

RESOLUTION R-26-31

A RESOLUTION AUTHORIZING THE CITY MANAGER TO EXECUTE THE PETITION TO THE CITY OF GLADSTONE, MISSOURI, FOR THE TERMINATION OF THE LINDEN BLOCK 25 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 Linden Block 25 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 Linden Block 25 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

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

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

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

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

Dated this ____ day of June 2026.

PETITIONER AND SOLE OWNER:

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

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

The undersigned owns the following parcel:

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

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

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

By: _____
 Robert Baer, City Manager

STATE OF MISSOURI)
) ss.
 COUNTY OF CLAY)

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

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

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

EXHIBIT A

LEGAL DESCRIPTION OF DISTRICT

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

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

EXHIBIT C

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

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

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

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

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

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

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

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

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



Request for Council Action

RES # R-26-31

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 Termination of the Downtown Linden Community Improvement District.

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

The hotel project was developed using the Chapter 100 program under which the City owns the property and leases it to the Developer. As a result, 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.

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