

RESOLUTION R-26-30

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PETITION TO THE CITY OF GLADSTONE, MISSOURI, FOR THE AMENDMENT OF THE DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT.

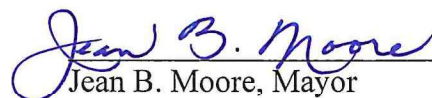
WHEREAS, the Community Improvement District Act, Section 67.1401 et seq., of the Revised Statutes of Missouri mandates that a petition requesting the amendment of a community improvement district be signed by property owners collectively representing i) the property owners owning more than fifty percent 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 Downtown Linden Community Improvement District and desires to execute the petition necessary to amend 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 Amendment of the Downtown Linden 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, and to execute other documents and take such other actions as may be necessary to effectuate the intent of this Resolution.

INTRODUCED, READ, PASSED, AND ADOPTED BY THE COUNCIL OF THE CITY OF GLADSTONE, MISSOURI, THIS 8TH DAY OF JUNE 2026.


Jean B. Moore, Mayor

ATTEST:


Kris Keller, City Clerk

EXHIBIT A

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

Submitted _____, 2026

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Signature Page

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

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

The undersigned owns the following parcel:

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

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

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

By: _____
Robert Baer, City Manager

STATE OF MISSOURI)
) ss.
COUNTY OF CLAY)

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

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

¹ The parcels comprising the District were replatted after the formation of the District, but the boundary was not modified.
² Owned by the City and exempt from *ad valorem* property taxes.

Exhibit A-1

The legal description of the District

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

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

Exhibit A-2

Map of the District



Exhibit B

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

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

EXHIBIT C

Five Year Plan

REVISED FIVE YEAR DISTRICT MANAGEMENT PLAN

DOWNTOWN LINDEN COMMUNITY IMPROVEMENT DISTRICT

CITY OF GLADSTONE, MISSOURI

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

_____, 2026

Introduction

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

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

Chapter 100

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

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

Management Plan Summary

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

Location:

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

Improvements and Services

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

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

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

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

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

Lease of Improvements; Services

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

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

Method of Financing

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

The estimated District Revenues are set forth below.

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

Cost:

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

City Services:

The CID Act mandates that existing City services will continue to be provided within a CID at the same level as before the District was created (unless services are decreased throughout the City) and that District services shall be in addition to existing City services. The District anticipates that City services will continue to be provided within the District at the same level as before the District was created, and the District will not cause the level of City services within the District to diminish.

Duration:

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

Governance:

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

EXHIBIT D

Amended Special Assessment Petition

Background:

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

Petition:

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

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

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

Signature Page

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

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

The undersigned owns the following parcel:

Parcel #	Owner	Area (Acres)	EAV
13614002500300³	City of Gladstone, Missouri	1.54	\$00 ⁴

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

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

By: _____
 Robert Baer, City Manager

STATE OF MISSOURI)
) ss.
 COUNTY OF CLAY)

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

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



Request for Council Action

RES # R-26-30

BILL # City Clerk Only

ORD # City Clerk Only

Date: 6/3/2026

Department: General Administration

Meeting Date Requested: 6/8/2026

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

Subject: A Resolution authorizing the City Manager to execute the Petition for the Amendment of the Downtown Linden Community Improvement District.

Background: On July 29, 2019, by Ordinance No. 4.482, the City Council established the Downtown Linden Community Improvement District ("CID"). The CID was formed to provide funding in conjunction with the Fairfield Inn and Suites hotel project that was developed by SREH MAG Gladstone Partners, LLC (the "Developer"). The Developer has requested that a petition to amend the CID be submitted to the City Council in order to clarify that the CID has authority to lease property in the District. The hotel project was developed using the Chapter 100 program under which the City owns the property and leases it to the Developer. As a result, in order for the petition to amend 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 amend 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.

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
City Manager

CW
City Attorney