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**PETITION FOR THE CREATION  
OF  
9 HIGHWAY CORRIDOR COMMUNITY IMPROVEMENT DISTRICT  
CITY OF PARKVILLE, MISSOURI**

\_\_\_\_\_, 2016

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**PETITION FOR THE CREATION OF  
9 HIGHWAY CORRIDOR COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and Board of Aldermen of the City of Parkville, Missouri:

The undersigned real property owners (collectively, the “Petitioner”), being the owners collectively owning

- (1) more than fifty percent (50%) by assessed value of the real property 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, does hereby petition and request that the Board of Aldermen of the City of Parkville, Missouri create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the “CID Act”). In support of this petition, the Petitioner sets forth the following information in compliance with the CID Act:

1. District Name. The name for the proposed community improvement district (“CID” or “District”) is:  
  
9 Highway Corridor Community Improvement District.
2. Legal Description and Map. A legal description and boundary map of the proposed District are attached hereto as Exhibit A-1. The proposed district comprises approximately 89.22 acres and is located entirely within the City of Parkville, Missouri. The owners of the real property within the District are set forth in Exhibit A-2 attached hereto.
3. Five-Year Plan. A five-year plan as required by the CID Act is attached hereto as Exhibit B (the “Five Year Plan”).
4. District Powers. The District shall provide any and all services deemed in the sole discretion of the Board (hereinafter defined) to be desirable, and shall have all rights and powers needed to provide those desired services, up to and including any right or power not specifically limited, or prevented, by the CID Act or this Petition. These powers include, but are not limited to, the following:
  - a. To adopt, amend, and repeal bylaws, not inconsistent with the CID Act necessary or convenient to carry out the provisions of the CID Act;
  - b. To sue and be sued;
  - c. To make and enter into contracts and other instruments, with public and private entities, necessary or convenient to exercise its powers and carry out its duties pursuant to the CID Act;

- d. To accept grants, guarantees, and donations of property, labor, services, or other things of value from any public or private source;
- e. To employ or contract for such managerial, engineering, legal, technical, clerical, accounting, or other assistance as it deems advisable;
- f. 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;
- g. To sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate, or otherwise encumber or dispose of any real or personal property or any interest in such property;
- h. To levy sales taxes pursuant to the CID Act;
- i. To fix, charge, and collect fees, rents and other charges for use of any of the following:
  - i. The District's real property, except for public rights-of-way for utilities;
  - ii. The District's personal property; or
  - iii. Any of the District's interest in such real or personal property, except for public rights-of-way for utilities.
- j. To borrow money from any public or private source and issue obligations and provide security for the repayment of the same as provided in the CID Act;
- k. To loan money as provided in the CID Act;
- l. To make expenditures, create reserve funds, and use its revenues as necessary to carry out its powers or duties and the provisions and purposes of the CID Act;
- m. To enter into one or more agreements with the City for the purpose of abating any public nuisance within the boundaries of the District including, but not limited to, the stabilization, repair or maintenance or demolition and removal of buildings or structures, provided that the City has declared the existence of a public nuisance;
- n. Within the District's boundaries, to provide assistance or construct, reconstruct, install, repair, maintain and equip any of the following public improvements:
  - i. Parks, lawns, trees, and any other landscape;

- ii. Convention and meeting facilities.
  - iii. Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems, and other site improvements;
  - iv. Parking lots, garages, or other facilities;
  - v. Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers;
  - vi. Information booths, bus stop and other shelters, rest rooms, and kiosks;
  - vii. Paintings, murals, display cases, sculptures, and fountains; and
  - viii. Any other useful, necessary, or desired improvement.
- o. To dedicate to the municipality, with the municipality's consent, streets, sidewalks, parks, and other real property and improvements located within its boundaries for public use;
  - p. Within its boundaries, to operate or to contract for the provision of music, news, child-care, or parking facilities, and buses, minibuses, or other modes of transportation;
  - q. Within its boundaries, to lease space for sidewalk café tables and chairs;
  - r. Within its boundaries, to provide or contract for cleaning, maintenance, security, and other services to public and private property;
  - s. Within its boundaries, to provide or contract for the provision of security personnel, equipment, or facilities for the protection of property and persons;
  - t. In accordance with the City's special event or sign permitting requirements or other applicable City requirements, to produce and promote any tourism, recreational or cultural activity or special event in the District by, but not limited to, advertising, decoration of any public place in the District, promotion of such activity and special events, and furnishing music in any public place;
  - u. To support business activity and economic development in the District including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and businesses;
  - v. To provide refuse collection and disposal services within the District;

- w. To contract for or conduct economic, planning or other studies; and
  - x. To make expenditures, create reserve funds, and use its revenues as necessary to carry out its powers or duties and the provisions and purposes of the CID Act.
5. Form of District. The proposed District will be established as a political subdivision of the State of Missouri under the CID Act.
6. Board of Directors.
- a. Number. The District shall be governed by a Board of Directors (the “Board”) consisting of five (5) members, whom shall be appointed by the municipality in accordance with this petition.
  - b. Qualifications. Each Member of the Board (“Director”) shall meet the following requirements:
    - (1) be at least 18 years of age;
    - (2) be and must declare to be either an owner of real property within the District (“Owner”) or an authorized representative of an Owner, an owner of a business operating within the District (“Operator”) or an authorized representative of such Operator, or a registered voter (“Resident”) residing within the District, as provided in the CID Act;
    - (3) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution; and
    - (4) except for the initial directors named in this Petition, be nominated according to a slate submitted as described in this Petition.
  - c. Initial Directors. The initial directors (“Initial Directors”) and their respective terms shall be as follows:
    - (1) Matt Brooks  
Owner's Representative – four (4) year term.
    - (2) Dale Brouk  
Owner's Representative – four (4) year term.
    - (3) Nanette K. Johnston  
City Director – four (4) year term.
    - (4) Debra K. Hopkins  
Owner's Representative – two (2) year term.

- (5) Ed Bradley  
Owner's Representative – two (2) year term.

- d. Terms. Each Initial Director shall serve the term set forth above or until his/her successor ("Successor Director") is appointed in accordance with this Petition. If, for any reason, a Director is not able to serve his/her term, or shall resign prior to the expiration of his/her full term, a Successor Director shall be appointed as set forth in accordance with Paragraph 6(e) hereof and such Successor Director shall serve the remainder of the unexpired term. After the Initial Directors have served the terms set forth above, all future Successor Directors shall serve a four (4) year term unless such Successor Director is appointed to fill the position of a Director who is not able to serve his/her term, and in such case, the Successor Director shall only serve the remainder of the unexpired term of the Director the Successor Director has been appointed to replace.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a 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 Board of Aldermen by resolution according to a slate submitted by the Chairman of the District to the City of Parkville, Missouri's City Clerk (the "City Clerk"). The slate of proposed Successor Directors shall include evidence in a form satisfactory to the City that each Successor Director meets the statutory qualifications to serve as Director pursuant to the CID Act and that owner's representatives are duly authorized to serve as Directors. Upon receipt of a 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 Board of Aldermen at the next regular meeting of the Board of Aldermen or (ii) return the slate to the Board with a request for alternates for any or all of the Board positions identified on the slate. Should the Board of Aldermen 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 and within ten days of such refusal, the Board shall submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Board of Aldermen. Should the Mayor reject and return the slate to the Board, the Board shall within ten days of such refusal submit an alternative slate to the Mayor with two alternates for each of the Board positions requested by the Mayor. After receipt of the alternative slate, the Mayor shall either (i) choose from the alternate(s), approve the slate, and seek consent of the Board of Aldermen at the next regular meeting of the Board of Aldermen, or (ii) reject the alternative slate. In the event the Mayor rejects the alternative slate, Successor Directors shall be appointed by the Mayor with the consent of the Board of Aldermen.

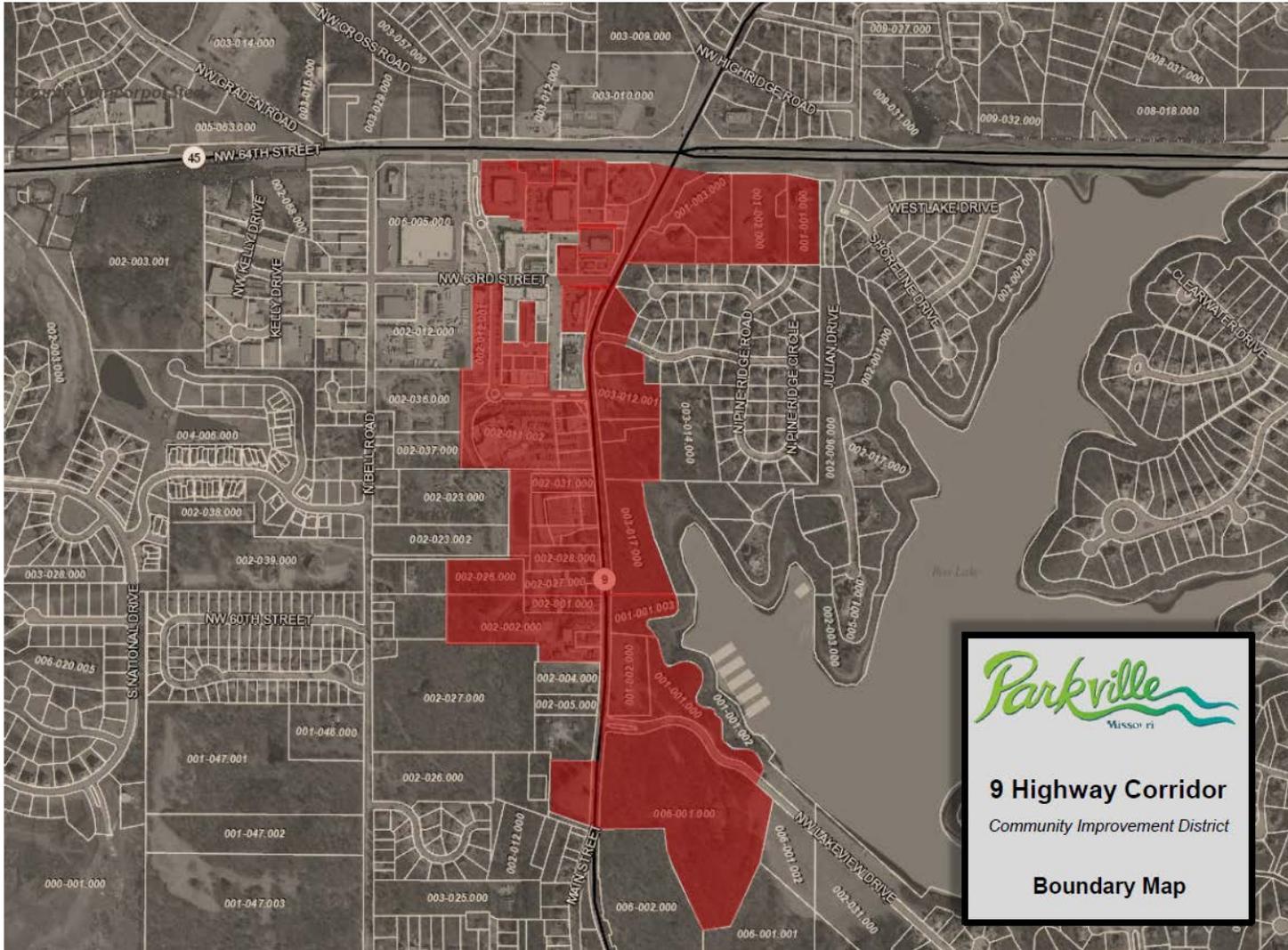
- f. City Directors. At least one Director in office shall be either (i) an elected or appointed official or employee of the City of Parkville or (ii) a member of the public appointed by the Mayor with the consent of the Board of Aldermen to represent the City of Parkville, and shall be designated as an Owner's Representative (a "City Director"). If at the time of submission of a slate of Successor Directors, the term of a City Director is expiring, then such slate shall include the name of the City Director to be appointed, who shall be a person designated by the Mayor with the consent of the Board of Aldermen.
7. Assessed Value. The total assessed value of all real property in the District is five million thirty-four thousand nine hundred fifty-seven dollars (\$5,034,957).
8. Duration of District. The proposed maximum length of time for the existence of the District shall be twenty (20) years from the date of the ordinance approving the petition; provided, however, that the term of the District may be automatically continued for successive ten (10) year terms, without having to submit a new petition, subject to the condition precedent that the Board of Aldermen shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced.
9. Real Property and Business License Taxes. The District will not have the power to impose a real property tax levy or business license taxes.
10. Sales Tax. Qualified voters of the District may be asked to approve a sales tax of up to one percent (1%) ("District Sales Tax"), in accordance with the CID Act, to fund certain improvements within the District and/or to pay the costs of services provided by the District. Additional details about the estimated District Sales Tax are set forth in the Five Year Plan in **Exhibit B** attached to this Petition.
11. Cooperative Agreement. The City shall have the right (but not the obligation) to require that the District enter into a cooperative agreement with the City to address District priorities, reimbursement, District projects, administrative matters, or other matters deemed by the City to be necessary to effectuate the purposes of this Petition, the District and the City.
12. Borrowing Limits. Petitioner does not seek limitations on the borrowing capacity of the District.
13. Revenue Limits. Petitioner does not seek limitations on the revenue generation of the District.
14. Authority Limits. Petitioner does not seek limitations on the authority of the District, except as set forth in this Petition.
15. Revocation of Signatures. THE PETITIONER ACKNOWLEDGES THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING

HEREOF WITH THE CITY CLERK.

WHEREFORE, Petitioner respectfully requests that the Board of Aldermen establish the requested 9 Highway Corridor Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the Board of Aldermen consent to the proposed members for the Board of Directors as set forth in this Petition, and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested district.

**EXHIBIT A-1**

**LEGAL DESCRIPTION AND MAP OF THE DISTRICT**



## Exhibit A-1

### District Legal Description

Beginning at the northwest corner of Parcel 207026100002042000; commencing easterly along the north property line of Parcel 207026100002043000; continuing easterly along the north property line of Parcel 207026100002004000, continuing easterly along the north property line of Parcel 207026100002003000, continuing easterly along the north property line of Parcel 207026100002001000; thence from the northeast corner of Parcel 207026100002001000, southeasterly across public right-of-way Highway 9 to the north property line of Parcel 207026100001003000; continuing easterly along the north property line of Parcel 207026100001002000; continuing easterly along the north property line of Parcel 207026100001001000; thence southerly along the east property line of Parcel 207026100001001000; thence westerly along the south property line of Parcel 207026100001001000; continuing westerly along the south property line of Parcel 207026100001002000; continuing westerly along the south property line of Parcel 207026100001007000; continuing westerly along the south property line of Parcel 207026100001007001; thence southerly along the east boundary line of Highway 9; thence southeasterly along the north property line of Parcel 207026100001008000 to the east corner of said Parcel, thence southerly along the east property line of Parcel 207026100001008000 to the point at which it intersects the north boundary line of public right-of-way NW 62<sup>nd</sup> Street; thence directly southerly across NW 62<sup>nd</sup> Street to the north property line of Parcel 207026100003012000; thence easterly to the northeast corner of Parcel 207026100003012000; thence southerly along the east property line of Parcel 207026100003012000; continuing southerly along the east property line of Parcel 207026100003012001, thence easterly to the northeast corner of Parcel 207026100003012001; thence southerly along the east property line of Parcel 207026100003012001; continuing southerly along the east property line of Parcel 207026100003012002; continuing southerly along the east property line of Parcel 207026100003013000; thence westerly to the point at which Parcel 207026100003013000 intersects with the northeast corner of Parcel 207026100003017000; thence southerly along the east property line of Parcel 207026400001001003; continuing southerly along the east property line of Parcel 207026400001001000 to the point at which the southeast corner of Parcel 207026400001001000 intersects the north boundary line of NW Lakeview Drive; thence crossing NW Lakeview Drive and continuing easterly along the south boundary line of NW Lakeview Drive; thence southerly along the east property line of Parcel 207026400006001000; thence westerly along the south property line of Parcel 207026400006001000; thence northerly along the property line of Parcel 207026400006001000, thence westerly along the property line of Parcel 207026400006001000 to the point at which it intersects Highway 9; continuing across Highway 9 to the southeast corner of Parcel 207026400002007000; continuing northwesterly along the south property line of Parcel 207026400002007000; continuing northerly along the west property line of Parcel 207026400002007000; thence easterly along the north property line of Parcel 207026400002007000 to the west boundary line of Highway 9; thence northerly along the west boundary line of Highway 9 to the southeast corner of Parcel 207026400002002000; thence westerly along the south property line of Parcel 207026400002002000; thence northerly along the west property line of Parcel 207026400002002000; thence westerly along the south property line of Parcel 207026400002002000; thence northerly along the west property line of Parcel 207026400002002000; continuing northerly along the west property line of Parcel

207026100002026000; thence easterly along the north property line of Parcel 207026100002026000 to the point at which the southwest corner of Parcel 207026100002023001 is directly north; continuing across to the southwest corner of Parcel 207026100002023001; thence northerly along the west property line of Parcel 207026100002023001 to the point at which it intersects with the south property line of Parcel 207026100002011002; thence westerly along the south property line of Parcel 207026100002011002; continuing westerly along the south property line of Parcel 207026100002011005; thence northerly along the west property line of Parcel 207026100002011005; continuing northerly along the west property line of Parcel 207026100002012001; thence easterly along the property line of Parcel 207026100002012001; thence northerly along the west property line of Parcel 207026100002012001 to the point at which it intersects with the south boundary line of public right-of-way NW 63<sup>rd</sup> Street; thence easterly along the south boundary line of NW 63<sup>rd</sup> Street; thence southerly along the west property line of Parcel 207026100007003000; continuing southerly along the west property line of Parcel 207026100007002000; thence easterly along the south property line of Parcel 207026100007002000; thence northerly along the west property line of Parcel 207026100007001000; thence easterly along the north property line of Parcel 207026100007001000; thence southerly along the east property line of Parcel 207026100007001000; thence easterly along the south property line of Parcel 207026100007004000; thence southerly along the east property line of Parcel 207026100007008000; continuing southerly along the east property line of Parcel 207026100007005000; continuing southerly along the east property line of Parcel 207026100005001005 to the point at which it intersects public right-of-way Clark Ave; thence easterly along the north boundary line of Clark Ave. to the southeast corner of Parcel 207026100005001003; thence northerly along the east property line of Parcel 207026100005001003; thence westerly from the northeast corner of Parcel 207026100005001003 along the north property line of Parcel 207026100005001003; thence northerly along the west property line of Parcel 207026100005001001 to the point at which it intersects the south boundary of NW 63<sup>rd</sup> Street; continuing northwesterly across NW 63<sup>rd</sup> street to the southwest corner of Parcel 207026100002006014; thence northerly along the west property line of Parcel 207026100002006014; thence easterly along the north property line of Parcel 207026100002006014; continuing easterly along the property line of Parcel 207026100002038000; thence northerly along the west property line of Parcel 207026100002038000; thence westerly along the south property line of Parcel 207026100002040000; thence southerly along the east property line of Parcel 207026100002006001; thence westerly along the south property line of Parcel 207026100002006001; continuing westerly along the south property line of Parcel 207026100002042000; thence westerly along the south property line of Parcel 207026100002042000; thence northerly along the west property line of Parcel 207026100002042000 to the northwest corner of Parcel 207026100002042000, the point of beginning, all now included in and a part of Parkville, Platte County, Missouri.

**Parcels (in order of reference)**

207026100002042000	207026100002023001
207026100002043000	207026100002011002
207026100002004000	207026100002011005
207026100002003000	207026100002012001
207026100002001000	207026100007003000
207026100001003000	207026100007002000
207026100001002000	207026100007001000
207026100001001000	207026100007004000
207026100001007000	207026100007008000
207026100001007001	207026100007005000
207026100001008000	207026100005001005
207026100003012000	207026100005001003
207026100003012001	207026100005001001
207026100003012002	207026100002006014
207026100003013000	207026100002038000
207026100003017000	207026100002040000
207026400001001003	207026100002006001
207026400001001000	
207026400006001000	
207026400002007000	
207026400002002000	
207026100002026000	

**EXHIBIT A-2**

**Property Owners within District**

<b>Owner</b>	<b>Parcel #</b>	<b>Legal Description</b>	<b>Street Address</b>
QuikTrip Corporation	20-7.0-26-100-001-003.000	A TR LAND SEC 26 T 51 R 34 NE 1/4 DAF : BE NE COR NE 1/4 TH W510 FT (S) T	None
Fellowship of Grace	20-7.0-26-100-001-007.000	PARKVILLE MISC BEG AT THE NE COR OF SEC 26 TH S 647' TH W 522' TH N 116' TH W 200' TH S 114' TH E 214' TO POB	None
	20-7.0-26-100-001-002.000	PARKVILLE MISC W 1/2 OF THE NE 1/4 OF THE NE 1/4 OF SEC 26	8501 MO-9 HWY
Platte Valley Bank of Missouri	20-7.0-26-100-001-001.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE 1/4 DAF : BE NE COR NE 1/4 TH S150 FT (S)	8401 MO-45 HWY
	20-7.0-26-100-001-002.001	COMMENCING AT THE NE COR OF THE NE 1/4 OF SECTION 26 TH S 170.51' TH NW 188.54' TH S 91' TH SW 81.9' TH S 116.9' TH E 65' TH N 166' TO POB COMMENCING AT THE NE COR OF THE NE 1/4 OF SECTION 26 TH S 170.51' TH NW 188.54' TH S 91' TH SW 81.9' TH S 116.9' TH E 65' TH N 166' TO POB	None
Farley State Bank	20-7.0-26-100-001-007.001	Farley State Bank Lot 1	6309 MO-9 HWY
Kerns, Kenneth C Jr & Sandra Dee	20-7.0-26-100-001-008.000	PARKVILLE MISC A TR DAF : BEG IN NE 1/4 AT NW COR LOT 1 PI CREST TH N 40 DEG W 217.11 FT	None
TA Operating LLC	20-7.0-26-100-002-001.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE NW COR NE 1/4 TH E1373.8 FT TH	6316 MO-9 HWY
Robert V and Helen Rooney	20-7.0-26-100-002-003.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE NE COR NE 1/4 TH W1223.80 FT T	8803 NW MO-45 HWY
Watson's Express Lube LLC	20-7.0-26-100-002-004.000	LEWIN ESTATES LOT 3	8805 NW MO-45 HWY
Bleish Investments LLC	20-7.0-26-100-002-002.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE NW COR NE 1/4 TH E 1375 FT (S)	6300 MO-9 HWY
Gary W & Elizabeth D Simons	20-7.0-26-100-002-006.002	LEWIN ESTATES LOT 6	8700 NW 63RD S
Claude F Smith VII Corporate LLC	20-7.0-26-100-002-006.014	LEWIN ESTATES ALL THAT PART OF LOT 7 BEG IN THE SE COR	8720 NW 63RD ST

Owner	Parcel #	Legal Description	Street Address
RD&H LLC	20-7.0-26-100-005-001.001	PARKVILLE COMMONS 5TH LOT 10	8717 NW 63rd
River North Development	20-7.0-26-100-002-040.000	PARKVILLE COMMONS 2ND-REPLAT PART LOT 5 LEWIN ESTATES TRACT J	None
	20-7.0-26-100-002-039.000	PARKVILLE COMMONS 2ND-REPLAT PART LOT 5 LEWIN ESTATES TRACT I	None
	20-7.0-26-100-002-041.000	PARKVILLE COMMONS 2ND-REPLAT PART LOT 5 LEWIN ESTATES TRACT K	None
	20-7.0-26-100-007-005.000	PARKVILLE COMMONS 8TH PLAT LOT 17	None
	20-7.0-26-100-007-006.000	PARKVILLE COMMONS 8TH PLAT TRACT O	None
	20-7.0-26-100-007-007.000	PARKVILLE COMMONS 8TH PLAT LOT 18	None
	20-7.0-26-100-007-008.000	PARKVILLE COMMONS 8TH PLAT ROW TO BE DEDICATED	None
	20-7.0-26-100-007-001.000	PARKVILLE COMMONS 8TH PLAT TRACT N BLK 7	None
	20-7.0-26-100-005-001.002	PARKVILLE COMMONS 5TH TRACT K	None
	20-7.0-26-100-002-011.000	PARKVILLE MISC PIECE OF LAND ADJACENT TO THE SW COR OF THE INTERSECTION OF HWY 9 & CLARK AVE	None
	20-7.0-26-100-002-043.000	PARKVILLE COMMONS 6TH LOT 4	8807 MO-45 HWY
	City of Parkville	20-7.0-26-100-003-012.000	LAKE POINT PROFESSIONAL CENTRE LOT 3
20-7.0-26-100-005-001.005		PARKVILLE COMMONS 7TH LOT 13	8880 Clark Ave.
20-7.0-26-100-002-011.005		PARKVILLE COMMONS 3RD ALL THAT PART OF THE W SIDE OF LOT 14	
20-7.0-26-100-002-023.001		PARKVILLE MISC ALL THAT PART OF THE SW 1/4 OF THE NE 1/4 OF SEC 26 BEG S 1899', E 793' TO THE POB	
20-7.0-26-100-002-031.000		PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE CNT SEC 26 TH E 915 FT (S) T	6020 N MO-9 HWY
20-7.0-26-100-002-030.003		PARKVILLE ATHLETIC TRAINING COMPLEX ALL THE N 22' OF LOT 2	
20-7.0-26-100-002-030.004		PARKVILLE ATHLETIC TRAINING COMPLEX ALL THE N 22' OF LOT 2	
20-7.0-26-100-002-029.004		PARKVILLE ATHLETIC TRAINING COMPLEX THE W 1/2 OF THE S 1/2 OF LOT 3	

Owner	Parcel #	Legal Description	Street Address
City of Parkville	20-7.0-26-400-002-007.000	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 SE1/4 DAF : BE AT PT 1085 FT (S) E AND 955 FT	
Mancuso, Paul & Margaret and Gregory & Denise	20-7.0-26-100-005-006.000	PARKVILLE COMMONS 1ST TRACT D	None
	20-7.0-26-100-005-005.000	PARKVILLE COMMONS 1ST TRACT E	None
	20-7.0-26-100-005-004.000	PARKVILLE COMMONS 1ST TRACT F	None
	20-7.0-26-100-005-003.000	PARKVILLE COMMONS 1ST TRACT G	None
	20-7.0-26-100-005-002.000	PARKVILLE COMMONS 1ST ALL OF TRACT H	None
	20-7.0-26-100-002-012.001	PARKVILLE COMMONS 1ST LOT 8	6264 Lewis Dr.
SKG, LLC	20-7.0-26-100-003-012.001	LAKE POINTE PROFESSIONAL CENTRE LOT 2	None
	20-7.0-26-100-003-012.002	IRREGULAR SOUTH .68 ACRES OF LOT 2	None
	20-7.0-26-100-003-013.000	LAKE POINTE PROFESSIONAL CENTRE LOT 1	None
Platte County	20-7.0-26-100-002-011.002	PARKVILLE COMMONS 3RD ALL THAT PART OF LOT 14	8875 Clark Ave.
	20-7.0-26-100-002-032.000	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 NE 1/4 DAF : BE AT INTERSECT OF HWY 9 AND S	6102 N MO-9 HWY
	20-7.0-26-100-002-033.000	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE INTERSECT HWY 9 AND S LI NE	6106 N MO-9 HWY
North Point Fellowship Properties LLC	20-7.0-26-100-002-035.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE AT INTERSECT OF HWY 9 AND S	6114 N MO-9 HWY
	20-7.0-26-100-002-011.004	BEG AT THE NE COR OF LOT 14 PARKVILLE COMMONS 3RD TH SE 117.76', TH E 13.02', TH N 44.72', TH W 12.02', TH N 16.72', NW 23.76', TH W 53.72' TO POB	6115 N MO-9 HWY
Marshall Investments LLC	20-7.0-26-100-002-034.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE INTERSECT HWY 9 AND S LI NE	6112 N MO-9 HWY
	20-7.0-26-100-002-011.003	BEG AT THE NE COR OF LOT 14 OF PARKVILLE COMMONS 3RD TH SE 117.76', TH E 13.02', TH S 20.55', TH NW 24.94' TO POB	None
Consolidated Library District #3	20-7.0-26-100-002-006.001	LEWIN ESTATES LOT 4	8815 MO-45 HWY
Don Julian Builders, Inc.	20-7.0-26-100-003-017.000	PARKVILLE MISC A TR LAND SEC 26 T51 R 34 NE 1/4DAF : BEG SE	None
	20-7.0-26-400-001-001.003	PARKVILLE MISC A TRACT OF LAND IN THE SE 1/4 OF SEC 26, LYING N OF CEMETERY	None

Owner	Parcel #	Legal Description	Street Address
Don Julian Builders, Inc.	20-7.0-26-400-001-001.000	PARKVILLE MISC A TRACT OF LAND IN SE 1/4 OF SEC 26, W OF CEMETERY	None
	20-7.0-26-400-006-001.000	TPB AT SE COR OF LT 26 TH W 839 F (S) TO BRIGHTWELLS ADD TH N 489	None
Riss Lake Homeowners Assoc.	20-7.0-26-400-001-001.001	RISS LAKE TRACT A	None
Walnut Grove Cemetery	20-7.0-26-400-001-002.000	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 SE 1/4 DAF : BE INTERSECT N LI SE 1/4 AND E LI	None
Cole WG Parkville MO LLC	20-7.0-26-100-002-042.000	PARKVILLE COMMONS 6TH LOT 3	6365 Lewis Dr.
Harris, Denver E & Audrey	20-7.0-26-100-002-026.000	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 NE1/4 DAF: BE CNT SEC 26 TH E 460 FT TO TR	None
	20-7.0-26-400-002-002.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 SE1/4 DAF : BE CNT SEC 26 TH E 460 FT (S) T	1345 MO-9 HWY
	20-7.0-26-400-002-003.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 SE1/4 DAF : BE CNT SEC 26 TH E 1370 FT (S)	1360 MO-9 HWY
Parkville Sod Lawn & Garden	20-7.0-26-400-002-001.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 SE1/4 DAF : BE CNT SEC 26 TH E 920 FT (S) T	5956 MO-9 HWY
	20-7.0-26-100-002-027.001	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE CNT SEC 26 TH E 1265 FT (S)	6000 MO-9 HWY
	20-7.0-26-100-002-027.000	PARKVILLE A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE CNT SEC 26 TH E 915 FT (S) T	6002 MO-9 HWY
Datmab Properties LLC	20-7.0-26-100-002-028.000	PARKVILLE MISC A TR LAND SEC 26 T 51 R 34 NE1/4 DAF : BE CNT SEC 26 TH E 923 FT TH N	6004 MO-9 HWY
Gauthier Enterprises LLC	20-7.0-26-100-002-029.001	PARKVILLE ATHLETIC TRAINING COMPLEX LOT 1	6008 MO-9 HWY
Northland Sports LLC	20-7.0-26-100-002-029.002	PARKVILLE ATHLETIC TRAINING COMPLEX S 1/8 OF LOT 2	6014 MO-9 HWY
	20-7.0-26-100-002-029.003	PARKVILLE ATHLETIC TRAINING COMPLEX ALL OF THE E 1/2 OF THE S 1/2 OF LOT 3	6014 MO-9 HWY
	20-7.0-26-100-002-030.001	PARKVILLE ATHLETIC TRAINING COMPLEX ALL OF LOT 2 EXCEPT THE N 22' AND THE S 21'	6014 MO-9 HWY
	20-7.0-26-100-002-030.002	PARKVILLE ATHLETIC TRAINING COMPLEX ALL THE E 1/2 OF THE N 1/2 OF LOT 3 EXCEPT THE N 30' AND THE W 70'	6014 MO-9 HWY
J.B. Wines & Spirits II LLC	20-7.0-26-100-002-038.000	PARKVILLE COMMONS 2ND –REPLAT PART LOT 5 LEWIN ESTATES LOT 7	6298 MO-9 HWY

**EXHIBIT B**

**TO THE PETITION FOR ESTABLISHMENT**

**OF**

**9 HIGHWAY CORRIDOR**

**COMMUNITY IMPROVEMENT DISTRICT**

**CITY OF PARKVILLE, MISSOURI**

**DISTRICT MANAGEMENT PLAN**

**The information and details outlined in the following pages represent the anticipated strategies, activities and improvements during the initial five-year duration of a Community Improvement District in the City of Parkville, Missouri. It is an integral and composite part of the petition to establish 9 Highway Corridor Community Improvement District.**

## **Introduction**

The 9 Highway Corridor Community Improvement District (the “**District**”) 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 description of the purposes of the proposed district, the improvements it will make and an estimate of the costs of these improvements to be incurred. This Five-Year District Management Plan (the “**Plan**”) is designed to comply with this statutory requirement, and is appended to the Petition for Formation of the District.

### **Section 1**

#### **Why Create a Community Improvement District?**

The District is proposed to provide funding for the Improvements and Services (as those terms are defined below). The District may incur obligations, which may include the issuance of bonds, the proceeds of which would be used to fund or reimburse all or a certain portion of the costs associated with construction of the Improvements and provision of the Services. The District will impose a sales tax on retail properties within the District. The revenues from the sales tax will be used to repay the District’s obligations. If bonds are issued by the District, the bonds will not be a financial obligation of the City of Parkville, Missouri.

### **Section 2**

#### **What is a Community Improvement District?**

A community improvement district (“CID”) is an entity that is separate from the City of Parkville (the “City”) and is formed by the adoption of an ordinance by the City’s Board of Aldermen following a public hearing before the Board of Aldermen regarding formation of the District. A CID may take the form of a political subdivision of the State of Missouri, or a nonprofit corporation that is formed and operated under Missouri corporation laws. CIDs are empowered to provide a variety of services and to finance a number of different types of improvements. CIDs derive their revenue from taxes levied within the boundaries of the CID. Such revenues are then used for the benefit of the properties within the CID. A CID is operated and managed by a board of directors, whose members may be appointed or elected. Board members serve for a designated period of time, and the Board positions are again elected or appointed at the expiration of each term.

### **Section 3**

#### **Management Plan Summary**

This Plan is proposed to improve and convey special benefits to properties located within the boundaries of the District by providing assistance in the construction of certain Improvements and provision of certain Services. The District in this case will take the form of a

separate political subdivision of the State of Missouri, which will be governed by a Board of Directors that will consist of five members.

*District Formation:*

CID formation requires submission of signed petitions from a group of property owners:

- collectively owning more than fifty percent (50%) by assessed value of the real property within the District, and
- representing more than fifty percent (50%) per capita of all owners of real property within the District.

The Petition to which this Plan is attached meets these signature requirements.

*Location:*

The Project is located generally at the southeast corner of Missouri 9 Highway and Missouri 45 Highway in Parkville, Missouri. The District will cover approximately 89.22 acres of land, and is represented on the map included as **Exhibit 1** of this Plan.

*Assessed Value of District:*

The total assessed value of the properties within the District on the date of the Petition is \$5,034,957.00.

*Anticipated Initial Improvements:*

The District will assist in the funding of the construction of certain improvements which generally include public improvements along Missouri 9 Highway and Missouri 45 Highway (the "Improvements"). Anticipated Improvements to be carried out during the first five years of the District may include roadway and related infrastructure improvements to 9 Highway from 45 Highway to Lakeview Drive as identified in the Route 9 Corridor Study Report adopted by the Board of Aldermen on January 5, 2016. The District will not be responsible for payment of the total cost of these initial Improvements, but the District will be expected to contribute to payment of a portion of such costs. At the time of the preparation of this Plan, the District's anticipated contribution to the cost of the initial Improvements is not known. The initial Improvements and the estimated cost of such Improvements are as follows:

ANTICIPATED IMPROVEMENT	PRELIMINARY ESTIMATED COST
9 Highway Improvements- Segment 2: 62 <sup>nd</sup> Street to Parkville Athletic Complex – upgrades include curb and gutter; storm sewer; 5 ft sidewalk on the western side of 9 Highway; 10 ft trail on the eastern side of 9 Highway; traffic signal at Clark Avenue; pedestrian crossing at Clark Avenue.	\$768,994
9 Highway Improvements- Segment 3: Parkville Athletic Complex to Lakeview Drive – upgrades include curb and gutter; storm sewer; 5 ft sidewalk on the western side of 9 Highway; 10 ft trail on the eastern side of 9 Highway; retaining wall with fences; parking improvements.	\$1,946,306
9 Highway Improvements- Segment 1: 45 Highway to 62 <sup>nd</sup> Street – upgrades include curb and gutter; storm sewer; 5 ft sidewalk on the western side of 9 Highway; 10 ft trail on the eastern side of 9 Highway; retaining wall with fence.	\$768,316
<b><i>Total Estimated Cost of Initial Improvements</i></b>	<b>\$3,483,616</b>

The particular items included within the Improvements may be increased or amended from time to time and 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. The District may also provide funding for the District’s formation and its ongoing operation and administration costs on an annual basis.

*District Services:*

The District may also fund the provision of services within its boundaries for the benefit of the owner and tenants of the District (the “Services”), which may include: operating, maintaining, installing, equipping, repairing and protecting the common areas within the District, including, without limitation (a) operating, installing, maintaining and repairing the common driveways and access roads, sidewalks, curbs, signs, streetlights, landscaping and parking areas; (b) causing the necessary engineering and planning performed in connection with the Services; (c) streetscaping, gardening and landscaping (including but not limited to purchasing, installing and maintaining trees, shrubs, flowers and other vegetation, maintaining pots and planters, planting and replacing trees located along or adjacent to public rights-of-way and private drives, installing and maintaining lighting, public art, mowing, seeding and fertilizing grass and other vegetation); (d) maintaining and repairing irrigation systems and fire protection systems; (e) maintaining and repairing sanitary and storm sewers; (f) repairing, lighting, restriping, resurfacing and replacing the parking lots; (g) providing or contracting for the provision of cleaning and maintenance services for exterior common areas in order to improve the appearance and image of the District, including but not necessarily limited to litter removal, purchase and maintenance of trash receptacles, cleaning and sweeping of sidewalks, streets, parking areas, private drives, and gutters; (h) snow and ice removal; (i) trash, garbage, and other refuse removal; (j) repair and maintenance of directional and pylon signs; (k) the cost of non-administrative personnel (including, without limitation, workers compensation insurance) to implement such services; (l) employing or contracting for the provision of personnel to assist landowners, occupants, and users to improve security and safety conditions within the District, including but not limited to addressing public safety concerns, identifying and reporting public nuisances, and (if deemed advisable by the District) conducting security patrols; and (m) hiring

or contracting for personnel to staff and provide services to the District. Notwithstanding anything contained herein to the contrary, unless otherwise consented to by the Board of Aldermen, the Services shall be limited to Services provided within public improvements or on public property.

*Formation Costs:*

It is anticipated that all costs, including attorneys' fees and engineering, architectural and consulting fees, associated with formation of the District, including, but not limited to, the preparation of the CID Petition, the negotiation and drafting of any agreements entered into upon formation of the District in furtherance of the District's purposes, the establishment of the District boundaries, organization of District property owners, and the initial implementation of the District ("Formation Costs") will be reimbursed to the advancing party, or paid directly, from funds generated by the District.

*Method of Financing:*

It is anticipated that the District may issue bonds or incur other obligations, as defined in Section 67.1401.2(10) of the Revised Statutes of Missouri, to pay for the Improvements. The District will impose 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 revenue collected from the District Sales Tax will be used to pay costs of construction of the Improvements, District Services, and the payment of administrative costs of the District.

*Cost:*

The total estimated cost of the Improvements and the estimated annual cost of administering and operating the District is not currently known. The preliminary cost of initial Improvements anticipated to be undertaken within the District in the first five years of the District's formation are anticipated to cost between \$3,000,000 and \$3,500,000. The District will not be responsible for payment of all of such cost; the District shall contribute to payment of a portion of such costs. At the time of preparation of this Plan, the amount of the District's contributions to such costs are not known.

*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 2016. The term of the District may be automatically continued for successive ten (10) year terms, without having to submit a new petition, subject to the condition precedent that the Board of Aldermen shall not have adopted a resolution disallowing such continuation prior to the date upon which any successive term would have commenced. No plan for distribution of assets on dissolution may be approved unless the title to assets of the District are to be owned by the State of Missouri or a political subdivision of the State of Missouri.

*Governance:*

The District's budgets and policies may be refined annually by the District's Board of Directors. The District will enter into a contract with the City to coordinate construction, maintenance and financing activities of the District. Budgets and reports will be submitted annually to the City for review and comment. The District will operate at all times in accordance with the District Rules and Regulations (Section 7) and the Bylaws of the District.

#### **Section 4**

##### **District Boundaries**

Approximately 89.22 acres have been identified for the District. The map of the District is attached as **Exhibit 1** to the Plan. At such time as directed by the City, the District will cause the District boundaries to be amended such that the real property that is, or will become, necessary for road improvements funded by the District will be added to the District area.

#### **Section 5**

##### **Facilities and Services to Be Provided**

As summarized above, during the first five years, the District will be used as a mechanism to finance the cost of constructing the Improvements and providing the Services. The District will also provide for its operating costs, including administrative and legal services.

#### **Section 6**

##### **Governing the Community Improvement District**

*Board of Aldermen*

Following the submission of the Petition, the Board of Aldermen will conduct a public hearing and then consider an ordinance to create the District.

*Board of Directors for CID:*

CID budgets and policies may be refined annually by the District's Board of Directors. Annual budgets will be submitted annually to the City of Parkville for review and comment.

*Contract with the City:*

The District may enter into a contract with the City of Parkville regarding the operation of the District, the imposition and collection of the District Sales Tax and any other relevant aspects of the overall financing for the Improvements, Services, and administration and operation of the District. Pursuant to Section 67.1461.3, RSMo, the contract between the District and the City may also provide for the annual reimbursement to the City for the reasonable and actual expenses incurred by the City to establish the District and review annual budgets and reports of the District which are required to be submitted to the City.

## **Section 7**

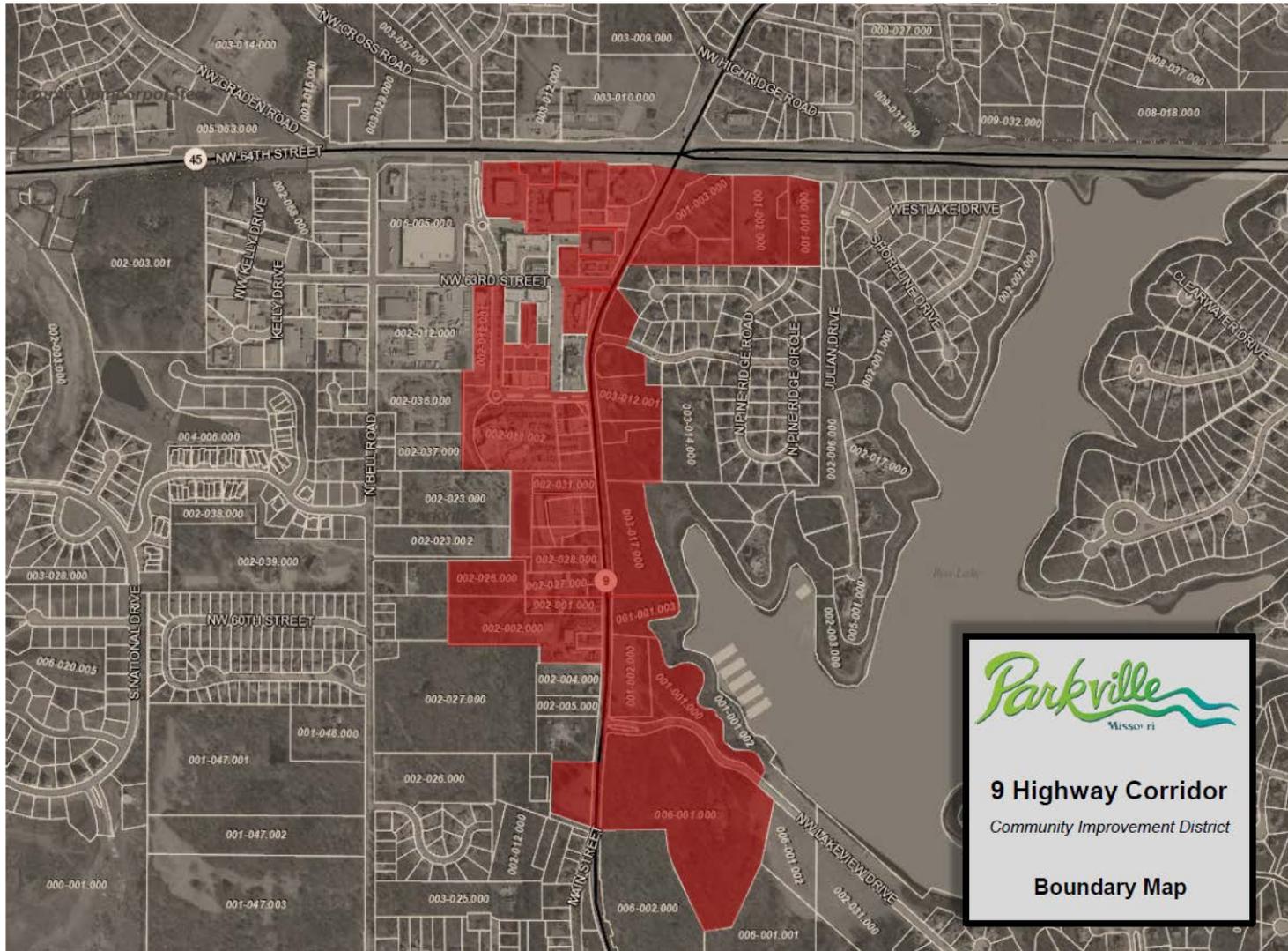
### **District Rules and Regulations**

1. The District shall operate at all times in accordance with Bylaws that shall be adopted by the Board of Directors. The initial Bylaws to be adopted by the Board of Directors shall be in substantially the same form as the Bylaws attached to this Plan as **Exhibit 2**. At all times, the District shall conduct its proceedings in accordance with Robert's Rules of Order, except as otherwise provided in the Bylaws.

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 Administrator 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 1**  
**MAP OF DISTRICT**



**EXHIBIT 2**  
**BYLAWS**  
**OF THE**  
**9 HIGHWAY CORRIDOR**  
**COMMUNITY IMPROVEMENT DISTRICT**

**ARTICLE I**  
**OFFICES, RECORDS, SEAL**

(A) **Principal Office.** The principal office of the 9 Highway Corridor Community Improvement District (the "District") shall be located at such place as may from time to time be designated by the Board of Directors.

(B) **Records.** The District shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Board of Directors and each committee of the Board of Directors. The District shall keep at its principal office a record of the name and place of residence of each director and each officer.

(C) **Seal.** The District shall not have a corporate seal unless it is otherwise required by law to obtain or use such a seal.

**ARTICLE II**  
**PURPOSES**

The purposes of the District shall be to provide those services and improvements set forth in the petition for creation of the District and the Five Year Management Plan, and for all other lawful purposes that may be authorized by the Board of Directors and allowed by Section 67.1461 of the Revised Statutes of Missouri.

**ARTICLE III**  
**BOARD OF DIRECTORS**

**1. Powers of Board of Directors.** The Board of Directors shall have and is vested with all powers and authorities granted by Section 67.1401 through 67.1571, RSMo, except as it may be expressly limited by law or these Bylaws, to supervise, control, direct and manage the property, affairs and activities of the District, to determine the policies of the District, to do or cause to be done any and all lawful things for and on behalf of the District, to exercise or cause to be exercised any or all of its powers, privileges or franchises, and to seek the effectuation of its objects and purposes.

**2. Official Actions.** In accordance with Section 67.1451, RSMo, all official acts of the Board of Directors shall be by written resolution approved by the Board.

**3. Number of Directors; Qualifications.** The number of directors of the District to constitute the Board of Directors shall be five (5), whose names and initial terms of office were stated in the Petition for the Establishment of the District (the “**Petition**”). The number of directors may not be increased or decreased. Each director shall be at least eighteen (18) years of age and a property owner, or representative of an owner of property located within the boundaries of the District; or the owner or a representative of the owner of a business operating within the boundaries of the District.

**4. Commencement of Term of Office of Directors.** A director shall not be deemed to have commenced his or her term of office or to have any of the powers or responsibilities of a director (i) unless such director is qualified to act as such, and (ii) until the time such director accepts the office of director either by a written acceptance or by participating in the affairs of the District at a meeting of the Board of Directors or otherwise.

**5. Successor Directors.** In all cases the Mayor of the City shall appoint successor directors, subject to the consent of the Board of Aldermen as set forth in the Petition. Successor Directors appointed pursuant to this section shall serve for a term of four years, or in the case of a replacement of a Director, the Successor Director shall serve the remainder of the unexpired term of the Director who has been replaced. Each Successor Director shall submit to the Mayor evidence satisfactory to City that he or she meets the statutory qualifications to serve as a Director; such evidence may include one or more of the following: a Missouri driver's license or other state-issued identification; an affidavit stating qualifications; proof of residence; evidence that an owner's representative is duly authorized by the property owner of record to serve as Director; or other evidence the City may reasonably require.

**6. Removal for Cause.** In accordance with Section 67.1451.7, RSMo, any director may be removed for cause by a two-thirds affirmative vote of the Directors of the Board (four Directors). Written notice of the proposed removal shall be given to all directors prior to action thereon.

**7. Resignation.** Any director may resign from the Board of Directors. Such resignation shall be in writing addressed to the Secretary of the District and shall be effective immediately or upon its acceptance by the Board of Directors as such resignation may provide.

**8. Vacancy.** In accordance with Section 67.1451.4, RSMo, in the event of a vacancy on the Board of Directors, such vacancy shall be filled in accordance with the provisions for selecting Successor Directors set forth in the Petition.

**9. Compensation of Directors.** No director shall receive compensation from the District for any service such director may render to it as a director. A director may be reimbursed for his or her actual expenses reasonably incurred in and about such director’s performance of his or her duties as a director.

**10. Committees.** The Board of Directors shall have no authority to appoint an executive committee or any other committee having the authority of the Board of Directors. The

Board of Directors may create and appoint any committees it deems necessary and advisable to conduct studies and reviews and provide advice and recommendations to the Board of Directors.

## **ARTICLE IV** **MEETINGS AND PROCEDURES**

**1. Procedural Rules.** All meetings and proceedings of the District shall be in accordance with Robert's Rules of Order except as otherwise directed by these Bylaws.

**2. Place.** Meetings of the Board of Directors of the District shall be held at the principal office of the District, as designated by the Board of Directors, or at any other place as may be determined from time to time by the Board of Directors.

**3. Notice of Meetings.** Meetings may be called by the Chairman, the Vice Chairman or the Secretary or by a majority of the Board of Directors by notice duly signed by the officer or directors calling the same and given in the manner hereinafter provided. Written notice stating the time, date, place and tentative agenda of a meeting shall be delivered to each director not less than twenty four (24) hours before the time of the meeting, either personally, by mail, electronic mail, or by facsimile. If mailed, such notice shall be deemed to be delivered three days after depositing such notice in the United States mail addressed to the director at such director's address as it appears on the records of the District, with postage thereon prepaid.

**4. Waiver of Notice.** Any notice provided or required to be given to the directors may be waived in writing by any of them whether before or after the time stated therein. Attendance of a director at any meeting shall constitute a waiver of notice of such meeting except where the director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

**5. Quorum.** The presence of a majority of the Board of Directors shall be requisite for and shall constitute a quorum for the transaction of business at all meetings. Vacant positions are not counted in determining a majority of the Board of Directors. In accordance with Robert's Rules of Order, the acts of a majority of the Directors who are present at a meeting at which a quorum is present and who are actually voting, shall be valid as the act of the Board of Directors except in those specific instances in which a larger vote may be required according to Robert's Rules of Order, by law or these Bylaws. If any Director(s) abstains from voting on a given action of the Board of Directors, such abstaining Director(s) shall remain present at the meeting and shall continue to be included in the count of present Directors for purposes of constituting a quorum.

**6. Adjournment.** Whether or not a quorum shall be present at any such meeting, the directors present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present, any business may be transacted that could have been transacted at the original session of the meeting.

**7. Voting.** Each director present at any meeting shall be entitled to cast one vote on each matter coming before such meeting for decision. If a roll call is taken, all votes shall be

recorded so as to attribute each “aye” and “nay” vote, or abstinence if not voting, to the name of the respective director.

**8. Official Actions.** In accordance with Section 67.1451.8, RSMo, all official acts of the Board of Directors shall be by written resolution approved by the Board.

**9. Meeting by Conference Telephone.** Members of the Board of Directors may participate in a meeting of the Board of Directors by means of conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other, and participation in a meeting in this manner shall constitute presence in person at the meeting. Notice for such meetings shall designate a place where members of the public may hear the conference call for purposes of complying with Chapter 610 of the Revised Statutes of Missouri, as amended (the “Sunshine Law”).

**10. Compliance with State Sunshine Law.** The District is a “public governmental body” pursuant to the Sunshine Law; therefore, notwithstanding any other provision of these Bylaws and in addition to any requirements of these Bylaws, the District shall give notice of and conduct all meetings of the Board of Directors in accordance with the Sunshine Law.

**11. Conflict of Interest.** No officer, agent or employee of the District shall have or shall require any interest, direct or indirect, in any project which the District is promoting, or in any contract or proposed contract for materials or services in any lease, mortgage, sale, or contract or any nature whatsoever relating to any such project or the District without forthwith making written disclosure to the District of the nature and extent of his interest, and such disclosure shall be entered in writing upon the minute book of the District. An officer, agent, or employee of the District shall abstain from any action for which such conflict of interest exists. Any officer, employee, or agent of the District should avoid the appearance of impropriety by refraining from engaging in conduct that appears to make their decisions influenced by other District officials rather than being arrived at independently. To the extent practical, officers, agents, and employees should avoid the following actions toward other officers, agents, and employees of the District: nepotism, hiring or retaining, rendering financial assistance, providing a gift beyond a nominal value, or engaging in any activity wherein the general public would believe the relationship would have the effect of influencing any decision being made. If it is impractical to avoid the preceding actions, written disclosure should be made to the District of the nature and extent of the conflict of interest, and such disclosure shall be entered in writing upon the minute book of the District and reported to the City Clerk of the City of Parkville. It is important to note that the appearance of fairness and impartiality is as important as actual fairness and impartiality.

## **ARTICLE V** **OFFICERS**

**1. General.** The officers of the District shall be a Chairman, a Secretary, a Treasurer and such other officers as the Board of Directors may appoint. The officers shall be appointed from among the members of the Board of Directors and shall, at all times while holding such offices, be members of the Board of Directors. One Director may hold two or more offices.

**2. Election and Terms of Office.** Initially, the officers shall be appointed by the Board of Directors named in these Bylaws at the first meeting of that body, to serve until the first annual meeting of the Board of Directors and until their successors are duly elected and qualified.

At the first and each subsequent annual meeting of the Board of Directors, the Board of Directors shall appoint officers to serve until the next annual meeting of the Board of Directors and until their successors are duly appointed and qualified.

An officer shall be deemed qualified when such officer enters upon the duties of the office to which such officer has been appointed and furnishes any bond required by the Board of Directors or these Bylaws; but the Board of Directors may also require of such person a written acceptance and promise faithfully to discharge the duties of such office.

The term of office of each officer of the District shall terminate at the annual meeting of the Board of Directors next succeeding his or her appointment and at which any officer of the District is appointed unless the Board of Directors provides otherwise at the time of his or her appointment.

**3. Removal.** If for any reason any officer who is also a member of the Board of Directors ceases to be a member, then such officer shall be deemed automatically removed from office in the District.

**4. Compensation of Officers.** No officer who is also a member of the Board of Directors shall receive any salary or compensation from the District for any services such officer may render to it as an officer. Salaries and compensation of all other officers, agents and employees of the District, if any, may be fixed, increased or decreased by the Board of Directors, but until action is taken with respect thereto by the Board of Directors, the same may be fixed, increased or decreased by the Chairman, or such other officer or officers as may be empowered by the Board of Directors to do so; provided, however, that no person may fix, increase or decrease his or her own salary or compensation. Each officer may be reimbursed for such officer's actual expenses if they are reasonable and incurred in connection with the purposes and activities of the District.

**5. Vacancies.** Vacancies caused by the death, resignation, incapacity, removal or disqualification of an officer of the District shall be filled by the Board of Directors at any annual or other regular meeting or at any special meeting called for that purpose, and such person or persons so elected to fill any such vacancy shall serve at the pleasure of the Board of Directors until the next annual meeting of the Board of Directors, and until such officer's successor is duly elected and qualified.

**6. The Chairman.** The Chairman shall be the chief executive officer of the District, shall have such general executive powers and duties of supervision and management as are usually vested in the office of the chief executive officer of a District, and shall carry into effect all directions and resolutions of the Board of Directors. The Chairman shall be one of the City

Directors (as defined in the Petition). The Chairman shall preside at all meetings of the Board of Directors at which he or she may be present.

The Chairman may execute all bonds, notes, debentures, mortgages, and other contracts requiring a seal, under any seal of the District and may cause the seal to be affixed thereto, and all other instruments for and in the name of the District.

The Chairman shall have the right to attend any meeting of any committee of the Board of Directors and to express his or her opinion and make reports at such meeting; provided, however, that unless the Chairman shall be specifically appointed to any committee, the Chairman shall not be considered to be a committee member or have the right to vote or be counted for the purpose of determining a quorum at any such meeting.

The Chairman shall have such other duties, powers and authority as may be prescribed elsewhere in these Bylaws or by the Board of Directors.

**7. The Secretary.** The Secretary shall attend the meetings of the Board of Directors and shall record or cause to be recorded all votes taken and the minutes of all proceedings in the minute book of the District to be kept for that purpose. The Secretary shall perform like duties for any committee established pursuant to these Bylaws when requested by such committee to do so. The Secretary shall be the custodian of all the books, papers and records of the District and shall, at such reasonable times as may be requested, permit an inspection of such books, papers and records by any director of the District. The Secretary shall upon reasonable demand furnish a full, true and correct copy of any book, paper or record in his or her possession. The Secretary shall be the administrative and clerical officer of the District under the supervision of the Chairman and the Board of Directors.

If the District has a seal, the Secretary shall keep in safe custody the seal of the District and when authorized to do so shall affix the same to any instrument requiring the seal, and when so affixed, the Secretary shall attest the same by his or her signature.

The Secretary shall have the general duties, powers and responsibilities of a secretary of a district and shall have such other or further duties or authority as may be prescribed elsewhere in these Bylaws or from time to time by the Board of Directors.

**8. Treasurer.** The Treasurer shall have supervision and custody of all moneys, funds and credits of the District and shall cause to be kept full and accurate accounts of the receipts and disbursements of the District in books belonging to it. The Treasurer shall keep or cause to be kept all other books of account and accounting records of the District as shall be necessary, and shall cause all moneys and credits to be deposited in the name and to the credit of the District in such accounts and depositories as may be designated by the Board of Directors. The Treasurer shall disburse or supervise the disbursement of funds of the District in accordance with the authority granted by the Board of Directors, taking proper vouchers therefor. The Treasurer shall be relieved of all responsibility for any moneys or other valuable property or the disbursement thereof committed by the Board of Directors to the custody of any other person or district, or the supervision of which is delegated by the Board of Directors to any other officer, agent or employee.

The Treasurer shall render to the Chairman or the Board of Directors, whenever requested by them, an account of all transactions as Treasurer and of those under the Treasurer's jurisdiction and the financial condition of the District.

The Treasurer shall have the general duties, powers and responsibilities of a treasurer of a district, shall be the chief financial, accounting and budget officer of the District and shall have and perform such other duties, responsibilities and authorities as may be prescribed from time to time by the Board of Directors.

**9. Other Agents.** The Board of Directors from time to time may also appoint such other agents for the District as it shall deem necessary or advisable, each of whom shall serve at the pleasure of the Board of Directors or for such period as the Board of Directors may specify, and shall exercise such powers, have such titles and perform such duties as shall be determined from time to time by the Board of Directors or by an officer empowered by the Board of Directors to make such determinations.

## **ARTICLE VI** **GENERAL PROVISIONS**

**1. Contracts.** The Board of Directors may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District. All contracts shall be approved by written resolution of the Board of Directors.

**2. Depositories and Checks.** The moneys of the District shall be deposited in such manner as the Board of Directors shall direct in such banks or trust companies as the Board of Directors may designate and shall be drawn out by checks or drafts signed in such manner as may be provided by resolution adopted by the Board of Directors.

**3. Bonds.** The Board of Directors may require that any officer or employee handling money of the District be bonded at the District's expense, in such amounts as may be determined by the Board of Directors.

**4. Custodian of Securities.** The Board of Directors may from time to time appoint one or more banks or trust companies to act for reasonable compensation as custodian of all securities and other valuables owned by the District, and to exercise in respect thereof such powers as may be conferred by resolution of the Board of Directors. The Board of Directors may remove any such custodian at any time.

**5. Fiscal Year.** The fiscal year of the District shall be the same as the fiscal year of the City of Parkville, in accordance with the CID Act; which fiscal year at the time of the establishment of the District is January 1st through December 31st of each year.

**6. Certain Loans Prohibited.** The District shall not make any loan to any officer or director of the District. No loans shall be contracted on behalf of the District and no evidence of any financial obligation shall be issued in its name unless authorized by resolutions of the Board of Directors of the District.

**7. Indemnification and Liability of Directors and Officers.** Each person who is or was a director or officer of the District (including the heirs, executors, administrators and estate of such person) shall be indemnified by the District as of right to the full extent permitted or authorized by the laws of Missouri, as now in effect and as hereafter amended, against any liability, judgment, fine, amount paid in settlement, cost and expense (including attorneys' fees) asserted or threatened against or incurred by such person in such person's capacity as or arising out of such person's status as a director or officer of the District. The indemnification provided by this Bylaw provision shall not be exclusive of any other rights to which those indemnified may be entitled under any other bylaw provision or under any agreement, vote of disinterested directors or otherwise, and shall not limit in any way any right which the District may have to make different or further indemnifications with respect to the same or different persons or classes of persons.

No person shall be liable to the District for any loss, damage, liability or expense suffered by it on account of any action taken or omitted to be taken by such person as a director or officer of the District if such person (i) exercised the same degree of care and skill as a prudent person would have exercised under the circumstances in the conduct of his or her own affairs, or (ii) took or omitted to take such action in reliance upon advice of counsel for the District, or upon statements made or information furnished by directors, officers, employees or agents of the District which such person had no reasonable grounds to disbelieve.

**8. Absence of Personal Liability.** The directors and officers of the District are not individually or personally liable for the debts, liabilities or obligations of the District.

**9. Budgets and Annual Reports.** 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. A proposed budget shall be submitted by the Chairman to the City Finance Director or City Administrator for review and comment no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year. Not later than thirty days prior to the first day of each fiscal year, the Board of Directors shall hold an annual meeting and adopt an annual budget for the District for the ensuing budget year, for every fund of the District of any kind, in such a manner as may be provided by law. If the Board fails to adopt a budget by the first day of a fiscal year, the District shall be deemed to have adopted a budget for such fiscal year which provides for application of the District's sales tax revenues collected in such fiscal year in accordance with the budget for the prior fiscal year. In accordance with Section 67.1471.4 RSMo, the Chairman of the District shall submit an annual report of the District to the City Clerk and the Missouri Department of Economic Development no later than 120 days after the end of each fiscal year. The report shall state the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the Board of Directors during the fiscal year.

## **ARTICLE VII** **AMENDMENTS**

The Board of Directors of the District shall have the power to make, alter, amend and repeal the Bylaws of the District and to adopt new Bylaws, which power may be exercised by a

vote of a majority of the members of the full Board of Directors. The District shall keep at its principal office a copy of the Bylaws, as amended, which shall be open to inspection by any member of the Board of Directors at all reasonable times during office hours.

**CERTIFICATE TO BYLAWS**

The foregoing Bylaws were duly adopted as and for the Bylaws of the 9 Highway Corridor Community Improvement District by the Board of Directors of said District at its first meeting held on \_\_\_\_\_, 2016.

	<hr/> <p>Secretary of the Board of Directors</p>
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