal, medians, new curb and gutter and sidewalk, asphalt pavement, storm drainage, signage, landscaping and related appurtenances.

Budget Discussion: Funds are available from the 2024 COP and Surface Transportation Block Grant Program (STBG) and budgeted in the Transportation Sales Tax Fund.

Public/Board/Staff Input: Linaweaver Construction has successfully completed numerous projects for the City, and staff has consistently been pleased with the quality of their work and overall performance. Staff looks forward to working with them again on this project. The contract award is contingent upon concurrence from the Missouri Department of Transportation (MoDOT).

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

Timothy A. Nebergall	JA	BB
Department Director/Administrator	City Attorney	City Manager

RESOLUTION NO. R-26-67

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE A CONTRACT WITH LINAWEAVER CONSTRUCTION, INCORPORATED, IN THE TOTAL AMOUNT NOT TO EXCEED $5,467,528.00 FOR THE CONSTRUCTION OF THE NORTH OAK TRAFFICWAY ROAD CONSTRUCTION PROJECT TP2371; FEDERAL PROJECT STBG-3323(414).

WHEREAS, six proposals were received for the construction of the North Oak Trafficway Road Construction Project and the proposal of Linaweaver Construction, Incorporated, in the amount of $5,467,528.00 has been determined by the Director of Public Works to be the lowest and best proposal.

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

THAT, the City Manager of the City of Gladstone, Missouri, is hereby authorized to execute a contract with Linaweaver Construction, Incorporated for work as outlined in the contract for a total amount not to exceed $5,467,528.00 contingent upon concurrence from the Missouri Department of Transportation (MoDOT).

FURTHER, THAT, funds for such purpose are available from the 2024 COP and Surface Transportation Block Grant Program (STBG) and budgeted in the Transportation Sales Tax Fund.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

Request for Council Action

RES ☒# R-26-68 **BILL ☐# City Clerk Only** **ORD ☐# City Clerk Only**

Date: 11/2/2026 Department: General Administration

Meeting Date Requested: 11/9/2026

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

Subject: A Resolution Authorizing the City Manager to execute the Petition for the Termination of the 6880 N. Oak Trafficway Community Improvement District.

Background: In 2016, the City purchased two properties on North Oak, one (1) at 6900 N. Oak and one (1) at 6880 N. Oak, for the purpose of future downtown redevelopment. Subsequently, on June 22, 2020, by Ordinance No. 4.520, the City Council established the 6880 N. Oak Trafficway Community Improvement District ("CID"). The CID was formed to provide potential funding mechanisms for improvements to property located within the CID and to help attract potential developers. After the CID's formation, no actions contemplated by the petition related to funding improvements in the district were ever taken. Given that the CID is not currently funding improvements to property within the district, it is recommended that the best course of action is to terminate the CID in accordance with state law. In order for the Petition to Terminate the CID to be filed with the City Clerk, it must be signed by the City as the owner of the property. This Resolution authorizes the City Manager to execute the Petition to Terminate the CID on behalf of the City. After the petition has been executed and submitted to the City Clerk, notice of a public hearing before the City Council will be provided in accordance with state law regarding the petition. After the public hearing has been held, an ordinance will be presented to the City Council for consideration and approval of the Petition to Terminate the CID.

Budget Discussion: N/A.

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

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

Robert M. Baer	JA	BB
Department Director/Administrator	City Attorney	City Manager

RESOLUTION NO. R-26-68

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PETITION TO THE CITY OF GLADSTONE, MISSOURI FOR THE TERMINATION OF THE 6880 N. OAK TRAFFICWAY COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, the Community Improvement District Act, Section 67.1401 *et seq.*, of the Revised Statutes of Missouri mandates that a petition requesting the termination of a community improvement district be signed by property owners collectively representing i) the property owners owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district; and

WHEREAS, the City of Gladstone owns certain real property within the 6880 N. Oak Trafficway Community Improvement District and desires to execute the petition necessary to terminate the same.

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

THAT, the City Council hereby authorizes the City Manager to execute the Petition to the City of Gladstone, Missouri for the termination of the 6880 N. Oak Trafficway Community Improvement District, in substantially similar form as the attached **Exhibit A** incorporated into this Resolution as if fully set forth herein, on behalf of the City of Gladstone, Missouri.

THAT, the City Manager, City Clerk, or other appropriate official of the City is hereby authorized to take such actions or execute any documents or instruments necessary to carry out the intent of this Resolution.

THAT, this Resolution shall be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

RESOLUTION NO. R-26-68

Exhibit A

Petition To Terminate – 6880 N. Oak Trafficway CID

PETITION TO THE CITY COUNCIL

OF THE CITY OF GLADSTONE, MISSOURI FOR THE TERMINATION OF

THE 6880 N. OAK TRAFFICWAY COMMUNITY IMPROVEMENT DISTRICT

Submitted November 10, 2026

PETITION FOR THE CREATION OF
THE 6880 N. OAK TRAFFICWAY COMMUNITY IMPROVEMENT DISTRICT

Pursuant to the authority of the Community Improvement District Act (the "**Act**"), Sections 67.1401 through 67.1571, RSMo, this verified Petition is filed with the City Clerk of the City of Gladstone, Missouri (the "City") by the undersigned. The undersigned, collectively representing i) the property owners collectively owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district, do hereby petition and request that the City Council of the City of Gladstone, Missouri terminate the community improvement district pursuant to Missouri law.

A. DISTRICT TO BE TERMINATED

1. **District Name**. The name of the district to be terminated is the 6880 N. Oak Trafficway Community Improvement District.
2. **Property Description**. The legal description of the proposed district is set forth in **Exhibit A-1** to this Petition and a map illustrating the contiguous boundaries of the District is set forth as **Exhibit A-2**. A list of the owners of all properties included within the boundaries of the proposed district as of the date of the filing of this Petition is attached hereto as **Exhibit B**.
3. **Notice to Petitioners**. The signers of this Petition understand that their signatures may not be withdrawn from this Petition later than seven (7) days after this Petition is filed with the City Clerk.
4. **Distribution of District Assets**. The District has no assets as the sales tax contemplated in the petition which formed the District was never implemented in accordance with the Act.

B. PETITIONERS

1. Based on the tax records of the Clay County Assessor (the "Assessor") as of the date of filing this Petition, Petitioners:
    - Collectively own more than fifty percent (50%) by assessed value of the District Property; and

- Represent more than fifty percent (50%) per capita of all owners of the District Property.

C. PLAN FOR DISSOLUTION

1. The District shall be dissolved in accordance with the following plan:
   - The City Council shall hold a public hearing, following proper notice, to consider termination of the District.
   - The City Council shall pass an Ordinance (i) terminating all agreements entered into between the City and the District, if any, (ii) approving this Petition, and (iii) officially terminating the District.

D. DISTRIBUTION OF ASSETS

1. Section 67.1481 of the Act requires that upon termination of the District, every effort should be made by the City for the assets of the District to be distributed in a manner to benefit the real property which was formerly part of the District. However, the District has no assets. To the extent the District does have any assets, they shall be distributed to benefit the real property which was formerly part of the district as contemplated in the petition which originally formed the District.
2. There are no outstanding claims or causes of action pending against the District, the District's liabilities do not exceed its assets, the District owns no personal or real property and the District is no insolvent, in receivership, or under the jurisdiction of any bankruptcy court.
3. As of November 10, 2026, the District had assets of approximately $0.00. The District anticipates that its final administrative costs and the costs associated with termination of the District will be approximately $0.00, and the District does not anticipate holding any reserves. Accordingly, the District anticipates net assets of approximately $0.00 upon termination of the District.

E. REQUEST TO TERMINATE DISTRICT

1. By execution and submission of this Petition, the Petitioner requests that the City Council hold a public hearing in accordance with Section 67.1481 of the Act and

adopt an ordinance to terminate the District as set out in this Petition and in accordance with the Act and this Petition.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit A-1

The Legal Description of the District to be Terminated

TRACT 1:

ALL THAT PART OF LOT 6, AND PART OF VACATED LAKE DRIVE, LINDEN HEIGHTS RESURVEY OF LOT 26, A SUBDIVISION OF GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 89° 23' 15" WEST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 150 FEET, THENCE SOUTH 0° 04' 21" EAST 125 FEET; THENCE NORTH 89° 23' 15" EAST 150 FEET, TO THE WEST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY (U.S. HIGHWAY NO. 169), AS NOW ESTABLISHED; THENCE NORTH 0° 04' 21" WEST ALONG THE WEST RIGHT-OF-WAY LINE 125 FEET TO THE POINT OF BEGINNING.

TRACT 2:

ALL THAT PART OF LOT 6 AND PART OF VACATED LAKE DRIVE, LINDEN HEIGHTS RESURVEY OF LOT 26, A SUBDIVISION OF GLADSTONE, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6, 150 FEET SOUTH 89° 23' 15" WEST OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 0° 04' 21" EAST, 125 FEET; THENCE SOUTH 89° 23' 15" WEST, 150 FEET; THENCE NORTH 0° 04' 22" WEST, 125 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89° 23' 15" EAST, 150 FEET TO THE POINT OF BEGINNING.

TRACT 3:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 51 NORTH RANGE 33 WEST, AND BEING A PART OF LOT 10 AND PART OF VACATED LAKE DRIVE, RESURVEY OF LOT 26, LINDEN HEIGHTS, AN ADDITION IN GLADSTONE, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY (U.S. HIGHWAY 169), SAID POINT BEING SOUTH 0° 04' 21" EAST, 125 FEET OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE CONTINUING SOUTH 0° 04' 21" EAST, 131.94 FEET; THENCE SOUTH 89° 16' 48" WEST, 300 FEET; THENCE NORTH 0° 04' 22" WEST, 132.50 FEET; THENCE NORTH 89° 23' 15" EAST, 300 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

Map Illustrating the Contiguous Boundaries of the District to be Terminated



Exhibit B

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

Parcel #	Owner
13613000901100	City of Gladstone, Missouri
13613000901200	City of Gladstone, Missouri

Signature Page for Petition to the City of Gladstone, Missouri for Establishment of the 6880 N. Oak Trafficway Community Improvement District

The undersigned requests that the City Council of the City of Gladstone, Clay County, Missouri, establish the 6880 N. Oak Trafficway Community Improvement District according to the preceding Petition and authorize the creation of the District.

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

The map, parcel number and assessed value of each tract of real property within the proposed District owned: The District will contain all or a limited portion of the following parcels:

Address	Map/Parcel I.D.	Assessed Value
6880 N. Oak Trafficway	13613000901200	$0
6900 N. Oak Trafficway	13613000901100	$0
Total		**$0**

[SIGNATURE AND NOTARY PAGES TO FOLLOW]

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

City of Gladstone, Missouri
a Third-Class City in Clay County, Missouri

By:_____

Name: Robert M. Baer

Title: City Manager

Date: November 10, 2026

STATE OF)
) **SS.**
COUNTY OF)

BE IT REMEMBERED, that on this 10th day of November, 2026 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert Baer, City Manager of the City of Gladstone Missouri, who executed the foregoing instrument on behalf of said City and he duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:

_____

Request for Council Action

RES ☒# R-26-69 **BILL ☐# City Clerk Only** **ORD ☐# City Clerk Only**

Date: 11/2/2026 Department: General Administration

Meeting Date Requested: 11/9/2026

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

Subject: A Resolution Authorizing the City Manager to execute the Petition for the Termination of the 6900 N. Oak Trafficway Community Improvement District.

Background: In 2016, the City purchased two properties on North Oak, one (1) at 6900 N. Oak and one (1) at 6880 N. Oak, for the purpose of future downtown redevelopment. Subsequently, on June 22, 2020, by Ordinance No. 4.521, the City Council established the 6900 N. Oak Trafficway Community Improvement District ("CID"). The CID was formed to provide potential funding mechanisms for improvements to property located within the CID and to help attract potential developers. After the CID's formation, no actions contemplated by the petition related to funding improvements in the district were ever taken. Given that the CID is not currently funding improvements to property within the district, it is recommended that the best course of action is to terminate the CID in accordance with state law. In order for the Petition to Terminate the CID to be filed with the City Clerk, it must be signed by the City as the owner of the property. This Resolution authorizes the City Manager to execute the Petition to Terminate the CID on behalf of the City. After the petition has been executed and submitted to the City Clerk, notice of a public hearing before the City Council will be provided in accordance with state law regarding the petition. After the public hearing has been held, an ordinance will be presented to the City Council for consideration and approval of the Petition to Terminate the CID.

Budget Discussion: N/A.

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

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

Robert M. Baer	JA	BB
Department Director/Administrator	City Attorney	City Manager

RESOLUTION NO. R-26-69

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PETITION TO THE CITY OF GLADSTONE, MISSOURI FOR THE TERMINATION OF THE 6900 N. OAK TRAFFICWAY COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, the Community Improvement District Act, Section 67.1401 *et seq.*, of the Revised Statutes of Missouri mandates that a petition requesting the termination of a community improvement district be signed by property owners collectively representing i) the property owners owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district; and

WHEREAS, the City of Gladstone owns certain real property within the 6900 N. Oak Trafficway Community Improvement District and desires to execute the petition necessary to terminate the same.

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

THAT, the City Council hereby authorizes the City Manager to execute the Petition to the City of Gladstone, Missouri for the termination of the 6900 N. Oak Trafficway Community Improvement District, in substantially similar form as the attached **Exhibit A** incorporated into this Resolution as if fully set forth herein, on behalf of the City of Gladstone, Missouri.

THAT, the City Manager, City Clerk, or other appropriate official of the City is hereby authorized to take such actions or execute any documents or instruments necessary to carry out the intent of this Resolution.

THAT, this Resolution shall be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

RESOLUTION NO. R-26-69

Exhibit A

Petition To Terminate – 6900 N. Oak Trafficway CID

PETITION TO THE CITY COUNCIL

OF THE CITY OF GLADSTONE, MISSOURI FOR THE TERMINATION OF

THE 6900 N. OAK TRAFFICWAY COMMUNITY IMPROVEMENT DISTRICT

Submitted November 10, 2026

PETITION FOR THE CREATION OF
THE 6900 N. OAK TRAFFICWAY COMMUNITY IMPROVEMENT DISTRICT

Pursuant to the authority of the Community Improvement District Act (the "**Act**"), Sections 67.1401 through 67.1571, RSMo, this verified Petition is filed with the City Clerk of the City of Gladstone, Missouri (the "City") by the undersigned. The undersigned, collectively representing i) the property owners collectively owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district, do hereby petition and request that the City Council of the City of Gladstone, Missouri terminate the community improvement district pursuant to Missouri law.

A. DISTRICT TO BE TERMINATED

1. **District Name**. The name of the district to be terminated is the 6900 N. Oak Trafficway Community Improvement District.
2. **Property Description**. The legal description of the proposed district is set forth in **Exhibit A-1** to this Petition and a map illustrating the contiguous boundaries of the District is set forth as **Exhibit A-2**. A list of the owners of all properties included within the boundaries of the proposed district as of the date of the filing of this Petition is attached hereto as **Exhibit B**.
3. **Notice to Petitioners**. The signers of this Petition understand that their signatures may not be withdrawn from this Petition later than seven (7) days after this Petition is filed with the City Clerk.
4. **Distribution of District Assets**. The District has no assets as the sales tax contemplated in the petition which formed the District was never implemented in accordance with the Act.

B. PETITIONERS

1. Based on the tax records of the Clay County Assessor (the "Assessor") as of the date of filing this Petition, Petitioners:
    - Collectively own more than fifty percent (50%) by assessed value of the District Property; and

- Represent more than fifty percent (50%) per capita of all owners of the District Property.

C. PLAN FOR DISSOLUTION

1. The District shall be dissolved in accordance with the following plan:
   - The City Council shall hold a public hearing, following proper notice, to consider termination of the District.
   - The City Council shall pass an Ordinance (i) terminating all agreements entered into between the City and the District, if any, (ii) approving this Petition, and (iii) officially terminating the District.

D. DISTRIBUTION OF ASSETS

1. Section 67.1481 of the Act requires that upon termination of the District, every effort should be made by the City for the assets of the District to be distributed in a manner to benefit the real property which was formerly part of the District. However, the District has no assets. To the extent the District does have any assets, they shall be distributed to benefit the real property which was formerly part of the district as contemplated in the petition which originally formed the District.
2. There are no outstanding claims or causes of action pending against the District, the District's liabilities do not exceed its assets, the District owns no personal or real property and the District is no insolvent, in receivership, or under the jurisdiction of any bankruptcy court.
3. As of November 10, 2026, the District had assets of approximately $0.00. The District anticipates that its final administrative costs and the costs associated with termination of the District will be approximately $0.00, and the District does not anticipate holding any reserves. Accordingly, the District anticipates net assets of approximately $0.00 upon termination of the District.

E. REQUEST TO TERMINATE DISTRICT

1. By execution and submission of this Petition, the Petitioner requests that the City Council hold a public hearing in accordance with Section 67.1481 of the Act and

adopt an ordinance to terminate the District as set out in this Petition and in accordance with the Act and this Petition.

[REMAINDER OF PAGE INTENTIONALLY LEFT BLANK]

Exhibit A-1

The Legal Description of the District to be Terminated

TRACT 1:

ALL THAT PART OF LOT 6, AND PART OF VACATED LAKE DRIVE, LINDEN HEIGHTS RESURVEY OF LOT 26, A SUBDIVISION OF GLADSTONE, CLAY COUNTY, MISSOURI, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 6, THENCE SOUTH 89° 23' 15" WEST ALONG THE NORTH LINE OF SAID LOT 6, A DISTANCE OF 150 FEET, THENCE SOUTH 0° 04' 21" EAST 125 FEET; THENCE NORTH 89° 23' 15" EAST 150 FEET, TO THE WEST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY (U.S. HIGHWAY NO. 169), AS NOW ESTABLISHED; THENCE NORTH 0° 04' 21" WEST ALONG THE WEST RIGHT-OF-WAY LINE 125 FEET TO THE POINT OF BEGINNING.

TRACT 2:

ALL THAT PART OF LOT 6 AND PART OF VACATED LAKE DRIVE, LINDEN HEIGHTS RESURVEY OF LOT 26, A SUBDIVISION OF GLADSTONE, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTH LINE OF SAID LOT 6, 150 FEET SOUTH 89° 23' 15" WEST OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE SOUTH 0° 04' 21" EAST, 125 FEET; THENCE SOUTH 89° 23' 15" WEST, 150 FEET; THENCE NORTH 0° 04' 22" WEST, 125 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 6; THENCE NORTH 89° 23' 15" EAST, 150 FEET TO THE POINT OF BEGINNING.

TRACT 3:

A TRACT OF LAND LOCATED IN THE WEST HALF OF SECTION 23, TOWNSHIP 51 NORTH RANGE 33 WEST, AND BEING A PART OF LOT 10 AND PART OF VACATED LAKE DRIVE, RESURVEY OF LOT 26, LINDEN HEIGHTS, AN ADDITION IN GLADSTONE, CLAY COUNTY, MISSOURI AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE WEST RIGHT-OF-WAY LINE OF NORTH OAK TRAFFICWAY (U.S. HIGHWAY 169), SAID POINT BEING SOUTH 0° 04' 21" EAST, 125 FEET OF THE NORTHEAST CORNER OF SAID LOT 6; THENCE CONTINUING SOUTH 0° 04' 21" EAST, 131.94 FEET; THENCE SOUTH 89° 16' 48" WEST, 300 FEET; THENCE NORTH 0° 04' 22" WEST, 132.50 FEET; THENCE NORTH 89° 23' 15" EAST, 300 FEET TO THE POINT OF BEGINNING.

Exhibit A-2

Map Illustrating the Contiguous Boundaries of the District to be Terminated



Exhibit B

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

Parcel #	Owner
13613000901100	City of Gladstone, Missouri
13613000901200	City of Gladstone, Missouri

Signature Page for Petition to the City of Gladstone, Missouri for Establishment of the 6900 N. Oak Trafficway Community Improvement District

The undersigned requests that the City Council of the City of Gladstone, Clay County, Missouri, establish the 6900 N. Oak Trafficway Community Improvement District according to the preceding Petition and authorize the creation of the District.

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

The map, parcel number and assessed value of each tract of real property within the proposed District owned: The District will contain all or a limited portion of the following parcels:

Address	Map/Parcel I.D.	Assessed Value
6880 N. Oak Trafficway	13613000901200	$0
6900 N. Oak Trafficway	13613000901100	$0
Total		**$0**

[SIGNATURE AND NOTARY PAGES TO FOLLOW]

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

City of Gladstone, Missouri
a Third-Class City in Clay County, Missouri

By:_____

Name: Robert M. Baer

Title: City Manager

Date: November 10, 2026

STATE OF)
) **SS.**
COUNTY OF)

BE IT REMEMBERED, that on this 10th day of November, 2026 before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Robert Baer, City Manager of the City of Gladstone Missouri, who executed the foregoing instrument on behalf of said City and he duly acknowledged the execution of the same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal in the City and State aforesaid, the day and year first above written.

_____
Notary Public

My Commission Expires:

_____

Request for Council Action

RES ☒ # R-26-70 **BILL ☐ # City Clerk Only** **ORD ☐ # City Clerk Only**

Date: 11/3/2026 Department:General Administration

Meeting Date Requested: 11/9/2026

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

Subject: Establish the Gladstone Mixed-Use Land Community Improvement District (CID)

Background: The Developer is requesting that the City terminate the two existing Community Improvement Districts (CIDs) and establish two new CIDs in their place. This would reset the district's terms and allow the Developer to realize the full intended duration and financing capacity of the CIDs. A Community Improvement District (CID) is a special taxing district that allows property owners within a defined area to voluntarily impose additional taxes or special assessments to finance a range of public improvements and services, such as street and sidewalk upgrades, landscaping, parking, etc. These funds support economic development, business retention, and area revitalization. The City is the current owner of the real property that will make up the proposed community improvement district. By law, the owner of the real property is to sign a petition to establish a community improvement district. Accordingly, this resolution authorizes the City Manager to execute the Petition. Staff anticipates the Petition will be considered for approval with a public hearing at the December 14 City Council meeting.

Budget Discussion: N/A

Public/Board/Staff Input: City Staff recommends approval.

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

Austin Greer Department Director/Administrator	JA City Attorney	BB City Manager

RESOLUTION NO. R-26-70

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PETITION TO THE CITY OF GLADSTONE, MISSOURI FOR THE ESTABLISHMENT OF THE GLADSTONE MIXED-USE LAND COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, the Community Improvement District Act, Section 67.1401 *et seq.*, of the Revised Statutes of Missouri mandates that a petition requesting the establishment of a community improvement district be signed by property owners collectively representing i) the property owners owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district; and

WHEREAS, the City of Gladstone owns certain real property within the proposed Gladstone Mixed-Use Land Community Improvement District and desires to execute the petition necessary to establish the same.

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

THAT, the City Council hereby authorizes the City Manager to execute the Petition to the City of Gladstone, Missouri for the Establishment of the Gladstone Mixed-Use Land Community Improvement District, in substantially similar form as the attached **Exhibit A** incorporated into this Resolution as if fully set forth herein, on behalf of the City of Gladstone, Missouri.

THAT, the City Manager, City Clerk, or other appropriate official of the City is hereby authorized to take such actions or execute any documents or instruments necessary to carry out the intent of this Resolution.

THAT, this Resolution shall be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore Mayor

ATTEST:

_____
Kris Keller, City Clerk

RESOLUTION NO. R-26-70

Exhibit A

Petition – Land CID

PETITION FOR THE ESTABLISHMENT

OF THE

GLADSTONE MIXED-USE LAND COMMUNITY IMPROVEMENT DISTRICT

THE CITY OF GLADSTONE, MISSOURI

November ____, 2026

PETITION FOR THE ESTABLISHMENT OF THE GLADSTONE MIXED-USE LAND COMMUNITY IMPROVEMENT DISTRICT

To the City Council of The City of Gladstone, Missouri (the "***City***"):

The undersigned (the "***Petitioner***") is, based on the tax records of the Clay County Assessor's Office, as of the date of this filing:

(1) the owner owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described community improvement district; and

(2) more than fifty percent (50%) per capita of all owners of real property within the boundaries of the hereinafter described community improvement district.

The Petitioner does hereby petition and request that the City Council of the City (the "***City Council***") hold a public hearing and adopt an ordinance to establish the District as set out in this Petition and in accordance with Sections 67.1401 to 67.1571, RSMo. (the "***CID Act***").

1. Proposed District Name. The name for the proposed community improvement district (the "***District***") is: **The Gladstone Mixed-Use Land Community Improvement District.**

2. Legal Description and Map. The District is comprised of approximately 18.4 acres of land (exclusive of public rights-of-way), which is generally located west of the intersection of NE 69th Street and North Oak Trafficway in the City. In addition, the District includes the adjacent sidewalks and rights-of-way.

A legal description and map of the District are attached hereto as *Exhibit A*. The District is located entirely within the corporate boundaries of the City. The proposed boundaries of the District are contiguous.

The District may add additional land in accordance with Section 67.1441.2, RSMo.

3. Five Year Plan. A five-year plan is attached hereto as *Exhibit B* (the "***Plan***"). The Plan sets forth the following:

(a) a description of the purposes of the District,

(b) the services the District will provide,

(c) each improvement the District will make from the list of allowable improvements under Section 67.1461, RSMo.,

(d) an estimate of the costs of these services and improvements to be incurred,

(e) the anticipated sources of funds to pay the costs, and

(f) the anticipated term of the sources of funds to pay the costs.

4. Establishment as Political Subdivision. The District will be established as a political subdivision under the CID Act.

5. Appointment of Directors. The District will be governed by a Board of Directors (the "***Board***"), which will consist of five (5) members (the "***Directors***" and each a "***Director***"). Each Director, during his or her term, shall meet the requirements of Section 67.1451, RSMo., including, with respect to at least one Director at all times, Section 67.1451.2(3). Subject to appointment by the Mayor with the consent of the City Council in accordance with Section 67.1451.5 of the CID Act, the initial Directors (each, an "***Initial Director***") shall be those individuals named below who shall serve for the applicable terms specified below, or until their respective successors (each, a "***Successor Director***") are appointed in accordance with the CID Act and this Petition. The following individuals shall serve as the Initial Directors:

Term:	**Name:**
4 years	Brian Mertz
4 years	Rebecca Mertz
2 years	Robert Baer
2 years	Austin Greer
2 years	Barrett Mertz

By execution of this Petition, the Petitioner hereby agrees, represents and warrants that the individuals designated above are hereby named and designated as the legally authorized representatives of the Petitioner, solely for the purpose and to the extent necessary to meet the qualifications of a Director under Section 67.1451, RSMo.

Successor Directors shall each serve a four (4)-year term on the Board and shall be appointed by the Mayor and approved by the City Council according to the slate submitted by the District, such slate subject to the City's right to appoint two members of the Board of Directors so long as the Note and any interest thereon is outstanding, to the City Clerk of the City. The slate of proposed Successor Directors shall evidence, in a form satisfactory to the City, that each Successor Director meets the qualifications to serve as a Director pursuant to the CID Act and this Petition.

Upon receipt of the slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek the consent of the City Council at the next regular meeting of the City Council or (ii) return the slate to the Board with a request for alternates for any or all of the Board positions identified in the slate. Should the City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternates for any or all Board positions identified on the slate, and the Board shall, within ten (10) days of such refusal, submit an alternative slate to the Mayor with two (2) alternates for each Board position identified by the City Council.

In the event of a vacancy on the Board of Directors, the remaining Directors shall elect an interim director to fill the vacancy for the unexpired term. Upon the expiration of a Director's term, that Director shall continue in office as a Director until his or her successor is appointed. There shall be no limits on the number of times a person may serve as a Director and there shall not be any term limits.

6. Total Assessed Value; Ownership. According to the records of the Clay County Assessor, the total taxable equalized assessed value of all real property in the District is $00.00. The public rights-of-way proposed for inclusion in the District are exempt from real property taxation and are owned or controlled by various public entities. Ownership and assessed value information for the parcels of privately owned property proposed for inclusion in the District is set forth in ***Exhibit C***.

7. Term of Existence. The District will continue to exist and function until the earlier of: (1) the date on which all Obligations, as defined in the CID Act, of the District have been repaid, or (2) the date that is twenty-seven (27) years after the date of the ordinance establishing the District.

8. No Blight Finding. The Petitioner does not seek a finding of blight.

9. Sales Tax. The District shall be authorized, upon approval by the qualified voters of the District, to impose a sales and use tax (the "***CID Sales Tax***") at a rate of up to one percent (1%) on all eligible retail sales made in the District in accordance with Section 67.1545 of the CID Act, for a period not to exceed the life of the District.

10. Real Estate Tax and Business License Tax. The District will not seek to submit to qualified voters any proposition for approval of a real property tax levy, and therefore the maximum real property tax levy shall be zero.

11. Maximum Special Assessment. Upon the District's Board of Directors approving a proper special assessment petition submitted in substantially the form attached hereto as ***Exhibit D***, the District shall be authorized to impose a special assessment on each parcel (each, a "***Parcel***") located in the District (the "***Special Assessment***") in accordance with Section 67.1521 of the CID Act, for a period not to exceed the life of the District. In no event shall the Special Assessment be levied prior to the Activation Date.

The Petitioner anticipates that certain classes of properties within the District will receive real property tax relief ("***Abatement***") pursuant to Sections 100.010 through 100.200 of the Revised Statutes of Missouri ("***Chapter 100***"). Commencing on the earlier of (i) the calendar year in which the CID Project is substantially complete, or (ii) 2029 (the "***Activation Date***"), the Special Assessment with respect to a Parcel in a calendar year shall be in an amount determined by the Board of Directors not to exceed an amount equal to (i) the taxes that would be due and payable but for the Abatement, *minus* (ii) the taxes (or payments in lieu thereof) due with respect to such Parcel for such calendar year (the "***Max Rate***"). The Board may establish different classes of property within the District for the purpose of levying the Special Assessment. The Special Assessment may vary for each class of property; provided, however, that a uniform rate shall be established for each townhouse unit, each apartment unit, and each square foot of commercial space. In the event that the taxes that would be due and payable but for the Abatement are not ascertainable from data provided by Clay County, Missouri, the District and the City will jointly calculate an estimate thereof and such estimate will be conclusive.

By resolution of the Board, the District may levy the Special Assessment for each class at a rate lower than the Max Rate and may increase such lowered Special Assessment rate for each class to a level not exceeding the Max Rate; *provided, however*, that the Board may not lower the rate of such Special Assessment for any class if such lower rate will reduce the aggregate Special Assessment levied by the District below the Annual Minimum Payment (as defined in Exhibit B).

12. No Borrowing Capacity Limitation. The District will have the authority to borrow funds from any public or private source, issue obligations, and provide security for repayment thereof as provided by the CID Act and otherwise provided by law.

13. Revenue Limitations. The District will have no limitations on the revenue it may generate.

14. No Power Limitation. The District will have all the powers granted to community improvement districts and political subdivisions under the CID Act and as otherwise provided by law, except as restricted in this Petition.

15. Severability. If any provision of this Petition shall be held or determined to be invalid, inoperative, or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative, or unenforceable to any extent whatsoever.

16. Request to Establish District. By execution and submission of this Petition, the Petitioner requests that the City Council hold a public hearing in accordance with Section 67.1421, RSMo., and adopt an ordinance approving the Petition and creating the District as set forth in this Petition and in accordance with the CID Act.

17. Petitioner Withdrawal Right Notice. THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.

EXECUTION PAGE FOR PETITION FOR THE CREATION OF
GLADSTONE MIXED-USE LAND COMMUNITY IMPROVEMENT DISTRICT

Name of owner: CITY OF GLADSTONE, MISSOURI
Owner's telephone number:
Owner's mailing address:

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:
State basis of legal authority to sign:

Signer's telephone number Same as above
Signer's mailing address: Same as above

BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT HE IS AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED IMMEDIATELY ABOVE.

No.	Parcel	Address	Owner	EAV
1*	13613000901800*	NE 70TH ST	City of Gladstone	$ -
2	13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
3	13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
4	13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

CITY OF GLADSTONE

BY: _____
Printed name: _____
Title: _____

STATE OF MISSOURI)
) ss.
CITY OF GLADSTONE)

Before me personally appeared _____, THE _____ _____ of THE CITY OF GLADSTONE, MISSOURI, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:

EXHIBIT A

BOUNDARY DESCRIPTION OF COMMUNITY IMPROVEMENT DISTRICT

TRACT I:

All of Lot 240, and part of Lots 308, 309, 310, 311, 312 and 313,of HAMILTON HEIGHTS, a subdivision in the City of Gladstone, also all of Lots 7, 8, 9 and a part of Lots 6 and 10 in LINDEN HEIGHTS, a Resurvey of Lot 26, a subdivision in the City of Gladstone; also a part of Lot 28, in LINDEN HEIGHTS, a subdivision in the City of Gladstone, all in Section 23, Township 51 North, Range 33 West, County of Clay, State of Missouri, described as follows:

Beginning at the Northeast corner of said Lot 8 of Linden Heights Resurvey of Lot 26, said point being as the center line of North East 70th Street, as now established; thence South 0 degrees 04 minutes 22 seconds East, with the East line of Lots 8 and 7 of said Linden Heights Resurvey of Lot 26, 550.00 feet, to the Northwest corner of Lot 6, Linden Heights Resurvey of Lot 26, thence North 89 degrees 16 minutes 48 seconds East along the North line of said Lot 6, 104.77 feet, to a point 300.00 feet, South 89 degrees 48 minutes West of the West right of way line of U.S. Highway 169, (Oak Street); thence South 0 degrees 04 minutes 22 seconds East, parallel with said West right of way line, 430.77 feet, to a point which is 135.00 feet North 0 degrees 04 minutes 22 seconds West of the South line of Lot 10, Linden Heights Resurvey of Lot 26; thence South 89 degrees 16 minutes 48 seconds West, parallel with the South line of said Lot 10, 354.20 feet; thence South 0 degrees 04 minutes 22 seconds East, parallel with the West right of way line of said U.S. Route 169, 135.00 feet, to the South line of said Lot 10; thence North 89 degrees 16 minutes 48 seconds East, along said South line 9.70 feet, to the Northeast corner of Lot 28, Linden Heights; thence South 0 degrees 04 minutes 22 seconds East, with the East line of said Lot 28, 426.49 feet, to the South line of Linden Heights; thence South 89 degrees 16 minutes 48 seconds West, with the South line of Linden Heights 164.41 feet, to the Southeast corner of Lot 235 of Hamilton Heights; thence North 11 degrees 11 minutes 57 seconds West, with the East line of Lots 235, 234, 233 and 232 of Hamilton Heights, 433.66 feet to the Northeast corner of said Lot 232; thence South 89 degrees 06 minutes 52 seconds West, 382.83 feet with the North line of Lots 232 and 231 of Hamilton Heights, to the Northwest corner of said Lot 231; thence South 0 degrees 05 minutes 52 seconds East, with the West line of said Lot 231, 147.45 feet, to the Southeast corner of Lot 240 of said Hamilton Heights; thence South 62 degrees 34 minutes 50 seconds West, with the Southeasterly line of said Lot 240, 107.00 feet, to the Southwest corner of said Lot 240; thence North 39 degrees 37 minutes 18 seconds West, with the Southwesterly line of said Lot 240, 304.20 feet, to the Northeast corner of Lot 310 of Hamilton Heights; thence South 21 degrees 15 minutes 24 seconds West, with the Easterly line of said Lot 310, 106.96 feet, to a point which is 150.00 feet, North 21 degrees 15 minutes 24 seconds East, from the Southeast corner of said Lot 310; thence North 65 degrees 34 minutes 28 seconds West, parallel with and 150.00 feet from the Southwesterly line of Lots 310 and 309, 200.00 feet, to a point on the Westerly line of said Lot 309, which is North 21 degrees 15 minutes 24 seconds East, 150.00 feet, from the Southwest corner of Lot 309; thence North 24 degrees 02 minutes 28 seconds West, 102.58 feet, to the Northwest corner of Lot 308 of Hamilton Heights; thence North 89 degrees 33 minutes 48 seconds East, with the North line of said Lot 308, 80.00 feet, to the Northeast corner of said Lot 308; thence North 38 degrees 33 minutes 14 seconds East, with the Northwesterly line of Lot 311 of Hamilton Heights, 244.84 feet, to a point which is South 38 degrees 33 minutes 14 seconds West, 125.00 feet, from the Northwest corner of said Lot 311; thence South 52 degrees 52 minutes 17 seconds East, parallel with and 125.00 feet from the Northeasterly line of Lots 311, 312 and 313, 312.14 feet; thence North 89 degrees 33 minutes 48 seconds East, along the South line of said Lot 311, 44.45 feet; thence South 0 degrees 53 minutes 52 seconds East, parallel to the East line of the West half of the Northwest Quarter of Section 25, Township 51, Range 33, 80.00 feet; thence North 89 degrees 33 minutes

48 seconds East, 25.00 feet to a point on said East line; thence North 0 degrees 53 minutes 52 seconds West, along said East line, 393.78 feet, to the Southwest corner of Lot 10, Rices Addition; thence North 89 degrees 52 minutes 55 seconds East, with the South line of Lots 10 and 8 of Rices Addition, 262.58 feet, to the Southeast corner of said Lot 8; thence North 33 degrees 34 minutes 05 seconds East, with the Easterly line of said Lot 8, 229.59 feet, to the Southeast corner of Lot 6, Rices Addition; thence North 13 degrees 44 minutes 39 seconds East, along the Easterly line of Lots 1 to 6 inclusive, of Rices Addition 514.90 feet, to the center line of North East 70th Street; thence North 89 degrees 14 minutes 25 seconds East, along said center line 363.20 feet, to the place of beginning.
EXCEPT that part of Lot 7, LINDEN HEIGHTS, RESURVEY OF LOT 26, a subdivision of record in Section 23, Township 51 North, Range 33 West of the 5th Principal Meridian, Gladstone, Clay County, Missouri, described as follows:
Beginning at the Southwest corner of Lot 5, LINDEN HEIGHTS, RESURVEY OF LOT 26; thence North 88 degrees 35 minutes 55 seconds West on the Westerly extension of the South line of said Lot 5, 50.01 feet to a point 50.00 feet West from as measured perpendicular to the East line of said Lot 7; thence North 2 degrees 14 minutes 22 seconds East, on a line 50.00 feet West from, and parallel with, the East line of said Lot 7, 99.92 feet to a point on the Easterly extension of the North line of said Lot 5; thence South 88 degrees 39 minutes 16 seconds East, on said extension, 50.01 feet to the Northwest corner of said Lot 5; thence South 2 degrees 14 minutes 22 seconds West on the East line of said Lot 5 and the East line of said Lot 7, 99.97 feet (100 feet plat) to the Point of Beginning.
TRACT II:

PARCEL A: All that part of Lot 6, and part of vacated Lake Drive, LINDEN HEIGHTS RESURVEY OF LOT 26, a subdivision of Gladstone, Clay County, Missouri, described as follows:
Beginning at the Northeast corner of said Lot 6, thence South 89 degrees 23 minutes 15 seconds West along the North line of said Lot 6, a distance of 150 feet, thence South 0 degrees 04 minutes 21 seconds East 125 feet; thence North 89 degrees 23 minutes 15 seconds East 150 feet, to the West right of way line of North Oak Trafficway (U.S. Highway No. as now established; thence North 0 degrees 04 minutes 21 seconds West along the West right of way line 125 feet to the Point of Beginning

PARCEL B:

All that part of Lot 6 and part of vacated Lake Drive, LINDEN HEIGHTS RESURVEY OF LOT 26, a subdivision of Gladstone, Clay County, Missouri and being more particularly described as follows:
Beginning at a point on the North line of said Lot 6, 150 feet South 89 degrees 23 minutes 15 seconds West of the Northeast corner of said Lot 6; thence South 0 degrees 04 minutes 21 seconds East, 125 feet; thence South 89 degrees 23 minutes 15 seconds West, 150 feet; thence North 0 degrees 04 minutes 22 seconds West, 125 feet to a point on the North line of said Lot 6; thence North 89 degrees 23 minutes 15 seconds East, 150 feet to the Point of Beginning.

TRACT III:

A tract of land located in the West half of Section 23, Township 51 North Range 33 West, and being a part of Lot 10 and part of vacated Lake Drive, RESURVEY OF LOT 26, LINDEN HEIGHTS, an addition in Gladstone, Clay County, Missouri and being more particularly described as follows:
Beginning at a point on the West Right of Way line of North Oak Trafficway (U.S. Highway 169), said point being South 0 degrees 04 minutes 21 seconds East, 125 feet of the Northeast corner of said Lot 6; thence continuing South 0 degrees 04 minutes 21 seconds East, 131.94 feet; thence South 89 degrees 16 minutes

EXHIBIT B

FIVE YEAR PLAN

[*Attached*]

48 seconds West, 300 feet; thence North 0 degrees 04 minutes 22 seconds West, 132.50 feet; thence North 89 degrees 23 minutes 15 seconds East, 300 feet to the Point of Beginning.

TRACT IV:

The West 140 feet of the East 618.71 feet of Tract 25, LINDEN HEIGHTS, a subdivision of land in Gladstone, Clay County, Missouri.

Exhibit A-2

MAP OF COMMUNITY IMPROVEMENT DISTRICT BOUNDARY

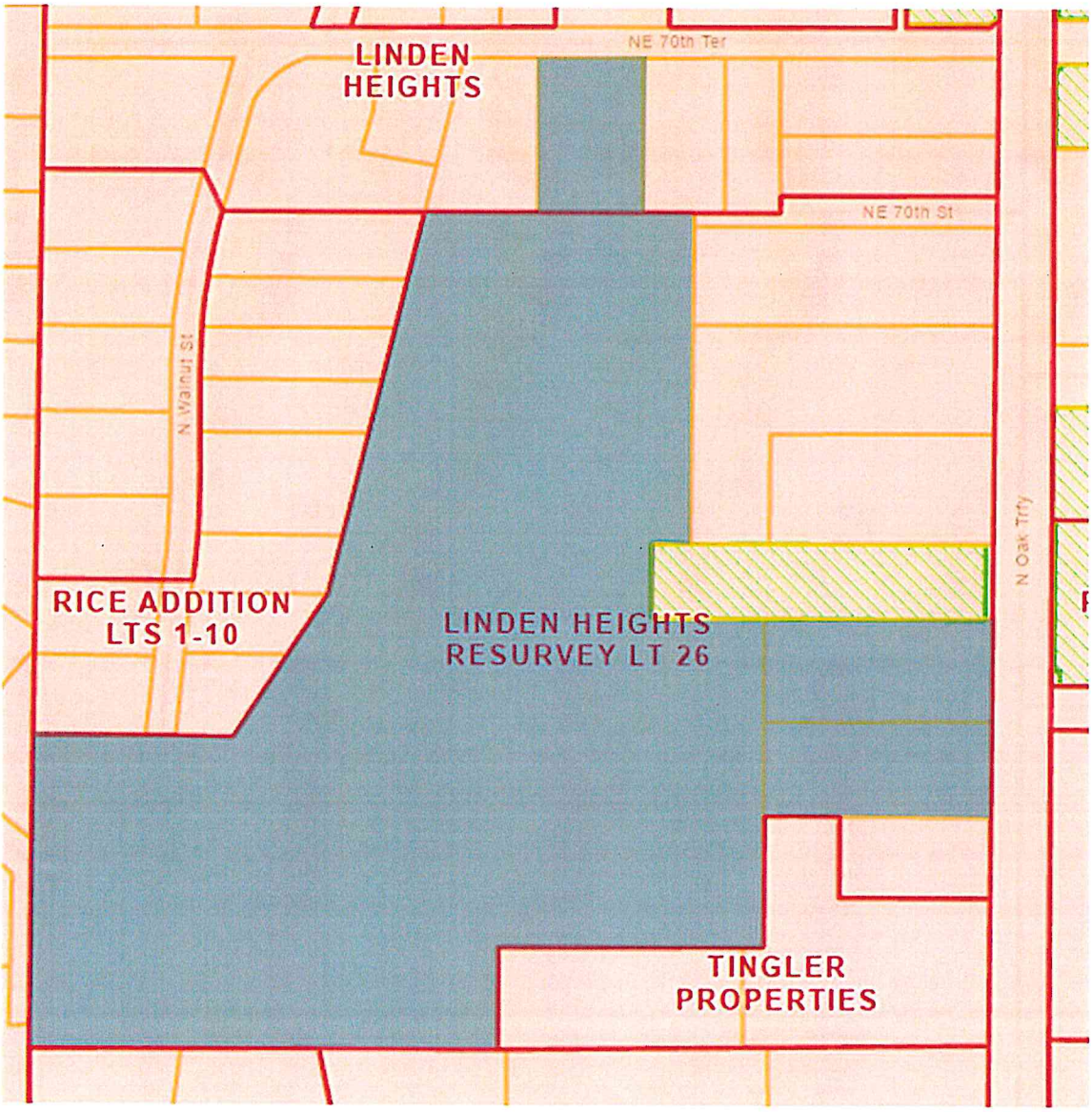


EXHIBIT B

FIVE YEAR PLAN

[*Attached*]

FIVE YEAR PLAN

THE GLADSTONE MIXED-USE LAND COMMUNITY IMPROVEMENT DISTRICT

GLADSTONE, MISSOURI

SECTION I: INTRODUCTION

The Gladstone Mixed-Use Land Community Improvement District (the "***District***" or the "***CID***") is created pursuant to Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri (the "***CID Act***"). Section 67.1421, RSMo., requires that the petition for the creation of the District be accompanied by a five-year plan that includes:

(a) a description of the purposes of the District,

(b) the services the District will provide,

(c) each improvement the District will make from the list of allowable improvements under Section 67.1461, RSMo.,

(d) an estimate of the costs of these services and improvements to be incurred,

(e) the anticipated sources of funds to pay the costs, and

(f) the anticipated term of the sources of funds to pay the costs.

This five-year district plan (the "***Plan***") is designed to comply with this statutory requirement and is appended to the Petition for Establishment of the District (the "***Petition***").

SECTION II: DESCRIPTION

The District is comprised of approximately 18.4 acres of land (exclusive of public rights-of-way), which is generally located west of the intersection of NE 69th Street and North Oak Trafficway in the City. In addition, the District includes the adjacent sidewalks and rights-of-way. The District is an entity that is separate from the City of Gladstone, Missouri (the "***City***") and is formed by the adoption of an ordinance by the City Council following a public hearing regarding formation of the District. The District is a political subdivision. As a political subdivision, the District is operated and managed by a board of directors (the "***Board***"), whose members are appointed by the City's Mayor with the consent of the City Council. Board members serve for a designated period of time, and the Board positions are again appointed at the expiration of each term. Upon the expiration of a Board member's term, that Board member shall continue in office as a Board member until his or her successor is appointed.

Under the CID Act, CIDs are empowered to provide a variety of public services and to finance a number of different public improvements and to issue obligations, borrow money, or pledge CID revenues to finance certain projects. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used for the benefit of the properties within the CID.

SECTION III: PURPOSES OF THE DISTRICT

Pursuant to Section 67.1461.1(6), RSMo., of the CID Act, the District intends to acquire from the City of Gladstone the property within the District's original boundaries (the "***Property***") in consideration of a note in the original principal amount of $650,000 (the "***Note***")[1]. The terms of the acquisition shall be set forth in a purchase and sale agreement between the District and the City in a form approved by the

[1] Note: Additional land may be added to the District in accordance with Section 67.1441, RSMo.

Board (the "***PSA***"). The Note shall bear interest on the outstanding principal balance thereof at a fixed rate of five percent (5.00%) per annum, calculated on the basis of a 360-day year composed of twelve (12) thirty (30)-day months, all of which interest shall be added to the principal amount of the Note.

Upon the earlier of (i) the calendar year in which the CID Project is substantially complete, or (ii) 2029 (the "***Activation Date***"), the District shall refund the Note with a new note or bond (the "***Bond***" and, together with the Note, the "***Obligations***"). The Bond shall have a term of twenty (20) years and shall bear interest on the outstanding principal balance thereof at a fixed rate of five percent (5.00%) per annum, calculated on the basis of a 360-day year composed of twelve (12) thirty (30)-day months. The Bond shall be repaid in equal annual installments of principal and interest, not to exceed a twenty (20)-year amortization schedule (the "***Annual Minimum Payment***"), commencing on the first anniversary of the date of issuance of the Bond (each such anniversary, a "***Payment Date***") and continuing on each successive anniversary of the date of issuance thereafter through the final scheduled Payment Date (the "***Maturity Date***"). The Obligations may be prepaid at any time without penalty.

The District intends to convey the Property to one or more developers in consideration of covenants to develop the Property generally in accordance with the Site Plan attached hereto as Exhibit E. No cash payment shall be required from such developers; provided, however, that (i) the developer(s) shall be responsible for all costs of the development and shall agree to commence construction of the development within 12 months or the property will be conveyed back to the District, subject to any rights retained by the City pursuant to agreements related to the Project.. The foregoing transaction(s) will provide significant value to the District, City and the general public. The City and the District find and determine that the CID Projects will promote the economic welfare and development of the City and the State of Missouri through (i) the creation of temporary and permanent jobs; (ii) the stimulation of additional development in the area near the CID Project; (iii) increased local and state tax revenues; and (iv) the provision of necessary public improvements for the District and other surrounding development. Further, the City finds that the CID Projects conform to the purposes of the CID Act.

The District intends to collect the CID Sales Tax and the Special Assessment described in the Petition to provide a source of revenue to pay the Bond (the "***CID Project***"). In addition, the District is authorized to exercise any other powers set forth in the CID Act.

SECTION IV: DISTRICT SERVICES

The District will administer contracts necessary to implement the CID Project, including (i) a Cooperation Agreement among the City, the District and a developer or developers of property within the District and (ii) the PSA.

The CID Act mandates that existing City services will continue to be provided within a District at the same level as before the District was created (unless services are decreased throughout the City) and that any District services shall be in addition to existing City services. The Petitioners anticipate that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish. Without the additional funding provided by the District, the Petitioners would not be able to adequately develop, operate and maintain the CID Project.

SECTION V: ESTIMATED COST OF SERVICES AND IMPROVEMENTS

As noted above, the cost of the Property is $650,000. The Obligations will be paid as set forth above.

It is currently estimated that the cost of forming and administering the District during its first year of operation will be approximately $15,000. Thereafter, it is estimated that the annual cost of administering the District will be approximately $15,000 per year.

SECTION VI: ANTICIPATED SOURCES OF FUNDS AND TERMS OF SOURCES OF FUNDS

The District intends to enter into a cooperation agreement and/or development agreement among the District, the City, and one or more developers of real property within the District (the "Cooperation Agreement"), pursuant to which the District shall use revenues generated by the CID Sales Tax and Special Assessment to repay the Bonds.

The anticipated term of the CID is the earlier of 27 years, or the date that all of the Obligations, of the District have been repaid. As set forth in *Exhibit B*, the District is expected to repay the Obligations in 2041.

SECTION VII: DISTRICT TIMELINE

YEAR ONE (2026)

The CID will enter into the Cooperation Agreement with the City and the lead Developer and any other necessary parties thereto concerning the CID Project. The District will authorize an election on the imposition of the CID Sales Tax. The District will adopt the Special Assessment.

The District will finalize organization of the District, including adopting bylaws and an open records policy. The District will undertake administrative tasks as required by the CID Act. The District will acquire the Property pursuant to the PSA and issue the Note.

YEAR TWO (2027)

The District will convey the Property to one or more developers. The Note will accrue interest.

YEAR THREE (2028)

Upon the Activation Date, the District will refund the Note with the Bonds and commence collection of the Special Assessment. The District will collect CID Revenues and, after payment of the District's reasonable administrative and management expenses, use all remaining CID Revenues to make payments with respect to the Bonds. The District will undertake administrative tasks as required by the CID Act.

YEAR FOUR (2029)

The District will collect CID Revenues, and will, after payment of the District's reasonable administrative and management expenses, use all remaining CID Revenues to make payments with respect to the Bonds. The District will undertake administrative tasks as required by the CID Act.

YEAR FIVE (2030)

The District will collect CID Revenues, and will, after payment of the District's reasonable administrative and management expenses, use all remaining CID Revenues to make payments with respect to the Bonds. The District will undertake administrative tasks as required by the CID Act.

EXHIBIT B

REVENUES AND PAYMENT OF EXPENSES

ESTIMATED CID NET REVENUES

Period	Year	Taxable Sales	Early Payment Discount	CID Sales Tax	Special Assessment	CID Operating Costs	Total CID Collections
			2%	1%			
0	2026						
1	2027					(15,000)	
2	2028	2,000,000	(40,000)	19,600	54,766	(15,300)	59,066
3	2029	3,000,000	(60,000)	29,400	54,766	(15,606)	68,560
4	2030	3,600,000	(72,000)	35,280	54,766	(15,918)	74,127
5	2031	4,000,000	(80,000)	39,200	54,766	(16,236)	77,729
6	2032	4,080,000	(81,600)	39,984	54,766	(16,561)	78,188
7	2033	4,161,600	(83,232)	40,784	54,766	(16,892)	78,657
8	2034	4,244,832	(84,897)	41,599	54,766	(17,230)	79,135
9	2035	4,329,729	(86,595)	42,431	54,766	(17,575)	79,622
11	2036	4,416,323	(88,326)	43,280	54,766	(17,926)	80,119
12	2037	4,504,650	(90,093)	44,146	54,766	(18,285)	80,626
13	2038	4,594,743	(91,895)	45,028	54,766	(18,651)	81,143
14	2039	4,686,638	(93,733)	45,929	54,766	(19,024)	81,671

PROBABLE PAYMENT OF OBLIGATIONS

Period	Year	Interest	Principal	SA Calculated Payment	CID Revenue Applied to Loan	Loan Balance
		5%				
0	2026	-	-	-	-	(650,000)
1	2027	(32,500)	-	-	-	(682,500)
2	2028	(34,125)	(20,641)	54,766	59,066	(657,559)
3	2029	(32,878)	(20,641)	54,766	68,560	(621,878)
4	2030	(31,094)	(20,641)	54,766	74,127	(578,844)
5	2031	(28,942)	(20,641)	54,766	77,729	(530,057)
6	2032	(26,503)	(20,641)	54,766	78,188	(478,372)
7	2033	(23,919)	(20,641)	54,766	78,657	(423,634)
8	2034	(21,182)	(20,641)	54,766	79,135	(365,681)
9	2035	(18,284)	(20,641)	54,766	79,622	(304,343)
10	2036	(15,217)	(20,641)	54,766	80,119	(239,441)
11	2037	(11,972)	(20,641)	54,766	80,626	(170,787)
12	2038	(8,539)	(20,641)	54,766	81,143	(98,183)
13	2039	(4,909)	(20,641)	54,766	81,671	(21,421)
14	2040	(1,071)	(20,641)	54,766	22,492	0

*Estimates annual sales growth of 3% per annum following stabilization.

THE ESTIMATED AMOUNTS SHOWN ON THIS EXHIBIT ARE PROJECTIONS ONLY AND ARE SUBJECT TO CHANGE. ACTUAL OPERATING PERFORMANCE WILL VARY FROM THE PROJECTIONS SHOWN ABOVE.

EXHIBIT C

PROPERTY OWNERSHIP AND ASSESSED VALUE

Parcel	Address	Owner	EAV
13613000901800*	NE 70TH ST	City of Gladstone	$ -
13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

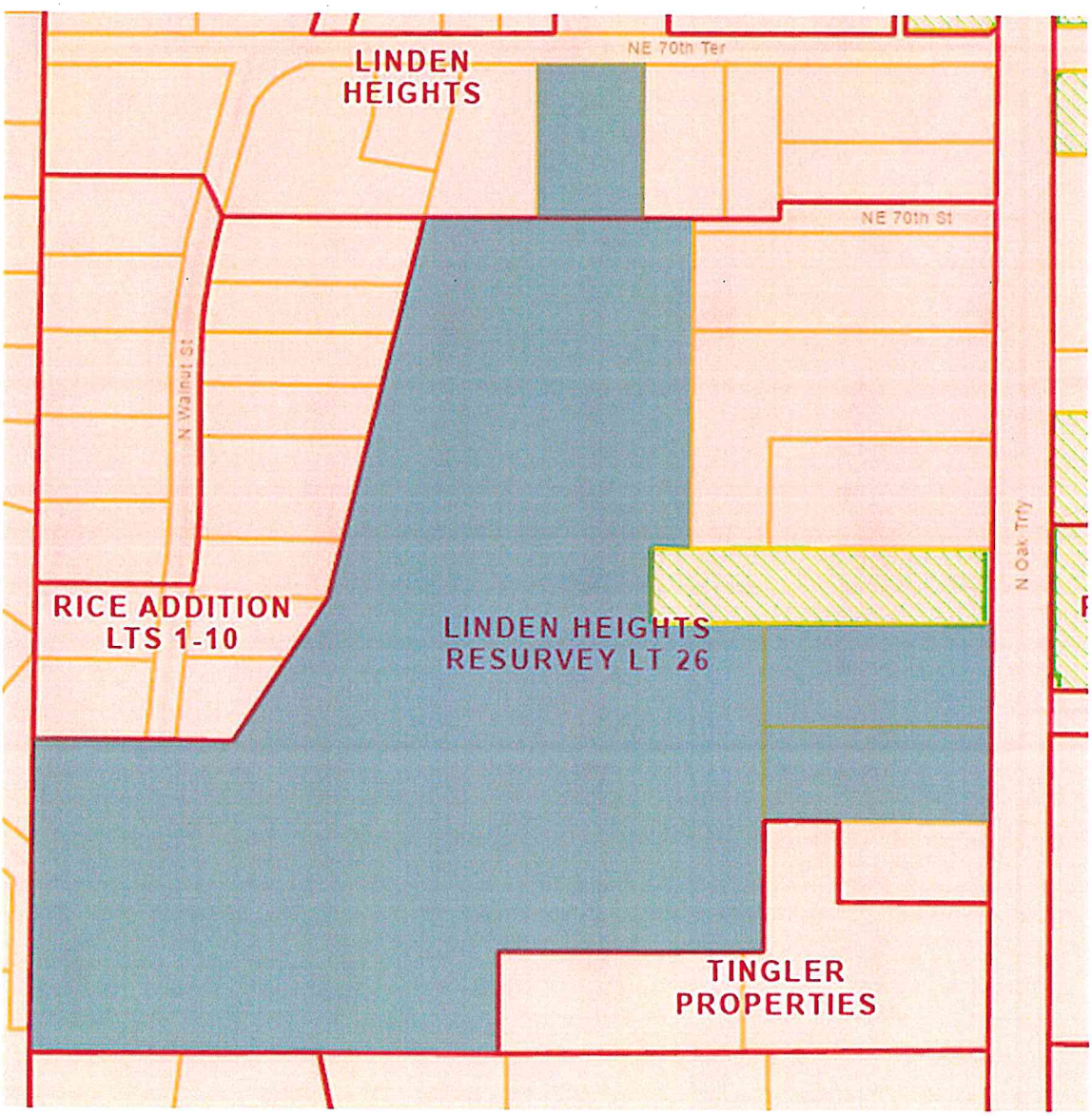


EXHIBIT D

SPECIAL ASSESSMENT PETITION

TO: The Board of Directors of the Gladstone Mixed-Use Land Community Improvement District (the "***District***")

FROM: (i) Owners of real property collectively owning more than 50% by assessed value of real property within the boundaries of the District; and (ii) More than 50% per capita of the owners of all real property within the boundaries of the district.

The District shall be authorized to levy special assessments (the "Special Assessment") against parcels of real property within the District (each, a "Parcel") for the purpose of providing a source of revenue for (i) the purchase of the Property set forth and described in Exhibit B from the City of Gladstone for $650,000 and (ii) the operation, administration, and maintenance of the District (the "***Project***"), as more particularly set forth in the Petition for the Establishment of the Gladstone Mixed-Use Land Community Improvement District (the "***Petition***") signed by the Petitioner on _____, 2026.

The District shall be authorized to impose a special assessment on each parcel (each, a "***Parcel***") located in the District (the "***Special Assessment***") in accordance with Section 67.1521 of the CID Act, for a period not to exceed the life of the District. In no event shall the Special Assessment be levied prior to the Activation Date.

The Special Assessments shall be levied against each tract, lot or parcel of real property listed below within the district which receives special benefit as a result of such Project, the costs of which shall be allocated as set forth below.

The Petitioner anticipates that certain classes of properties within the District will receive real property tax relief ("***Abatement***") pursuant to Sections 100.010 through 100.200 of the Revised Statutes of Missouri ("***Chapter 100***"). Commencing on the earlier of (i) the calendar year in which the CID Project is substantially complete, or (ii) 2029 (the "***Activation Date***"), the Special Assessment with respect to a Parcel in a calendar year shall be in an amount determined by the Board of Directors not to exceed an amount equal to (i) the taxes that would be due and payable but for the Abatement, *minus* (ii) the taxes (or payments in lieu thereof) due with respect to such Parcel for such calendar year (the "***Max Rate***"). The Board may establish different classes of property within the District for the purpose of levying the Special Assessment. The Special Assessment may vary for each class of property; provided, however, that a uniform rate shall be established for each townhouse unit, each apartment unit, and each square foot of commercial space. In the event that the taxes that would be due and payable but for the Abatement are not ascertainable from data provided by Clay County, Missouri, the District and the City will jointly calculate an estimate thereof and such estimate will be conclusive.

By resolution of the Board, the District may levy the Special Assessment for each class at a rate lower than the Max Rate and may increase such lowered Special Assessment rate for each class to a level not exceeding the Max Rate; *provided, however*, that the Board may not lower the rate of such Special Assessment for any class if such lower rate will reduce the aggregate Special Assessment levied by the District below the Annual Minimum Payment (as defined in Exhibit B).

The tracts of land located in the District, which will receive special benefit from this service and/or projects, are:

Parcel	Address	Owner	EAV
13613000901800*	NE 70TH ST	City of Gladstone	$ -
13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

ANY LAND ADDED TO THE DISTRICT PURSUANT TO SECTION 67.1441.2, RSMO., SHALL ALSO BE SUBJECT TO THE SPECIAL ASSESSMENT.

BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT (I) HE OR SHE IS LEGALLY AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED ABOVE, (II) THE OWNER CONSENTS TO THE IMPOSITION OF THE SPECIAL ASSESSMENTS DESCRIBED HEREIN, AND (III) THE FOREGOING METHOD RESULTS IN ASSESSMENTS BEING IMPOSED UPON BENEFITED REAL PROPERTY IN RELATION TO THE BENEFIT CONFERRED UPON EACH APPLICABLE USER AND THE COST OF PROVIDING SUCH BENEFIT.

EXECUTION PAGE FOR SPECIAL ASSESSMENT PETITION

Name of owner: CITY OF GLADSTONE, MISSOURI
Owner's telephone number:
Owner's mailing address:

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:
State basis of legal authority to sign:

Signer's telephone number Same as above
Signer's mailing address: Same as above

BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT HE IS AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED IMMEDIATELY ABOVE.

No.	Parcel	Address	Owner	EAV
1*	13613000901800*	NE 70TH ST	City of Gladstone	$ -
2	13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
3	13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
4	13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

CITY OF GLADSTONE

BY: _____
Printed name: _____
Title: _____

STATE OF MISSOURI)
) ss.
CITY OF GLADSTONE)

Before me personally appeared _____, THE _____ _____ of THE CITY OF GLADSTONE, MISSOURI, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:

Request for Council Action

RES ☒ # R-26-71 **BILL ☐ # City Clerk Only** **ORD ☐ # City Clerk Only**

Date: 11/3/2026 Department:General Administration

Meeting Date Requested: 11/9/2026

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

Subject: Establish the Gladstone Mixed-Use Infrastructure Community Improvement District (CID)

Background: The Developer is requesting that the City terminate the two existing Community Improvement Districts (CIDs) and establish two new CIDs in their place. This would reset the district's terms and allow the Developer to realize the full intended duration and financing capacity of the CIDs. An infrastructure-focused CID allows property owners within a commercial or mixed-use area to voluntarily impose additional taxes or special assessments to fund public infrastructure such as streets, utilities, drainage, and related improvements that supports development or revitalization within the district. The City is the current owner of the real property that will make up the proposed community improvement district. By law, the owner of the real property is to sign a petition to establish a community improvement district. Accordingly, this resolution authorizes the City Manager to execute the Petition. Staff anticipates the Petition will be considered for approval with a public hearing at the December 14 City Council meeting.

Budget Discussion: N/A

Public/Board/Staff Input: City Staff recommends approval.

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

Austin Greer Department Director/Administrator	JA City Attorney	BB City Manager

RESOLUTION NO. R-26-71

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PETITION TO THE CITY OF GLADSTONE, MISSOURI FOR THE ESTABLISHMENT OF THE GLADSTONE MIXED-USE INFRASTRUCTURE COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, the Community Improvement District Act, Section 67.1401 *et seq.*, of the Revised Statutes of Missouri mandates that a petition requesting the establishment of a community improvement district be signed by property owners collectively representing i) the property owners owning more than fifty percent by assessed value of the real property within the boundaries of the proposed district; and ii) more than fifty percent per capita of all owners of real property within the boundaries of the proposed district; and

WHEREAS, the City of Gladstone owns certain real property within the proposed Gladstone Mixed-Use Infrastructure Community Improvement District and desires to execute the petition necessary to establish the same.

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

THAT, the City Council hereby authorizes the City Manager to execute the Petition to the City of Gladstone, Missouri for the establishment of the Gladstone Mixed-Use Infrastructure Community Improvement District, in substantially similar form as the attached **Exhibit A** incorporated into this Resolution as if fully set forth herein, on behalf of the City of Gladstone, Missouri.

THAT, the City Manager, City Clerk, or other appropriate official of the City is hereby authorized to take such actions or execute any documents or instruments necessary to carry out the intent of this Resolution.

THAT, this Resolution shall be in full force and effect from and after its passage and approval.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 9TH DAY OF NOVEMBER 2026.

_____
Jean B. Moore, Mayor

ATTEST:

_____
Kris Keller, City Clerk

RESOLUTION NO. R-26-71

Exhibit A

Petition – Infrastructure CID

PETITION FOR THE ESTABLISHMENT

OF THE

GLADSTONE MIXED-USE INFRASTRUCTURE COMMUNITY IMPROVEMENT DISTRICT

THE CITY OF GLADSTONE, MISSOURI

November ____, 2026

PETITION FOR THE ESTABLISHMENT OF THE GLADSTONE MIXED-USE INFRASTRUCTURE COMMUNITY IMPROVEMENT DISTRICT

To the City Council of The City of Gladstone, Missouri (the "***City***"):

The undersigned (the "***Petitioner***") is, based on the tax records of the Clay County Assessor's Office, as of the date of this filing:

(1) the owner owning more than fifty percent (50%) by assessed value of the real property within the boundaries of the hereinafter described community improvement district; and

(2) more than fifty percent (50%) per capita of all owners of real property within the boundaries of the hereinafter described community improvement district.

The Petitioners do hereby petition and request that the City Council of the City (the "***City Council***") hold a public hearing and adopt an ordinance to establish the District as set out in this Petition and in accordance with this Petition and Sections 67.1401 to 67.1571, RSMO (the "***CID Act***").

1. Proposed District Name. The name for the proposed community improvement district (the "***District***") is: **THE GLADSTONE MIXED-USE INFRASTRUCTURE COMMUNITY IMPROVEMENT DISTRICT**.

2. Legal Description and Map. The District is comprised of approximately 18.4 acres of land (exclusive of public rights-of-way), which is generally located west of the intersection of NE 69th Street and North Oak Trafficway in the City. In addition, the District includes the adjacent sidewalks and rights-of-way.

A legal description and map of the District are attached hereto as *Exhibit A*. The District is located entirely within the corporate boundaries of the City. The proposed boundaries of the District are contiguous.

The District may add additional land in accordance with Section 67.1441.2, RSMo.

3. Five Year Plan. A five-year plan is attached hereto as *Exhibit B* (the "***Plan***"). The Plan sets forth the following:

(a) a description of the purposes of the District,

(b) the services the District will provide,

(c) each improvement the District will make from the list of allowable improvements under Section 67.1461, RSMo.,

(d) an estimate of the costs of these services and improvements to be incurred,

(e) the anticipated sources of funds to pay the costs, and

(f) the anticipated term of the sources of funds to pay the costs.

4. Establishment as Political Subdivision. The District will be established as a political subdivision under the CID Act.

5. Appointment of Directors. The District will be governed by a Board of Directors (the "***Board***"), which will consist of five (5) members (the "***Directors***" and each a "***Director***"). Each Director, during his or her term, shall meet the requirements of Section 67.1451, RSMo., including, with respect to at least one director at all times, Section 67.1451.2(3). Subject to appointment by the Mayor with the consent of City Council in accordance with Section 67.1451.5 of the CID Act, the initial Directors (each, an "***Initial Director***") shall be those individuals named below whom shall serve for the applicable term as specified below, or until their respective successors (each a "***Successor Director***") are appointed in accordance with the CID Act and this Petition. The following individuals shall serve as the Initial Directors:

Term:	**Name:**
4 years	Brian Mertz
4 years	Rebecca Mertz
2 years	Austin Greer
2 years	Barrett Mertz
2 years	Ayden Mertz

By execution of this Petition, the Petitioners hereby agree, represent and warrant that the individuals designated above are hereby named and designated as the legally authorized representatives of the Petitioners, solely for the purpose and to the extent necessary to meet the qualifications of a Director under Section 67.1451, RSMo.

Successor Directors shall each serve a four (4) year term on the Board and shall be appointed by the Mayor, and approved by the City Council, according to the slate submitted by the District, such slate subject to the City's right to appoint one member of the Board of Directors, to the City Clerk of the City. The slate of proposed Successor Directors shall evidence in a from satisfactory to the City that each Successor Director meets the qualifications to serve as Director pursuant to the CID Act and this Petition.

Upon receipt of the slate of Successor Directors, the City Clerk shall promptly deliver the slate to the Mayor, and the Mayor shall either (i) approve the slate and seek consent of same from the City Council at the next regular meeting of the City Council or (ii) return the slate to the Board with a request for alternates for any or all of the Boards positions identified in the slate. Should the City Council refuse to consent to the slate submitted to it by the Mayor, it shall request alternatives for any or all Board positions identified on the slate, the Board shall within ten (10) days of such refusal submit an alternative slate to the mayor with two (2) alternates for each of the Board positions requested by the City Council.

In the event of a vacancy on the Board of Directors, the remaining Directors shall elect an interim director to fill the vacancy for the unexpired term. Upon the expiration of a Director's term, that Director shall continue in office as a Director until his or her successor is appointed. There shall be no limits on the number of times a person may serve as a Director and there shall not be any term limits.

6. Total Assessed Value; Ownership. According to the records of the Clay County Assessor, the total taxable equalized assessed value of all real property in the District is $00.00. The public rights-of-way proposed for inclusion in the District are exempt from real property taxation and are owned/controlled by various public entities. Ownership and assessed value information for the parcels of privately owned property proposed for inclusion in the District is set forth in ***Exhibit C***.

7. Term of Existence. The District will continue to exist and function until the earlier of: (1) all of the costs of the CID Project have been paid, or if the District has issued Obligations, as defined in the CID Act, until all of the Obligations of the District have been repaid, or (2) the date which is twenty-seven (27) years from the date of the ordinance establishing the District.

8. No Blight Finding. The Petitioners do not seek a finding of blight.

9. Sales Tax. The District shall be authorized, upon approval by the qualified voters of the District, to impose a sales and use tax (the "***CID Sales Tax***") at a rate of up to one percent (1%) on all eligible retail sales made in the District in accordance with Section 67. 1545 of the CID Act, for a period not to exceed the life of the District.

10. Real Estate Tax and Business License Tax. The District will not seek to submit to qualified voters any proposition for approval of a real property tax levy and therefore the maximum real property tax levy shall be zero.

11. Maximum Special Assessment. Upon the District' s board of directors approving a proper special assessment petition submitted in substantially the form attached hereto as ***Exhibit D***, the District shall be authorized to impose a special assessment on each parcel (each, a "***Parcel***") located in the District (the "***Special Assessment***") in accordance with Section 67. 1521 of the CID Act, for a period not to exceed the life of the District. In no event shall the Special Assessment be levied until the calendar year following the year in which the Land CID terminates its special assessment (the "***Activation Date***").

Petitioners anticipate that certain classes of properties within the District will receive real property tax relief ("***Abatement***") pursuant to the provisions of Sections 100.010 through 100.200 of the Revised Statutes of Missouri ("***Chapter 100***"). Upon the Activation Date, the Special Assessment with respect to such Parcel in a calendar year shall be in an amount determined by the Board of Directors not to exceed an amount equal to (i) the taxes that would be due and payable but for the Abatement, *minus* (ii) the taxes (or payments lieu thereof) due with respect to such parcel for such calendar year ("***Max Rate***"). The Board may establish different classes of property within the District for the purpose of levying the Special Assessment. The Special Assessment may vary for each class of Property provided, however, a uniform rate shall be established for each townhouse unit, each apartment unit, and each square foot of commercial space. In the event that the taxes that would be due and payable but for the Abatement are not ascertainable from data provided by Clay County, Missouri, the District and the City will jointly calculate an estimate thereof and such estimate will be conclusive.

By resolution of the Board, the District may levy the Special Assessment for each class at a rate lower than the Max Rate and may increase such lowered Special Assessment rate for each class to a level not exceeding the Max Rate; *provided, however*, that the Board may not lower the rate of such Special Assessment for any class if such lower rate will reduce the aggregate Special Assessment levied by the District below the amount levied by the Land CID in the year prior to the Activation Date.

As discussed in the Plan, the Petitioner is also forming the Gladstone Mixed-Use Land Community Improvement District (the "***Land CID***"), which has the same boundaries as the District described herein. NOTWITHSTANDING ANY PROVISION HEREOF TO THE CONTRARY, SO LONG AS THE LAND CID IS LEVYING A SPECIAL ASSESSMENT AGAINST TRACT, LOT OR PARCEL WITHIN THE DISTRICT, SUCH TRACT, LOT OR PARCEL SHALL NOT BE SUBJECT TO THE SPECIAL ASSESSMENT DESCRIBED HEREIN.

12. No Borrowing Capacity Limitation. The District will have the authority to borrow funds from any public or private source and issue obligations and provide security for the repayment of same as provided by the CID Act and as otherwise provided by law.

13. Revenue Limitations. The District will have no limitations on the revenue it may generate.

14. No Power Limitation. The District will have all the powers granted to community improvement districts and political subdivisions under the CID Act and as otherwise provided by law, except as restricted in this Petition.

15. Severability. If any provision of this Petition shall be held or determined to be invalid, inoperative or unenforceable as applied in any particular case, or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

16. Request to Establish District. By Execution and submission of this Petition, the Petitioners request that the City Council hold a public hearing in accordance with Section 67.1421, RSMo. and adopt an ordinance approving the Petition and creating the District as set forth in this Petition and in accordance with the CID Act.

17. Petitioner Withdrawal Right Notice. THE SIGNATURES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.

EXECUTION PAGE FOR AMEDNED PETITION FOR THE CREATION OF
GLADSTONE MIXED-USE INFRASTRUCTURE COMMUNITY IMPROVEMENT DISTRICT

Name of owner: CITY OF GLADSTONE, MISSOURI
Owner's telephone number:
Owner's mailing address:

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:
State basis of legal authority to sign:

Signer's telephone number Same as above
Signer's mailing address: Same as above

BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT HE IS AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED IMMEDIATELY ABOVE.

No.	Parcel	Address	Owner	EAV
1*	13613000901800*	NE 70TH ST	City of Gladstone	$ -
2	13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
3	13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
4	13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

CITY OF GLADSTONE

BY: _____
Printed name: _____
Title: _____

STATE OF MISSOURI)
) ss.
CITY OF GLADSTONE)

Before me personally appeared _____, THE _____ _____ of THE CITY OF GLADSTONE, MISSOURI, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires:

EXHIBIT A

BOUNDARY DESCRIPTION OF COMMUNITY IMPROVEMENT DISTRICT

TRACT I:

All of Lot 240, and part of Lots 308, 309, 310, 311, 312 and 313,of HAMILTON HEIGHTS, a subdivision in the City of Gladstone, also all of Lots 7, 8, 9 and a part of Lots 6 and 10 in LINDEN HEIGHTS, a Resurvey of Lot 26, a subdivision in the City of Gladstone; also a part of Lot 28, in LINDEN HEIGHTS, a subdivision in the City of Gladstone, all in Section 23, Township 51 North, Range 33 West, County of Clay, State of Missouri, described as follows:
Beginning at the Northeast corner of said Lot 8 of Linden Heights Resurvey of Lot 26, said point being as the center line of North East 70th Street, as now established; thence South 0 degrees 04 minutes 22 seconds East, with the East line of Lots 8 and 7 of said Linden Heights Resurvey of Lot 26, 550.00 feet, to the Northwest corner of Lot 6, Linden Heights Resurvey of Lot 26, thence North 89 degrees 16 minutes 48 seconds East along the North line of said Lot 6, 104.77 feet, to a point 300.00 feet, South 89 degrees 48 minutes West of the West right of way line of U.S. Highway 169, (Oak Street); thence South 0 degrees 04 minutes 22 seconds East, parallel with said West right of way line, 430.77 feet, to a point which is 135.00 feet North 0 degrees 04 minutes 22 seconds West of the South line of Lot 10, Linden Heights Resurvey of Lot 26; thence South 89 degrees 16 minutes 48 seconds West, parallel with the South line of said Lot 10, 354.20 feet; thence South 0 degrees 04 minutes 22 seconds East, parallel with the West right of way line of said U.S. Route 169, 135.00 feet, to the South line of said Lot 10; thence North 89 degrees 16 minutes 48 seconds East, along said South line 9.70 feet, to the Northeast corner of Lot 28, Linden Heights; thence South 0 degrees 04 minutes 22 seconds East, with the East line of said Lot 28, 426.49 feet, to the South line of Linden Heights; thence South 89 degrees 16 minutes 48 seconds West, with the South line of Linden Heights 164.41 feet, to the Southeast corner of Lot 235 of Hamilton Heights; thence North 11 degrees 11 minutes 57 seconds West, with the East line of Lots 235, 234, 233 and 232 of Hamilton Heights, 433.66 feet to the Northeast corner of said Lot 232; thence South 89 degrees 06 minutes 52 seconds West, 382.83 feet with the North line of Lots 232 and 231 of Hamilton Heights, to the Northwest corner of said Lot 231; thence South 0 degrees 05 minutes 52 seconds East, with the West line of said Lot 231, 147.45 feet, to the Southeast corner of Lot 240 of said Hamilton Heights; thence South 62 degrees 34 minutes 50 seconds West, with the Southeasterly line of said Lot 240, 107.00 feet, to the Southwest corner of said Lot 240; thence North 39 degrees 37 minutes 18 seconds West, with the Southwesterly line of said Lot 240, 304.20 feet, to the Northeast corner of Lot 310 of Hamilton Heights; thence South 21 degrees 15 minutes 24 seconds West, with the Easterly line of said Lot 310, 106.96 feet, to a point which is 150.00 feet, North 21 degrees 15 minutes 24 seconds East, from the Southeast corner of said Lot 310; thence North 65 degrees 34 minutes 28 seconds West, parallel with and 150.00 feet from the Southwesterly line of Lots 310 and 309, 200.00 feet, to a point on the Westerly line of said Lot 309, which is North 21 degrees 15 minutes 24 seconds East, 150.00 feet, from the Southwest corner of Lot 309; thence North 24 degrees 02 minutes 28 seconds West, 102.58 feet, to the Northwest corner of Lot 308 of Hamilton Heights; thence North 89 degrees 33 minutes 48 seconds East, with the North line of said Lot 308, 80.00 feet, to the Northeast corner of said Lot 308; thence North 38 degrees 33 minutes 14 seconds East, with the Northwesterly line of Lot 311 of Hamilton Heights, 244.84 feet, to a point which is South 38 degrees 33 minutes 14 seconds West, 125.00 feet, from the Northwest corner of said Lot 311; thence South 52 degrees 52 minutes 17 seconds East, parallel with and 125.00 feet from the Northeasterly line of Lots 311, 312 and 313, 312.14 feet; thence North 89 degrees 33 minutes 48 seconds East, along the South line of said Lot 311, 44.45 feet; thence South 0 degrees 53 minutes 52 seconds East, parallel to the East line of the West half of the Northwest Quarter of Section 25, Township 51, Range 33, 80.00 feet; thence North 89 degrees 33 minutes

48 seconds East, 25.00 feet to a point on said East line; thence North 0 degrees 53 minutes 52 seconds West, along said East line, 393.78 feet, to the Southwest corner of Lot 10, Rices Addition; thence North 89 degrees 52 minutes 55 seconds East, with the South line of Lots 10 and 8 of Rices Addition, 262.58 feet, to the Southeast corner of said Lot 8; thence North 33 degrees 34 minutes 05 seconds East, with the Easterly line of said Lot 8, 229.59 feet, to the Southeast corner of Lot 6, Rices Addition; thence North 13 degrees 44 minutes 39 seconds East, along the Easterly line of Lots 1 to 6 inclusive, of Rices Addition 514.90 feet, to the center line of North East 70th Street; thence North 89 degrees 14 minutes 25 seconds East, along said center line 363.20 feet, to the place of beginning.
EXCEPT that part of Lot 7, LINDEN HEIGHTS, RESURVEY OF LOT 26, a subdivision of record in Section 23, Township 51 North, Range 33 West of the 5th Principal Meridian, Gladstone, Clay County, Missouri, described as follows:
Beginning at the Southwest corner of Lot 5, LINDEN HEIGHTS, RESURVEY OF LOT 26; thence North 88 degrees 35 minutes 55 seconds West on the Westerly extension of the South line of said Lot 5, 50.01 feet to a point 50.00 feet West from as measured perpendicular to the East line of said Lot 7; thence North 2 degrees 14 minutes 22 seconds East, on a line 50.00 feet West from, and parallel with, the East line of said Lot 7, 99.92 feet to a point on the Easterly extension of the North line of said Lot 5; thence South 88 degrees 39 minutes 16 seconds East, on said extension, 50.01 feet to the Northwest corner of said Lot 5; thence South 2 degrees 14 minutes 22 seconds West on the East line of said Lot 5 and the East line of said Lot 7, 99.97 feet (100 feet plat) to the Point of Beginning.
TRACT II:

PARCEL A: All that part of Lot 6, and part of vacated Lake Drive, LINDEN HEIGHTS RESURVEY OF LOT 26, a subdivision of Gladstone, Clay County, Missouri, described as follows:
Beginning at the Northeast corner of said Lot 6, thence South 89 degrees 23 minutes 15 seconds West along the North line of said Lot 6, a distance of 150 feet, thence South 0 degrees 04 minutes 21 seconds East 125 feet; thence North 89 degrees 23 minutes 15 seconds East 150 feet, to the West right of way line of North Oak Trafficway (U.S. Highway No. as now established; thence North 0 degrees 04 minutes 21 seconds West along the West right of way line 125 feet to the Point of Beginning

PARCEL B:

All that part of Lot 6 and part of vacated Lake Drive, LINDEN HEIGHTS RESURVEY OF LOT 26, a subdivision of Gladstone, Clay County, Missouri and being more particularly described as follows:
Beginning at a point on the North line of said Lot 6, 150 feet South 89 degrees 23 minutes 15 seconds West of the Northeast corner of said Lot 6; thence South 0 degrees 04 minutes 21 seconds East, 125 feet; thence South 89 degrees 23 minutes 15 seconds West, 150 feet; thence North 0 degrees 04 minutes 22 seconds West, 125 feet to a point on the North line of said Lot 6; thence North 89 degrees 23 minutes 15 seconds East, 150 feet to the Point of Beginning.

TRACT III:

A tract of land located in the West half of Section 23, Township 51 North Range 33 West, and being a part of Lot 10 and part of vacated Lake Drive, RESURVEY OF LOT 26, LINDEN HEIGHTS, an addition in Gladstone, Clay County, Missouri and being more particularly described as follows:
Beginning at a point on the West Right of Way line of North Oak Trafficway (U.S. Highway 169), said point being South 0 degrees 04 minutes 21 seconds East, 125 feet of the Northeast corner of said Lot 6; thence continuing South 0 degrees 04 minutes 21 seconds East, 131.94 feet; thence South 89 degrees 16 minutes

48 seconds West, 300 feet; thence North 0 degrees 04 minutes 22 seconds West, 132.50 feet; thence North 89 degrees 23 minutes 15 seconds East, 300 feet to the Point of Beginning.

TRACT IV:

The West 140 feet of the East 618.71 feet of Tract 25, LINDEN HEIGHTS, a subdivision of land in Gladstone, Clay County, Missouri.

Exhibit A-2

MAP OF COMMUNITY IMPROVEMENT DISTRICT BOUNDARY

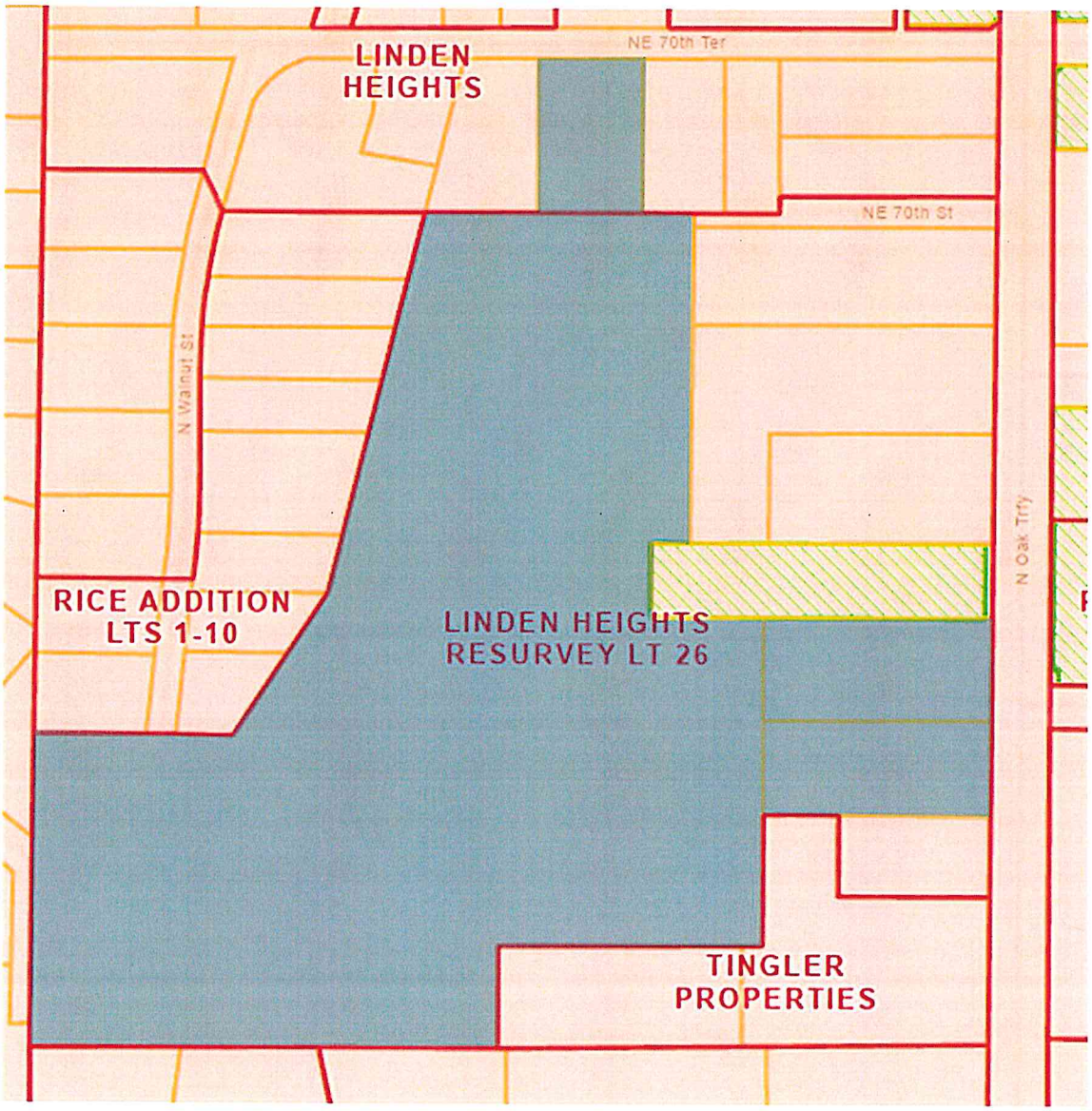


EXHIBIT B

FIVE YEAR PLAN

[*Attached*]

FIVE YEAR PLAN

THE GLADSTONE MIXED-USE INFRASTRUCTURE COMMUNITY IMPROVEMENT DISTRICT

GLADSTONE, MISSOURI

SECTION I: INTRODUCTION

The Gladstone Mixed-Use Infrastructure Community Improvement District (the "***District***" or the "***CID***") is created pursuant to Section 67.1401 through 67.1571 of the Revised Statutes of Missouri (the "***CID Act***"). Section 67.1421, RSMo., requires that the petition for the creation of the District be accompanied by a five-year plan which includes:

(a) a description of the purposes of the District,

(b) the services the District will provide,

(c) each improvement the District will make from the list of allowable improvements under Section 67.1461, RSMo.,

(d) an estimate of the costs of these services and improvements to be incurred,

(e) the anticipated sources of funds to pay the costs, and

(f) the anticipated term of the sources of funds to pay the costs.

This five-year district plan (the "***Plan***") is designed to comply with this statutory requirement and is appended to the Petition for Establishment of the District (the "***Petition***").

SECTION II: DESCRIPTION

The District is comprised of approximately 18.4 acres of land (exclusive of public rights-of-way), which is generally located west of the intersection of NE 69th Street and North Oak Trafficway in the City. In addition, the District includes the adjacent sidewalks and rights-of-way. The District is an entity that is separate from the City of Gladstone, Missouri (the "***City***") and is formed by the adoption of an ordinance by the City Council following a public hearing regarding formation of the District. The District is a political subdivision. As a political subdivision, the District is operated and managed by a board of directors (the "***Board***"), whose members are appointed by the City's Mayor with the consent of the City Council. Board members serve for a designated period of time, and the Board positions are again appointed at the expiration of each term. Upon the expiration of a Board member's term, that Board member shall continue in office as a Board member until his or her successor is appointed.

Under the CID Act, CIDs are empowered to provide a variety of public services and to finance a number of different public improvements and to issue obligations, borrow money, or pledge CID revenues to finance certain projects. CIDs derive their revenue from taxes and assessments levied within the boundaries of the CID. Such revenues are then used for the benefit of the properties within the CID.

SECTION III: PURPOSES OF THE DISTRICT

The District is intended to collect the CID Sales Tax and the Special Assessment described in the Petition in order to provide a source of revenue to finance and/or reimburse one or more developers of property within the District for the District Improvements (the "***CID Project***") The CID shall construct, reconstruct, install, repair, maintain, and equip any of the following public improvements:

- Parks, lawns, trees, and any other landscape;
- Sidewalks, streets, traffic signs and signals,
- Utilities, drainage, water, storm and sewer systems, and other site improvements, including retaining walls;
- Parking lots or other facilities;
- Streetscape, lighting, benches or other seating furniture, trash receptacles, canopies, walls, and barriers; and
- Paintings and murals

The CID Project may be constructed in phases.

The District may fund any portion of the costs of acquisition, design, construction, operation and maintenance of the CID Project, including: (i) costs of all estimates, studies, surveys, plans, drawings, reports, tests, specifications, and other preliminary investigations of architects, appraisers, surveyors, and engineers; (ii) all professional service costs, including without limitation architectural, engineering, legal, financial, planning, design, development, project, or construction management or special services incurred; (iii) costs of acquisition, settlement, and transfer of rights-of-way, easements, leases, and other interests in real property; and (iv) costs of insurance, performance bonds, and guarantees. Revenues from the CID Sales Tax and the Special Assessment may be used to fund in part either direct costs of the CID Project or financing costs of the CID Project, or both.

The Petitioner is also forming the Gladstone Mixed-Use Land Community Improvement District (the "**Land CID**"), which has the same boundaries as the District described herein. The Land CID is solely authorized to finance the acquisition the property within the District's Boundaries from the City of Gladstone in consideration $650,000 (the "**Land Project**"). The Land Project will facilitate the development of the land within the District, thereby increasing the use and value of the property in the District. The Land CID is not authorized to fund the CID Project and the District is not authorized to finance the Land Project.

SECTION IV: DISTRICT SERVICES

The District will administer contracts necessary to implement the CID Project, including a Cooperative Agreement among the City, the District and a developer or developers of property within the District.

The CID Act mandates that existing City services will continue to be provided within a District at the same level as before the District was created (unless services are decreased throughout the City) and that any District services shall be in addition to existing City services. The Petitioners anticipate that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish. Without the additional funding provided by the District, the Petitioners would not be able to adequately develop, operate and maintain the CID Project.

SECTION VI: ESTIMATED COSTS

It is currently estimated that the cost of forming and administering the District during its first year of operation, will be approximately $15,000. Thereafter, it is estimated that the annual cost of administering the District will be approximately $15,000 per year.

The estimated costs of the CID Project are attached hereto as *Exhibit B-1*. THE FOREGOING ESTIMATES ARE PRELIMINARY AND SUBJECT TO CHANGE.

SECTION VII: ANTICIPATED SOURCES OF FUNDS AND TERMS OF SOURCES OF FUNDS

The District intends to enter into a Cooperative Agreement among the District, the City and one or more developers of real property within the District ("***Cooperative Agreement***"), pursuant to which the developer(s) will advance the costs of the CID Project subject to reimbursement from revenues generated by the CID Sales Tax / Special Assessment or the proceeds of Obligations, as defined in the CID Act, issued by or on behalf of the District. Such Obligations will be repaid from CID Sales Tax and Special Assessment revenues.

The anticipated term of the CID is the earlier of 27 years, or the date that all of the Obligations, of the District have been repaid. As set forth in *Exhibit B*, the District is expected to repay the Obligations in 2039.

SECTION VIII: DISTRICT TIMELINE

YEAR ONE (2026)

The CID will enter into the Cooperative Agreement with the City and the lead Developer concerning the CID Project. The District will authorize an election on the imposition of the CID Sales Tax. The District will finalize organization of the District, including adopting bylaws and an open records policy. The District will undertake administrative tasks as required by the CID Act. The District will commence the CID Project.

The City will approve the special assessment; however, the special assessment will not be levied against any tract, lot or parcel so long as the Land CID is levying a special assessment against such tract, lot or parcel.

YEAR TWO (2027)

The CID will monitor progress on construction of the CID Project. The District will undertake administrative tasks as required by the CID Act.

YEAR THREE (2028)

The CID will monitor progress on construction of the CID Project. The District will collect CID Revenues, and will, after payment of the District's reasonable administrative and management expenses, use all remaining CID Revenues to make payments with respect to the approved reimbursable project costs, as required by the Cooperative Agreement. The District will undertake administrative tasks as required by the CID Act.

YEAR FOUR (2029)

The District will collect CID Revenues, and will, after payment of the District's reasonable administrative and management expenses, use all remaining CID Revenues to make payments with respect to the approved reimbursable project costs, as required by Cooperative Agreement. The District will undertake administrative tasks as required by the CID Act.

YEAR FIVE (2030)

The District will collect CID Revenues, and will, after payment of the District's reasonable administrative and management expenses, use all remaining CID Revenues to make payments with respect to the approved reimbursable project costs, as required by the

Cooperative Agreement. The District will consider issuance of CID Bonds. The District will undertake administrative tasks as required by the CID Act.

EXHIBIT B-1

EXIMATED PROJECT COSTS

Item	Total
Earthwork	$450,000.00
Retaining walls	$850,000.00
Asphalt Paving	$1,310,000.00
Concrete Paving and Curbs	$448,000.00
Sanitary Sewers	$835,000.00
Water Lines	$630,000.00
Storm Sewers	$735,000.00
Site Lighting	$405,000.00
Landscaping	$225,000.00
Striping	$35,000.00
Signage	$35,000.00
Turf	$750,000.00
Contingency	$1,341,600.00
Total	**$8,049,600.00**

NOTE: The amounts shown above are preliminary estimates; actual costs will vary from the above preliminary estimates. Categories and amounts are for illustration purposes only and are not intended to establish limitations for any particular purpose. Savings in one budget category may be applied to additional costs incurred in other budget categories.

EXHIBIT B-2

ESTIMATED REVENUES AND PAYMENT OF EXPENSES

Period	Year	Taxable Sales	Early Payment Discount	CID Sales Tax	Special Assessment	CID Operating Costs	Total CID Collections
			2%	1%			
0	2026	-					
1	2027	-				(15,000)	
2	2028	2,000,000	(40,000)	19,600	-	(15,300)	4,300
3	2029	3,000,000	(60,000)	29,400	-	(15,606)	13,794
4	2030	3,600,000	(72,000)	35,280	-	(15,918)	19,362
5	2031	4,000,000	(80,000)	39,200	-	(16,236)	22,964
6	2032	4,080,000	(81,600)	39,984	-	(16,561)	23,423
7	2033	4,161,600	(83,232)	40,784	-	(16,892)	23,891
8	2034	4,244,832	(84,897)	41,599	-	(17,230)	24,369
9	2035	4,329,729	(86,595)	42,431	-	(17,575)	24,856
11	2036	4,416,323	(88,326)	43,280	-	(17,926)	25,354
12	2037	4,504,650	(90,093)	44,146	-	(18,285)	25,861
13	2038	4,594,743	(91,895)	45,028	-	(18,651)	26,378
14	2039	4,686,638	(93,733)	45,929	-	(19,024)	26,905
15	2040	4,780,370	(95,607)	46,848	-	(19,404)	27,444
16	2041	4,875,978	(97,520)	47,785	54,766	(19,792)	82,758
17	2042	4,973,497	(99,470)	48,740	54,766	(20,188)	83,318
18	2043	5,072,967	(101,459)	49,715	54,766	(20,592)	83,889
19	2044	5,174,427	(103,489)	50,709	54,766	(21,004)	84,471
20	2045	5,277,915	(105,558)	51,724	54,766	(21,424)	85,065
21	2046	5,383,473	(107,669)	52,758	54,766	(21,852)	85,671
22	2047	5,491,143	(109,823)	53,813	54,766	(22,289)	86,290
23	2048	5,600,966	(112,019)	54,889	54,766	(22,735)	86,920
24	2049	5,712,985	(114,260)	55,987	54,766	(23,190)	87,563
25	2050	5,827,245	(116,545)	57,107	54,766	(23,653)	88,219
26	2051	5,943,790	(118,876)	58,249	54,766	(24,127)	88,888
27	2052	6,062,665	(121,253)	59,414	54,766	(24,609)	89,571
TOTAL (GROSS)				$ 1,154,400	$ 657,187		**$1,321,523**
TOTAL (NPV)				$544,098.20	$215,265.54		**$523,078**

*Estimates annual sales growth of 2% per annum following stabilization.

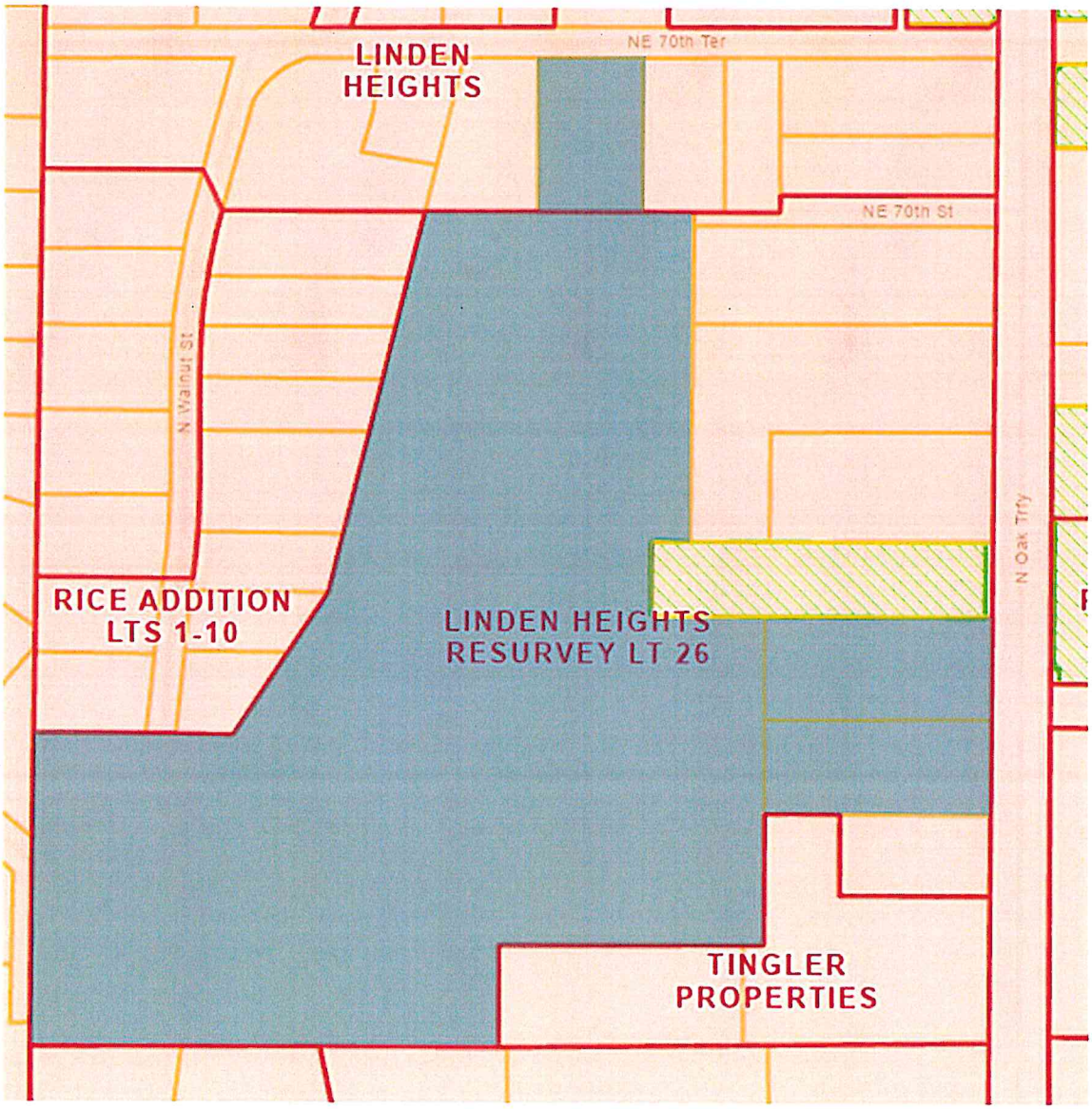
THE ESTIMATED AMOUNTS SHOWN ON THIS EXHIBITARE PROJECTIONS ONLY AND ARE SUBJECT TO CHANGE. ACTUAL OPERATING PERFORMANCE WILL VARY FROM THE PROJECTIONS SHOWN ABOVE.

EXHIBIT C

PROPERTY OWNERSHIP AND ASSESSED VALUE

Parcel	Address	Owner	EAV
13613000901800*	NE 70TH ST	City of Gladstone	$ -
13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**



Note: Exclusive of public right-of-way.

EXHIBIT D
SPECIAL ASSESSMENT PETITION

TO: The Board of Directors of the Gladstone Mixed-Use Infrastructure Community Improvement District (the "***District***")

FROM: (i) Owners of real property collectively owning more than 50% by assessed value of real property within the boundaries of the District; and (ii) More than 50% per capita of the owners of all real property within the boundaries of the district.

The District shall be authorized to levy special assessments ("**Special Assessment**") against parcels of real property within the district (each, a "Parcel") for the purpose of providing a source of revenue for (i) the Project Costs set forth and described in Exhibit B-1, and (ii) and for the operation, administration and maintenance of the District (the "***Project***"), as more particularly set forth in the Petition for the Establishment of the Gladstone Mixed-Use Infrastructure Community Improvement District (the "***Petition***") signed by the Petitioners on _____, 2026.

The District shall be authorized to impose a special assessment on each parcel (each, a "***Parcel***") located in the District (the "***Special Assessment***") in accordance with Section 67. 1521 of the CID Act, for a period not to exceed the life of the District. In no event shall the Special Assessment be levied prior to the calendar year after the year in which the Land CID (as defined below) terminates its special assessment (the "***Activation Date***").

The Special Assessments shall be levied against each tract, lot or parcel of real property listed below within the district which receives special benefit as a result of such Project, the costs of which shall be allocated as set forth below.

Petitioners anticipate that certain classes of properties within the District will receive real property tax relief ("***Abatement***") pursuant to the provisions of Sections 100.010 through 100.200 of the Revised Statutes of Missouri ("***Chapter 100***"). Commencing on the Activation Date, the Special Assessment with respect to such Parcel in a calendar year shall be in an amount determined by the Board of Directors not to exceed an amount equal to (i) the taxes that would be due and payable but for the Abatement, *minus* (ii) the taxes (or payments lieu thereof) due with respect to such parcel for such calendar year ("***Max Rate***"). The Board may establish different classes of property within the District for the purpose of levying the Special Assessment. The Special Assessment may vary for each class of Property; provided, however, a uniform rate shall be established for each townhouse unit, each apartment unit, and each square foot of commercial space. In the event that the taxes that would be due and payable but for the Abatement are not ascertainable from data provided by Clay County, Missouri, the District and the City will jointly calculate an estimate thereof and such estimate will be conclusive.

By resolution of the Board, the district may levy the Special Assessment for each class at a rate lower than the Max Rate and may increase such lowered special assessment rate for each class to a level not exceeding the Max Rate; provided the Board may not lower the rate of such Special Assessment for each class if such lower rate will reduce the aggregate of all Special Assessments levied by the District below the amount levied by the Land CID in the year prior to the Activation Date.

The tracts of land located in the district which will receive special benefit from this service and/or projects are:

The tracts of land located in the District, which will receive special benefit from this service and/or projects, are:

No.	Parcel	Address	Owner	EAV
1*	13613000901800*	NE 70TH ST	City of Gladstone	$ -
2	13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
3	13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
4	13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

Any land added to the district pursuant to 67.1441.2, RSMo shall also be subjected to the Special Assessment.

The District encompasses the same property as the Gladstone Mixed-Use Land Community Improvement District (the "***Land CID***"). NOTWITHSTANDING ANY PROVISION HEREOF TO THE CONTRARY, SO LONG AS THE LAND CID IS LEVYING A SPECIAL ASSESSMENT AGAINST TRACT, LOT OR PARCEL WITHIN THE DISTRICT, SUCH TRACT, LOT OR PARCEL SHALL NOT BE SUBJECT TO THE SPECIAL ASSESSMENT DESCRIBED HEREIN.

BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT (I) HE/SHE IS LEGALLY AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED ABOVE, (II) THAT THE OWNER CONSENTS TO THE IMPOSITION OF THE SPECIAL ASSESSMENTS DESCRIBED HEREIN, AND (III) THAT THE FOREGOING METHOD RESULTS IN IMPOSING ASSESSMENTS UPON REAL PROPERTY BENEFITTED IN RELATION TO THE BENEFIT CONFERRED UPON EACH APPLICABLE USER AND THE COST TO PROVIDE SUCH BENEFIT.

EXECUTION PAGE FOR SPECIAL ASSESSMENT PETITION

Name of owner: CITY OF GLADSTONE, MISSOURI
Owner's telephone number:
Owner's mailing address:

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer:
State basis of legal authority to sign:

Signer's telephone number Same as above
Signer's mailing address: Same as above

BY EXECUTING THIS PETITION, THE UNDERSIGNED REPRESENTS AND WARRANTS THAT HE IS AUTHORIZED TO EXECUTE THIS PETITION ON BEHALF OF THE PROPERTY OWNER NAMED IMMEDIATELY ABOVE.

No.	Parcel	Address	Owner	EAV
1*	13613000901800*	NE 70TH ST	City of Gladstone	$ -
2	13613000901100	6900 N OAK TRFY	City of Gladstone	$ -
3	13613000901200	6880 N OAK TRFY	City of Gladstone	$ -
4	13613000900200	201 NE 70TH TER	City of Gladstone	$ -

*** The CID only includes a portion of this parcel.**

CITY OF GLADSTONE

BY: _____
Printed name: _____
Title: _____

STATE OF MISSOURI)
) ss.
CITY OF GLADSTONE)

Before me personally appeared _____, THE _____ _____ of THE CITY OF GLADSTONE, MISSOURI, to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this _____ day of _____, 2026.

_____
Notary Public

My Commission Expires: