



Agenda

City Council Regular Session

Monday, October 10, 2022 - 7:00 PM
Council Chambers

I. Call to Order

II. Invocation and Pledge of Allegiance

A. COUNCIL MEMBER GREG DUNCAN

III. Roll Call

IV. Approve Minutes and Summaries

V. Citizens' Participation

- A. 2022 CIVIC LEADERSHIP AWARD RECIPIENT - GORDON HADDEN
- B. NATIONAL CYBER SECURITY AWARENESS MONTH PROCLAMATION
- C. FIRE PREVENTION WEEK PROCLAMATION

VI. Meeting Schedule

VII. Consent Agenda

- A. BLANKET PURCHASE ORDER FOR ROAD SALT FROM INDEPENDENT SALT COMPANY IN AN AMOUNT NOT TO EXCEED \$81,000
- B. BOARDS AND COMMISSIONS APPOINTMENT
 - 1. Liberty Community Christmas Tree Commission - Appoint Hank Pittman to a term expiring 5/1/2025
 - 2. Liberty Municipal Redevelopment Corporation - Appoint Carly Riley

VIII. Public Hearings

IX. Ordinances, Contracts and Resolutions

- A. ORDINANCE APPROVING VENDOR PAYMENTS FOR THE PERIOD OF SEPTEMBER 16 TO SEPTEMBER 30, 2022
- B. ORDINANCE APPROVING THE MONTAGE TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING GALEHART COMMUNITIES, LLC AS THE DEVELOPER OF PROJECTS 1, 2, 3, 4 AND 5 AND AUTHORIZING THE MAYOR TO EXECUTE A TAX INCREMENT FINANCING CONTRACT WITH GALEHART COMMUNITIES, LLC FOR IMPLEMENTATION OF THE MONTAGE TAX INCREMENT

FINANCING PLAN (Second Reading)

I. INTRODUCTION OF PROJECT ACTIVATION ORDINANCES (5)

- C. ORDINANCE APPROVING A COMMUNITY INVESTMENT AND SETTLEMENT AGREEMENT WITH CANADIAN PACIFIC RAILWAY COMPANY IN THE AMOUNT OF \$250,000.00
- D. ORDINANCE APPROVING A RIGHT-OF-WAY USE AGREEMENT WITH MISSOURI NETWORK ALLIANCE, LLC, dba BLUEBIRD NETWORK

X. Other Business

- A. MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT UPDATE
- B. FAIRVIEW CEMETERY / BLOCK 174

XI. Miscellaneous Matters from City Administrator

XII. Miscellaneous Matters from Mayor and City Council

XIII. Adjournment

**ADA Accessible entrance is available from Missouri Street at the Police Department entrance.
An elevator will provide access to the second floor – Council Chambers**

WHEREAS, the City of Liberty recognizes that it has a vital role in identifying, protecting, and responding to cyber threats that may have significant impact to our individual and collective security and privacy; and

WHEREAS, critical infrastructure sectors are increasingly reliant on information systems to support financial services, energy, telecommunications, transportation, utilities, health care, and emergency response systems; and

WHEREAS, the National Institute for Standards and Technology Cybersecurity Framework and DHS 's Critical Infrastructure Cyber Community (C3) Voluntary Program have been developed as free resources to help organizations (large and small, both public and private) implement the Cybersecurity Framework and improve their cyber practices through a practical approach to addressing evolving threats and challenges; and

WHEREAS, in support of the Cybersecurity Framework and to better assist business and government entities in addressing cyber threats, the Center for Internet Security/Multi- State ISAC, the Council on Cybersecurity, the Governors Homeland Security Advisors Council, and public and private sector entities have developed an effort to promote good cyber hygiene through actionable guidance for government and businesses, and to promote innovation, strengthen cybersecurity investment and enhance resilience across all sectors; and

WHEREAS, maintaining the security of cyberspace is a shared responsibility in which each of us has a critical role to play, and awareness of computer security essentials will improve the security of The City of Liberty information infrastructure and economy; and

WHEREAS, the President of the United States of America, the U.S. Department of Homeland Security (dhs.gov/topics/cybersecurity), the CIS/Multi-State Information Sharing and Analysis Center (msisac.org), the National Association of State Chief Information Officers (nascio.org), and the National Cyber Security Alliance (staysafeonline.org) have declared October as National Cyber Security Awareness Month; and all citizens are encouraged to visit these sites to learn about cyber security; and put that knowledge into practice in their homes, schools, workplaces, and businesses;

NOW, THEREFORE, I, Lyndell Brenton, Mayor of the City of Liberty, Clay County, Missouri, do hereby proclaim the month of October 2022 as

NATIONAL CYBER SECURITY AWARENESS MONTH

in the City of Liberty, and encourage all citizens to support National Cyber Security Awareness and the National Public Awareness Campaign, “See Yourself in Cyber”.

IN WITNESS WHEREOF, I have hereunto set my hand
and affixed the official seal of the City of Liberty, Clay County, Missouri
this 10th day of October, 2022.

Lyndell Brenton, Mayor

Proclamation

City of Liberty, Missouri

WHEREAS, the City of Liberty is committed to ensuring the safety and security of all those living in and visiting our city; and

WHEREAS, U.S. fire departments responded to 490,500 structure fires in 2020, according to the National Fire Protection Association (NFPA); and

WHEREAS, structure fires in the U.S. killed more than 2,730 civilians and caused 13,000 civilian injuries in 2020, representing the majority (78 percent) of all U.S. fire deaths; and

WHEREAS, only one-quarter of the fires (26 percent) occurred in residential properties, including one- or two-family homes and apartments or other multifamily housing, yet these fires caused three-quarters of the civilian fire deaths (74 percent) and injuries (76 percent); and

WHEREAS, newer homes are built with lightweight materials that burn faster than older home constructions and many of today's products and furnishings produce toxic gases and smoke when burned, making it impossible to see and breathe within moments; and

WHEREAS, these conditions contribute to a much smaller window of time for people to escape a home fire safely, with people having as little as two minutes to escape from the time the smoke alarm sounds; and

WHEREAS, a home fire escape plan provides the skill set and know-how to quickly and safely escape a home fire situation; and

WHEREAS, a home fire escape plan includes two exits from every room in the home; a path to the outside from each exit; smoke alarms in all required locations; and a meeting place outside where everyone in the home will meet upon exiting; and

WHEREAS, home fire escape plans should be developed by all members of the household; and

WHEREAS, practicing a home fire escape plan twice a year ensures that everyone in the household knows what to do in a real fire situation; and

WHEREAS, Liberty's first responders are dedicated to reducing the occurrence of home fires and home fire fatalities and injuries through prevention and protection education; and

WHEREAS, Liberty's residents are responsive to public education measures and are able to take personal steps to increase their safety from fire, especially in their homes; and

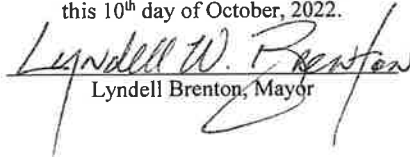
WHEREAS, the 2022 Fire Prevention Week theme, "Fire Won't Wait. Plan Your Escape™" effectively serves to educate the public about the vital importance of developing a home fire escape plan with all members of the household and practicing it twice a year;

NOW, THEREFORE, I, Lyndell Brenton, Mayor of the City of Liberty, Clay County, Missouri, do hereby proclaim the week of October 9 to 15, 2022 as

FIRE PREVENTION WEEK

in Liberty, and I urge all the people of Liberty to develop a home fire escape plan with all members of the household and practice it twice a year, and to participate in the many public safety activities and efforts of Liberty's fire and emergency services during Fire Prevention Week 2022.

IN WITNESS WHEREOF, I have hereunto set my hand and
affixed the official seal of the City of Liberty, Clay County, Missouri
this 10th day of October, 2022.


Lyndell Brenton, Mayor





CITY COUNCIL ACTION REPORT

Meeting Date: October 10, 2022

A/R No.: 2022-226

Department: Public Works

Submitted By: Sherri McIntyre, Director
Public Works

Subject: BLANKET PURCHASE ORDER FOR ROAD SALT FROM INDEPENDENT
SALT COMPANY IN AN AMOUNT NOT TO EXCEED \$81,000

Summary:

Provides road salt for the treatment of roadways during snow and ice events in the winter driving season.

Background:

Due to the anticipated demand for road salt over the winter months, it is necessary to arrange for the purchase of the required material at this time. Authorization of this blanket purchase order will ensure delivery of materials as necessary to replenish the inventory of road salt utilized during the upcoming winter season. This purchase will be treated as a balance sheet inventory item. When quantities are consumed, the commodity will be charged to the expense budget and the inventory balance reduced. The 2023 budget proposal will include adequate funds to cover the expenses realized in 2023.

The City of Gladstone coordinated a cooperative bid process for the supply of road salt. Participants in the process included Gladstone, Liberty, Excelsior Springs, and Clay County.

Prices received are summarized as follows;

Independent Salt Company- \$59.55 per ton
Hutchinson Salt Company – \$61.24 per ton
Central Salt, LLC - \$68.93 per ton

The lowest unit cost submitted was Independent Salt Company- \$58.25 per ton, which includes material and delivery costs. This price is based on a 7-day delivery time frame. If we need to purchase salt during a critical time, the contract has the provision to purchase salt with a 24-hour delivery. There wasn't a price quoted for that option. The proposed cost is more than the 2022 cost of \$57.49 per ton, but is still less than the 2020 cost of \$60.99. The salt has remained around the \$60 per ton range for the last 3 years of bids, and given the cost of hauling, we find the existing price to be reasonable.

Staff recommends approval of a purchase order from Independent Salt Company in the amount of \$81,000.

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

x Budgeted:	Line Item: 10.70.225.15.5632	Amount: \$81,000.00
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

None

The City of



To: City Council Members
From: Lyndell Brenton, Mayor
Subject: Boards and Commission Appointments
Date: October 6, 2022

I would like to recommend the following individuals for appointment to the board/commission listed below:

1. Liberty Community Christmas Tree Commission
 - a. Appoint Hank Pittman to a term expiring 5/1/2025
2. Liberty Municipal Redevelopment Corporation
 - a. Appoint Carly Riley

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE ACKNOWLEDGING VENDOR PAYMENTS
FOR THE PERIOD OF SEPTEMBER 16, 2022 TO SEPTEMBER 30, 2022

BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

The attached lists of vendor checks as drawn by the finance director is hereby
acknowledged, in the amounts and to the persons as listed. Said report is hereby
incorporated by reference as part of this ordinance. Total disbursements by individual
fund is also hereby acknowledged as listed below:

FUND NAME	FUND NUMBER	AMOUNT
GENERAL OPERATING FUND	10	\$ 311,950.33
LIMITED CAPITAL FUND	11	\$ 5,576.35
TIF-SLP WHITEHALL	31	\$ 43.20
CAPTIAL SALES TAX FUND	50	\$ 18,567.02
TRANSPORTATION SALES TAX FUND	52	\$ 923,632.33
ECO/DEVO SALES TAX FUND	56	\$ 2,965.30
FIRE SALES TAX FUND	58	\$ 330,170.70
PUBLIC SAFETY SALES TAX FUND	59	\$ 452.50
PARKS FUND	60	\$ 10,595.97
SPORTS COMPLEX FUND	61	\$ 55,546.21
COMMUNITY CENTER FUND	65	\$ 44,288.32
TRANSIENT GUEST TAX FUND	67	\$ 18,470.57
CEMETERY MAINTENANCE FUND	73	\$ 6,319.50
LOSS CONTROL FUND	75	\$ 1,260.00
WATER OPERATING FUND	90	\$ 158,101.64
WASTEWATER OPERATING FUND	92	\$ 81,997.08
WATER CAPITAL FUND	94	\$ 45,219.19
WASTEWATER CAPITAL FUND	96	\$ 74,151.77
SOLID WASTE FUND	98	\$ 160,113.90
PAYROLL CHECKS & BENEFITS	9/23/22	\$ 1,008,601.52
TOTAL APPROPRIATIONS		\$ 3,258,023.40

PASSED by the Council this 10th day of October, 2022.

MAYOR PRO TEM

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this 10th day of October, 2022.

MAYOR PRO TEM

Appropriations Legend

Account Number	Fund and Departments
10	General Fund
10.10	Council
10.20	Administration
10.25	Human Resources
10.30	Finance
10.40	Police
10.50	Fire
10.60	Parks-Aging Services
10.70	Public Works
10.80	Planning and Development Services
10.90	Information Services
10.95	City Wide
11	Limited Capital Fund
14	Downtown 353
15	Residential 353
16	TIF-Liberty Commons
17	CID-Liberty Commons
18	TDD-Liberty Commons
20-21	TIF-Liberty Triangle Project
22	TIF-Liberty Triangle Series 2007
23	TIF-Roger's Plaza
24	TIF-Blue Jay Crossing
25	TIF-Triangle Project B-1
26	TIF-Triangle Project F
27	Rogers CID Sales Tax
28	Blue Jay Crossing CID Sales Tax
29	Triangle CID Sales Tax
30	South Liberty Parkway
31	TIF-South Liberty Parkway-Whitehall
32	TIF-Project E
33	TIF-Triangle Project E
35	TIF-Tiangle Project E-4
36	Liberty Corners CID
37	TIF-Triangle Project E-1
38	TIF-Triangle Project E-2
39	Healthy Living Community
40 & 41	Cemetery Trust Funds
42	F Hughes Library Trust
50	Capital Sales Tax Fund
51	PFA Construction Fund
52	Transportation Sales Tax Fund
54	Park Sales Tax Fund
55	Parks Development Fund
56	Eco/Devo Sales Tax Fund
57	Capital Const Bond Fund
58	Fire Sales Tax Fund
59	Public Safety Sales Tax Fund
60	Parks Fund
61	Sports Complex Fund
65	Community Center Fund
67	Transient Guest Tax Fund
68	Preservation & Development Fund
69	Police Training Fund
70	Cable Reserve Fund
73	Cemetery Maintenance Fund
75	Loss Control Fund
80	Debt Service Fund
81	Tax Escrow Fund
82	TIF-Triangle B-1 Debt Service (CCHC)
83	TIF Debt Service 2007 Fund
86	TIF Debt Service Fund
87	NID Debt Service Fund
88	PFA Debt Service Fund
90	Water Operating Fund
90.30	Finance-Utility Billing
90.70	Public Works
92	Wastewater Operating Fund
92.30	Finance-Utility Billing
92.70	Public Works
94	Water Capital Fund
96	Wastewater Capital Fund
97	Wastewater Treatment Facility
98	Solid Waste Fund
98.30	Finance-Utility Billing
98.70	Public Works

SEPTEMBER 23rd CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
AMEREN MISSOURI 007206									
1798	09/21/22	ELECTRIC SERVICE	71.14	036008	54334-08113		P - H	ELECTRIC	90.70.801.12.5401
1798	09/21/22	ELECTRIC SERVICE	32.98	036009	29334-08115		P - H	ELECTRICITY-STRE	10.70.225.12.5405
1798	09/21/22	ELECTRIC SERVICE	13.96	036010	48334-08115		P - H	EMERGENCY MGT MA	10.50.300.14.5553
			118.08	*CHECK TOTAL					
		VENDOR TOTAL	118.08						
AMERICAN RESPONSE VEHICL 005616									
178855	09/23/22	FIRE #626 DOOR HANDLE	54.42	035981	12273		P - W	VEHICLE MAINTENA	10.50.311.14.5541
AMOR/NATHAN 006511									
178856	09/23/22	CCTR SWIM INSTR	195.00	036019	9/12-9/19		P N W	PRIVATE SWIMMING	65.60.417.08.8125
AQUA PRODUCTS OF KC 008618									
178857	09/23/22	CCTR AQUA MAX RPRS	287.06	036020	28846		P N W	MISC EQUIPMENT M	65.60.491.14.5559
AVENU INSIGHTS & ANALYTI 006392									
178858	09/23/22	CASS CERTIFICATIONS	372.60	035982	INVB-038693		P N W	MISCELLANEOUS FE	90.30.133.08.5399
178858	09/23/22	CASS CERTIFICATIONS	480.46	035982	INVB-038693		P N W	MISCELLANEOUS FE	92.30.134.08.5399
178858	09/23/22	CASS CERTIFICATIONS	127.47	035982	INVB-038693		P N W	MISCELLANEOUS FE	98.30.135.08.5399
			980.53	*CHECK TOTAL					
		VENDOR TOTAL	980.53						
BOONE/BRADLEY JASON 007562									
1797	09/21/22	NETWORK/SECURITY SERVICE	8,118.00	036011	048		P N H	CONTRACT LABOR	10.90.132.08.5397
BOUND TREE MEDICAL LLC 002300									
178859	09/23/22	FIRE EMS SUPPLIES	7.94	036021	64904049		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178859	09/23/22	FIRE EMS SUPPLIES	119.55	036022	84623023		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178859	09/23/22	FIRE EMS SUPPLIES	602.49	036023	84658481		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178859	09/23/22	FIRE EMS SUPPLIES	1,469.45	036024	84665800		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178859	09/23/22	FIRE EMS SUPPLIES	392.00	036025	84666847		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178859	09/23/22	FIRE CREDIT-OVERPMT	215.96CR	036026	84467258		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
			2,375.47	*CHECK TOTAL					
		VENDOR TOTAL	2,375.47						
BRADY INDUSTRIES OF KANS 000081									
178860	09/23/22	CUSTODIAL SUPPLIES	55.90	036064	7507551	220004	P N W	MAINTENANCE MATE	10.95.140.04.5009
178860	09/23/22	CUSTODIAL SUPPLIES	676.10	036065	7513895	220004	P N W	MAINTENANCE MATE	10.95.140.04.5009
			732.00	*CHECK TOTAL					
		VENDOR TOTAL	732.00						
BRENTON/LYNDELL 006487									
178861	09/23/22	PRINTER CARTRIDGES	166.31	035983	AUGUST		P - W	GENERAL SUPPLIES	10.10.101.04.5001
BURNS & MCDONNELL ENG CO 003160									
178862	09/23/22	WTR MASTER PLAN	29,549.90	036066	134800-9	210057	P - W	ENGINEERING DESI	94.70.802.36.7501
178862	09/23/22	WTR MASTER PLAN	15,309.04	036067	134800-10	210057	F - W	ENGINEERING DESI	94.70.802.36.7501
178862	09/23/22	WATER MASTER PLAN	100.00	036068	134800-10		P - W	ENGINEERING DESI	94.70.802.36.7501
			44,958.94	*CHECK TOTAL					
		VENDOR TOTAL	44,958.94						

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CLAYTON PAPER & DISTRIBU 005670											
	178863	09/23/22	COPY PAPER		1,421.05	035984	164097		P - W	INVENTORY-CENTRA	10.1710
CORE & MAIN LP 008799											
	178864	09/23/22	WTR INVENTORY		1,299.68	036027	P086380		P - W	INVENTORY-MATERI	90.1700
	178864	09/23/22	AMI EXTENDED WARRANTY		555.00	036028	R479770		P - W	SOFTWARE MAINTEN	90.70.801.14.5591
	178864	09/23/22	AMI EXTENDED WARRANTY		945.00	036028	R479770		P - W	SOFTWARE MAINTEN	92.70.901.14.5591
					2,799.68	*CHECK TOTAL					
			VENDOR TOTAL		2,799.68						
CRAFTCO INC 001431											
	178865	09/23/22	ST POLYFLEX SEALANT		3,276.00	036029	9402783781		P - W	ASPHALT-STREET R	50.75.607.14.5621
CUMMINS SALES AND SERVIC 004424											
	178866	09/23/22	FIRE GENERATOR MAINT		274.26	036030	H9-18227		P - W	EMERGENCY MGT MA	10.50.300.14.5553
DIESEL SOLUTIONS LLC 000424											
	178867	09/23/22	ST #715 OIL SERVICE		647.37	036031	2287		P N W	VEHICLE MAINTENA	10.70.225.14.5541
	178867	09/23/22	ST #716 OIL SERVICE		781.98	036032	2294		P N W	VEHICLE MAINTENA	10.70.225.14.5541
	178867	09/23/22	ST #717 OIL SERVICE		940.52	036033	2302		P N W	VEHICLE MAINTENA	10.70.225.14.5541
					2,369.87	*CHECK TOTAL					
			VENDOR TOTAL		2,369.87						
ECOVOLE .14115											
	178868	09/23/22	REFUND BLDG PERMIT		134.00	036034	BLD-22-0165		P - W	ELECTRICIAL INSP	10.40.3224
	178868	09/23/22	REFUND BLDG PERMIT		15.00	036034	BLD-22-0165		P - W	PLANNING SERVICE	10.40.3222
					149.00	*CHECK TOTAL					
			VENDOR TOTAL		149.00						
ELDER/MATT 000006											
	178869	09/23/22	POL GUN INSTR CONF		226.50	036035	10/2-10/6		P - W	TRAINING TRAVEL	10.40.500.06.5210
ENGLE/LUCAS .14114											
	178870	09/23/22	PKS LEAGUE SCHEDULE		1,500.00	035985	SEPT		P - W	CONTRACT LABOR	61.60.458.08.5397
FIRE RECOVERY EMS LLC 005342											
	178871	09/23/22	AMB BILLING CHARGES		9,718.82	035986	15146		P N W	CONTRACT LABOR-A	10.95.140.08.5397
FLEX MADE EASY 005921											
	178872	09/23/22	FLEX SPENDING ACCT FEES		40.00	036036	LIB AUGUST 22		P N W	MISCELLANEOUS FE	10.25.011.08.5399
FLOTTWEG SEPARATION TECH 006525											
	178873	09/23/22	WWT PARTS FOR CENTRIFUGE		70,000.00	036069	131484	220111	P - W	ENGINEERING DESI	96.70.901.36.7501
FOLEY EQUIPMENT CO INC 006120											
	178874	09/23/22	EQUIP MAINT		343.67	035987	PS400435421		P - W	VEHICLE MAINTENA	90.70.801.14.5541
	178874	09/23/22	EQUIP MAINT		343.67	035987	PS400435421		P - W	VEHICLE MAINTENA	92.70.901.14.5541
					687.34	*CHECK TOTAL					
			VENDOR TOTAL		687.34						

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
FRICK/RUSSELL				005694							
		178916	09/23/22	ST DIRT	487.00	036037	752188		P N W	STORM WATER MAIN	50.75.607.14.5663
		178916	09/23/22	ST DIRT	487.00	036038	752189		P N W	STORM WATER MAIN	50.75.607.14.5663
					974.00	*CHECK TOTAL					
				VENDOR TOTAL	974.00						
GALL'S INC				005394							
		178875	09/23/22	FIRE UNIFORMS	139.34	035988	022071361		P - W	CLOTHING EXPENSE	10.50.301.38.5812
		178875	09/23/22	FIRE UNIFORMS	169.43	035989	022071365		P - W	CLOTHING EXPENSE	10.50.301.38.5812
					308.77	*CHECK TOTAL					
				VENDOR TOTAL	308.77						
GARIFO/GEORGE				.14117							
		178876	09/23/22	PKS REFUND MEMBERSHIP	187.50	036040	1669506		P - W	REFUNDS PAYABLE	61.2265
GARY TRIPP CONSTRUCTION				006177							
		178877	09/23/22	CCTR HOT TUB REPAIRS	28,950.00	036070	1067	220115	F - W	BUILDING MAINTEN	65.60.491.14.5571
GGLEAGUES, INC				000578							
		178878	09/23/22	PKS E-SPORTS LEAGUES	500.00	036039	SEPT 22		P - W	RECREATION SUPPL	61.60.458.04.5004
GUILD CONTENT				000147							
		178879	09/23/22	VISIT LIBERTY ADS	1,815.27	035990	2610		P N W	ADVERTISING	67.20.061.08.5371
		178879	09/23/22	STRATEGIC MARKETING PLAN	2,416.66	036071	2609	220007	P N W	CONTRACT LABOR	67.20.061.08.5397
					4,231.93	*CHECK TOTAL					
				VENDOR TOTAL	4,231.93						
HALLMARK CARDS, INC.				000572							
		178851	09/21/22	FIRE LAND PURCHASE	20,000.00	036012	5.20 ACRES		P - H	CONSTRUCTION CON	58.50.325.36.7510
HAVENS CONSTRUCTION INC.				000028							
		178880	09/23/22	PW KANSAS & 291 TRACER	36,160.00	036072	#1	220112	F - W	TRANSPORTATION E	52.80.151.08.5420
HEARTLAND COCA-COLA				000076							
		178881	09/23/22	COCA COLA PRODUCTS	364.44	036073	5783215593	220056	P N W	CONCESSION	61.60.458.04.5007
HELGET GAS PRODUCTS				006305							
		178882	09/23/22	FIRE OXYGEN	30.19	035991	02501703		P - W	CHEMICALS	10.50.311.04.5010
HI GENES JANITORIAL SERV				008170							
		178883	09/23/22	CCTR JANITORIAL SERVICE	640.00	036041	77631		P - W	CONTRACT LABOR	65.60.491.08.5397
HILL/DAVID				000528							
		178884	09/23/22	CCTR SWIM INSTR	54.00	036042	9/17-9/18		P N W	PRIVATE SWIMMING	65.60.417.08.8125
HISTORIC DOWNTOWN LIBERT				004528							
		178885	09/23/22	HDLI STAFF SALARY	1,250.00	036043	220915		P - W	HDLI CONTRACT	67.20.061.38.5823
		178885	09/23/22	HOLIDAY LIGHTS INSTALL	10,000.00	036044	HOLIDAY LIGHTS		P - W	HDLI CONTRACT	67.20.061.38.5823
					11,250.00	*CHECK TOTAL					
				VENDOR TOTAL	11,250.00						

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
HOPPENTHALER/CERESSA .11679								
158321	09/21/22	VOIDED CHECK	128.00	CR	036013 381495		P - H ACCOUNTS PAYABLE	10.2100
178886	09/23/22	COURT RESTITUTION	128.00		036074 381495		P - W ACCOUNTS PAYABLE	10.2100
		VENDOR TOTAL	0.00					
IDEKER INC 005268								
178887	09/23/22	ST ASPHALT	6,045.05		036045 20715		P - W ASPHALT-STREET R	50.75.607.14.5621
178887	09/23/22	ST ASPHALT	367.95		036046 20719		P - W ASPHALT-STREET R	50.75.607.14.5621
178887	09/23/22	ST ASPHALT	152.46		036047 20777		P - W ASPHALT-STREET R	50.75.607.14.5621
		VENDOR TOTAL	6,565.46		*CHECK TOTAL			
			6,565.46					
JOEL REINOEHL MARKETING 000012								
178888	09/23/22	PKS SPONSORSHIP-BRASS RA	360.00		036048 BR007		P N W MISCELLANEOUS FE	61.60.458.08.5399
178888	09/23/22	SPONSORSHIP-PED SMILES	317.63		036049 PS007		P N W MISCELLANEOUS FE	61.60.458.08.5399
178888	09/23/22	SPONSORSHIP-PED SMILES	155.92		036049 PS007		P N W SPONSORSHIPS	65.60.491.08.5398
178888	09/23/22	SPONSORSHIP-PED SMILES	103.95		036049 PS007		P N W CONTRACT LABOR	60.60.415.08.5397
178888	09/23/22	SPONSORSHIP-TOMPKINS IND	660.00		036050 TI004		P N W MISCELLANEOUS FE	61.60.458.08.5399
178888	09/23/22	SPONSORSHIP-TOMPKINS IND	324.00		036050 TI004		P N W SPONSORSHIPS	65.60.491.08.5398
178888	09/23/22	SPONSORSHIP-TOMPKINS IND	216.00		036050 TI004		P N W CONTRACT LABOR	60.60.415.08.5397
		VENDOR TOTAL	2,137.50		*CHECK TOTAL			
			2,137.50					
JONES/NATHAN 005257								
178889	09/23/22	CCTR SWIM INSTR	144.00		036051 9/18-9/19		P N W PRIVATE SWIMMING	65.60.417.08.8125
178889	09/23/22	CCTR SWIM INSTR	78.00		036051 9/18-9/19		P N W SEMI-PRIVATE SWI	65.60.417.08.8123
		VENDOR TOTAL	222.00		*CHECK TOTAL			
			222.00					
K C MO WATER DEPT 007653								
178890	09/23/22	WTR SERVICE	16,987.99		036052 175798		P - W WATER PURCHASES-	90.70.802.08.5390
K C WINWATER WORKS CO 002767								
178891	09/23/22	WTR INVENTORY	580.00		035993 299590 02		P - W INVENTORY-MATERI	90.1700
178891	09/23/22	WTR THROTTLE DEVICE	530.00		035994 300058 01		P - W WATER PLANT MAIN	90.70.802.14.5534
178891	09/23/22	WTR GASKETS	84.00		035995 300222 01		P - W WATER PLANT MAIN	90.70.802.14.5534
		VENDOR TOTAL	1,194.00		*CHECK TOTAL			
			1,194.00					
KAPKE & WILLERTH LLC 007509								
178892	09/23/22	LEGAL FEES	3,422.50		035992 65998		P N W LEGAL FEES	10.20.021.08.5311
178892	09/23/22	LEGAL FEES	314.50		035992 65998		P N W LEGAL FEES	60.60.415.08.5311
		VENDOR TOTAL	3,737.00		*CHECK TOTAL			
			3,737.00					
KITCHS LAWNCARE & LANDSC 006136								
178893	09/23/22	CEMETERY MOWING	2,100.00		036075 162022	220095	P - W MOWING CONTRACT	73.70.226.14.5577
178893	09/23/22	CEMETERY MOWING	2,100.00		036076 172022	220095	P - W MOWING CONTRACT	73.70.226.14.5577
		VENDOR TOTAL	4,200.00		*CHECK TOTAL			
			4,200.00					

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
KOHLE WHOLESALE INC 000713									
178894	09/23/22	PKS- CONCESSIONS	746.45	036077	459486	220026	P - W	CONCESSION	61.60.458.04.5007
L-L TOWING CO 002879									
178895	09/23/22	DD ##137 FALL FEST TOW	51.00	035996	84612		P N W	VEHICLE MAINTENA	10.80.153.14.5541
LANDWORKS STUDIO, LLC 000504									
178896	09/23/22	PRKS MASTER PLAN PROJECT	8,950.88	036078	22-003-04	220072	P - W	MISCELLANEOUS EX	10.95.140.38.5989
LEHMAN/SAMANTHA 000574									
178852	09/21/22	ACTL SHELTER CONF	176.50	036014	9/22-9/25		P - H	TRAINING TRAVEL	10.20.051.06.5210
LIBERTY AGGREGATES LLC 004693									
178897	09/23/22	WTR ROCK	67.71	035997	19204		P - W	MAINS & LINES MA	90.70.801.14.5532
178897	09/23/22	WWT ROCK	67.70	035997	19204		P - W	MAINS & LINES MA	92.70.901.14.5532
178897	09/23/22	ST ROCK	1,421.27	036079	19108		P - W	GRAVEL/ROCK-STRE	50.75.607.14.5622
178897	09/23/22	ST ROCK	1,302.95	036080	19196		P - W	STORMWATER IMPRO	50.77.653.36.7510
			2,859.63	*CHECK TOTAL					
		VENDOR TOTAL	2,859.63						
LIBERTY SPORTS OFFICIALS 009209									
178898	09/23/22	2022 OFFICIATING SERVICE	164.00	036081	FALL 8-SB22	220006	P - W	CONTRACT LABOR	61.60.458.08.5397
178898	09/23/22	2022 OFFICIATING SERVICE	7,245.00	036082	FALL 9 SB22	220006	P - W	CONTRACT LABOR	61.60.458.08.5397
			7,409.00	*CHECK TOTAL					
		VENDOR TOTAL	7,409.00						
METRO ASPHALT INC 005923									
178899	09/23/22	PAVEMENT RESTORATION	933,405.62	036083	#2	220087	P - W	OVERLAY PROGRAM	52.75.607.14.5501
178899	09/23/22	RETAINAGE	46,670.28	CR 036084	#2 RETAINAGE		P - W	RETAINAGE PAYABL	52.2115
			886,735.34	*CHECK TOTAL					
		VENDOR TOTAL	886,735.34						
METROPOLITAN CONCRETE 005651									
178900	09/23/22	ST DUMP FEE	220.00	036053	12268		P N W	CONTRACT LABOR	10.70.225.08.5397
METROPOLITAN TELECOMM; M 000243									
178901	09/23/22	T&L POTS LINES	780.16	035998	01005310622838		P - W	TELECOMMUNICATIO	10.90.132.12.5455
MIDWEST ALARM SERVICES 000577									
178902	09/23/22	GATE RPR	1,789.41	036055	390757		P - W	BUILDING MAINTEN	90.70.801.14.5571
178902	09/23/22	GATE RPR	1,789.40	036055	390757		P - W	BUILDING MAINTEN	92.70.901.14.5571
178902	09/23/22	GATE RPR	1,789.41	036055	390757		P - W	BUILDING MAINTEN	92.70.902.14.5571
			5,368.22	*CHECK TOTAL					
		VENDOR TOTAL	5,368.22						
MISSISSIPPI LIME CO INC 005761									
178903	09/23/22	WTR LIME DRINKING WATER	7,552.09	036085	1632214	220015	P - W	CHEMICALS	90.70.802.04.5010
178903	09/23/22	WTR LIME DRINKING WATER	6,945.90	036086	1633108	220015	P - W	CHEMICALS	90.70.802.04.5010
			14,497.99	*CHECK TOTAL					
		VENDOR TOTAL	14,497.99						

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
MISSOURI LIFE INC				006385							
178904		09/23/22		VISIT LIB ADS	1,670.00	035999	2022-6042		P - W	ADVERTISING	67.20.061.08.5371
MO VOCATIONAL ENTERPRISE				006175							
178905		09/23/22		DD #503 LIC PLATE	42.83	036000	652460 RI		P - W	VEHICLE MAINTENA	10.80.151.14.5541
MOTOROLA INC				002018							
178906		09/23/22		FIRE RADIO RELOCATE KIT	1,198.20	036001	8281457079		P - W	RADIO MAINTENANC	10.50.301.14.5552
PERSONAL TOUCH ENGRAVING				005909							
178907		09/23/22		SCULPTURE SIGNS	265.00	036002	38293		P N W	GRANT SUPPLIES	67.20.061.04.5054
PETERMAN/MICHAEL				005248							
178908		09/23/22		APA STATE CONF	472.50	036054	10/5-10/7		P - W	TRAINING TRAVEL	10.80.151.06.5210
PLATTE COUNTY READY MIX				004482							
178909		09/23/22		PKS CONCRETE-PL LIBERTE	1,031.00	036056	22006		P - W	NEIGHBORHOOD PAR	11.60.415.36.7307
PRINTING UNLIMITED				004763							
178910		09/23/22		BUSINESS CARDS	119.26	036003	68033		P - W	GENERAL SUPPLIES	10.20.001.04.5001
RBE LAWN CARE LLC				006213							
178911		09/23/22		PWK FORCED MOWS	450.00	036057	6326		P N W	CONTRACT LABOR	10.70.225.08.5397
RED EQUIPMENT, LLC				001027							
178912		09/23/22		WTR #125 VAC CON HOSE	1,022.56	036004	2500		P - W	MISC EQUIPMENT M	90.70.801.14.5559
REEVES/COURTNEY				.12347							
163708		09/21/22		VOIDED CHECK	89.45CR	036015	117 4000 00 05		P - H	ACCOUNTS PAYABLE	90.2491
178913		09/23/22		WTR REFUND OVERPMT	89.45	036087	117 4000 00 05		P - W	ACCOUNTS PAYABLE	90.2491
				VENDOR TOTAL	0.00						
ROOTX				000369							
178914		09/23/22		WWT ROOT CONTROL PRODUCT	450.00	036005	70320		P - W	MAINS & LINES MA	92.70.901.14.5532
ROUSE FRETS WHITE GOSS G				006287							
178915		09/23/22		MONTAGE LEGAL FEES	2,593.50	036006	100049933		P - W	OTHER MISC FEES	56.20.001.08.5365
SCHLEMMINGER/JESSICA				000573							
178854		09/21/22		ACTL SHELTER CONF	176.50	036016	9/22-9/25		P - H	TRAINING TRAVEL	10.20.051.06.5210
SEBA/ELISE				000509							
178917		09/23/22		CCTR SWIM INSTR	196.00	036058	9/18		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SHERIDANS OF LIBERTY INC				004536							
178918		09/23/22		CCTR ICE CREAM SOCIAL	350.00	036059	9/8		P - W	RSVP GRANT	65.60.491.04.5064
SHOGER/LAUREL				005680							
178919		09/23/22		CCTR SWIM INSTR	198.00	036060	9/18		P N W	PRIVATE SWIMMING	65.60.417.08.8125

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
SIGNARAMA KANSAS CITY NO 005863		178920	09/23/22	ADMIN DOOR SIGN DEPOSIT	71.89	036007	INV-7058			P - W FACILITIES MAINT	10.70.221.14.5572
STEWART/HEATHER 000576		178853	09/21/22	ACTL SHELETER CONF	176.50	036017	9/22-9/25			P - H TRAINING TRAVEL	10.20.051.06.5210
SUDMANN/ASHLEY ELIZABETH 006541		178921	09/23/22	CCTR SWIM INSTR	68.00	036061	9/12-9/13			P N W PRIVATE SWIMMING	65.60.417.08.8125
SUMNERONE INC 005662		178922	09/23/22	FIN TONER CARTRIDGE	283.00	036062	3298958			P - W GENERAL SUPPLIES	10.30.130.04.5001
SUTTON/KATELYN DANIELLE 000327		178923	09/23/22	CCTR SWIM INSTR	50.00	036063	9/12-9/19			P N W SWIM TEAM BASICS	65.60.417.08.8121
		178923	09/23/22	CCTR SWIM INSTR	60.00	036063	9/12-9/19			P N W SWIM TEAM BASICS	65.60.417.08.8121
					110.00	*CHECK TOTAL					
VENDOR TOTAL					110.00						
UMB BANK N A 004100		1799	09/21/22	WWT SRF 2005C	2,336.75	036018	9/25/22			P - H SRF 2005 INTERES	92.2502
		1799	09/21/22	WWT SRF 2005C	33,333.33	036018	9/25/22			P - H TRUSTEE SRF PRIN	92.1274
					35,670.08	*CHECK TOTAL					
VENDOR TOTAL					35,670.08						
VANCE BROTHERS INC 000957		178924	09/23/22	ST ASPHALT	755.78	036088	IG00016762			P - W ASPHALT-STREET R	50.75.607.14.5621
VERMONT SYSTEMS INC 006063		178925	09/23/22	PKS RECTRAC/PAYTRAC	112.48	036089	VS005352			P - W OFFICE EQUIPMENT	60.60.415.14.5551
WALKER/KIM .14116		178926	09/23/22	PKS REFUND MEMBERSHIP	172.50	036090	1667829			P - W REFUNDS PAYABLE	61.2265
WORK ZONE INC/THE 008901		178927	09/23/22	ST SIGN MATERIALS	441.00	036091	63365			P - W STREET SIGNS	50.75.607.14.5641
		178927	09/23/22	ST SIGN MATERIALS	490.92	036092	63412			P - W STREET SIGNS	50.75.607.14.5641
					931.92	*CHECK TOTAL					
VENDOR TOTAL					931.92						
WORLD FUEL SERVICES CORP 000151		178928	09/23/22	PKS DIESEL FUEL	666.14	036093	4497654			P - W DIESEL FUEL	60.60.420.14.5522
		178928	09/23/22	PKS GAS	1,906.56	036094	4500387			P - W VEHICLE MAINTENA	61.60.458.14.5541
		178928	09/23/22	ST DIESEL FUEL	3,104.74	036095	4655877			P - W VEHICLE FUEL	10.70.225.14.5521
					5,677.44	*CHECK TOTAL					
VENDOR TOTAL					5,677.44						

SEPTEMBER 30TH CHECKS

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
A T & T MOBILITY 008295									
178929	09/30/22	MOBILE PHONE SERVICE	43.88	036160	287301248547		P N W	MOBILE PHONES	10.50.311.12.5453
178929	09/30/22	MOBILE PHONE SERVICE	836.69	036160	287301248547		P N W	MOBILE PHONES	10.50.315.12.5453
178929	09/30/22	MOBILE PHONE SERVICE	97.94	036160	287301248547		P N W	MOBILE PHONES	10.50.321.12.5453
178929	09/30/22	MOBILE PHONE SERVICE	630.93	036160	287301248547		P N W	MOBILE PHONES	10.50.300.12.5453
178929	09/30/22	MOBILE PHONE SERVICE	100.58	036160	287301248547		P N W	MOBILE PHONES	10.90.132.12.5453
			1,710.02	*CHECK TOTAL					
VENDOR TOTAL			1,710.02						
A&N SOLUTIONS .14179									
178930	09/30/22	WTR REFUND OVERPMT	578.79	036157	354 0000 00 10		P - W	WATER REFUNDS	90.2495
ABBOTT/SALVATORE .14145									
178931	09/30/22	WTR REFUND OVERPMT	147.22	036123	143 3530 00 04		P - W	WATER REFUNDS	90.2495
ACME FLOOR CO INC 005204									
178932	09/30/22	CCTR GYM FLOOR REFINISH	1,855.00	036161	132602		P - W	BUILDING MAINTEN	65.60.491.14.5571
AGEE/SHANNON .14152									
178933	09/30/22	WTR REFUND OVERPMT	80.85	036130	209 1410 00 02		P - W	WATER REFUNDS	90.2495
ALDEN/CASSIE .14129									
178934	09/30/22	WTR REFUND OVERPMT	98.58	036107	123 2430 00 02		P - W	WATER REFUNDS	90.2495
ALESIRE/JESSE & SHANA .14118									
178935	09/30/22	WTR REFUND OVERPMT	9.35	036096	101 3340 00 11		P - W	WATER REFUNDS	90.2495
ALTERATIONS & CUSTOM SEW 005482									
178936	09/30/22	ACTL UNIFORM PANTS	59.00	036251	2752		P N W	CLOTHING EXPENSE	10.20.051.38.5812
AMERICAN DIGITAL SECURIT 004908									
178937	09/30/22	ACTL SEC ALARM	48.95	036252	INV0003091		P - W	BUILDING MAINTEN	10.20.051.14.5571
AMERIFENCE CORPORATION 000570									
178938	09/30/22	ACTL REP CLOSE PHOTO EYE	994.14	036253	KCINV0000992		P - W	BUILDING MAINT S	10.20.051.04.5008
AMERIGAS PROPANE LP 004240									
178939	09/30/22	WWT FORKLIFT FUEL	679.65	036162	805477243		P N W	VEHICLE FUEL	92.70.902.14.5521
AMOR/NATHAN 006511									
178940	09/30/22	CCTR SWIM INSTR	120.00	036207	9/21-9/25		P N W	PRIVATE SWIMMING	65.60.417.08.8125
BANC OF AMERICA LEASING 005245									
1801	09/28/22	LEASE PURCHASE	231,000.00	036203	R77249		P - H	PRINCIPAL-CONSTR	58.50.325.24.6003
1801	09/28/22	LEASE PURCHASE	73,000.00	036203	R77249		P - H	PRINCIPAL-PUMPER	58.50.325.24.6009
1801	09/28/22	LEASE PURCHASE	4,693.35	036203	R77249		P - H	INTEREST-CONSTRU	58.50.325.24.6013
1801	09/28/22	LEASE PURCHASE	1,477.35	036203	R77249		P - H	INTEREST-PUMPERS	58.50.325.24.6019
			310,170.70	*CHECK TOTAL					
VENDOR TOTAL			310,170.70						

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
BARNES/MACKENZIE .14151									
178941	09/30/22	WTR REFUND OVERPMT	147.22	036129	209 0540 00 05		P - W	WATER REFUNDS	90.2495
BASS/LESTER .14156									
178942	09/30/22	WTR REFUND OVERPMT	154.81	036134	210 1300 00 08		P - W	WATER REFUNDS	90.2495
BOARD OF POLICE COMMISSI 000142									
178943	09/30/22	POL INTAKE PROCESSING	51.31	036163	10935		P - W	MISCELLANEOUS FE	10.40.500.08.5399
178943	09/30/22	POL DNA SAMPLES	1,472.00	036163	10935		P - W	MISCELLANEOUS FE	10.40.500.08.5399
178943	09/30/22	POL LAB EXAMS	269.50	036163	10935		P - W	MISCELLANEOUS FE	10.40.500.08.5399
			1,792.81	*CHECK TOTAL					
		VENDOR TOTAL	1,792.81						
BORGEDALEN/ANGELINA .14141									
178944	09/30/22	WTR REFUND OVERPMT	8.63	036119	141 0100 00 02		P - W	WATER REFUNDS	90.2495
BOUND TREE MEDICAL LLC 002300									
178945	09/30/22	FIRE EMS SUPPLIES	15.10	036164	84679779		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178945	09/30/22	FIRE EMS SUPPLIES	621.02	036165	84693376		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
178945	09/30/22	FIRE EMS SUPPLIES	1,302.06	036208	84696830		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
			1,938.18	*CHECK TOTAL					
		VENDOR TOTAL	1,938.18						
BRADY INDUSTRIES OF KANS 000081									
178946	09/30/22	CUSTODIAL SUPPLIES	246.82	036254	7534397	220004	P N W	MAINTENANCE MATE	10.95.140.04.5009
BRINK'S INCORPORATED 006469									
178947	09/30/22	COURIER SERVICE	130.41	036166	12053042		P - W	FINANCIAL SERVIC	10.30.130.08.5346
178947	09/30/22	COURIER SERVICE	97.81	036166	12053042		P - W	FINANCIAL SERVIC	61.60.458.08.5346
178947	09/30/22	COURIER SERVICE	117.37	036166	12053042		P - W	FINANCIAL SERVIC	90.30.133.08.5346
178947	09/30/22	COURIER SERVICE	149.97	036166	12053042		P - W	FINANCIAL SERVIC	92.30.134.08.5346
178947	09/30/22	COURIER SERVICE	58.68	036166	12053042		P - W	FINANCIAL SERVIC	98.30.135.08.5346
178947	09/30/22	COURIER SERVICE	97.81	036166	12053042		P - W	FINANCIAL SERVIC	65.60.491.08.5346
178947	09/30/22	COURIER SERVICE	4.90	036209	5116771		P - W	FINANCIAL SERVIC	10.30.130.08.5346
			656.95	*CHECK TOTAL					
		VENDOR TOTAL	656.95						
BROMERT/DAVE .14171									
178948	09/30/22	WTR REFUND OVERPMT	7.97	036149	233 4090 00 15		P - W	WATER REFUNDS	90.2495
BROSEMER/JOHN .14159									
178949	09/30/22	WTR REFUND OVERPMT	45.50	036137	220 1550 00 12		P - W	WATER REFUNDS	90.2495
BUZZELL/STEVEN .14165									
178950	09/30/22	WTR REFUND OVERPMT	65.64	036143	230 9956 00 03		P - W	WATER REFUNDS	90.2495
CHAMBERS/RICK .14149									
178951	09/30/22	WTR REFUND OVERPMT	142.79	036127	207 0310 00 12		P - W	WATER REFUNDS	90.2495

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CHUCK ANDERSON FORD INC				006320							
	178952	09/30/22	POL #203	BATTERY	289.87	036167	FOCS164170		P - W	VEHICLE MAINTENA	10.40.500.14.5541
CITY TREASURER				005223							
	178953	09/30/22	MARRS	RADIO	1,027.60	036168	2022-9		P - W	RADIO MAINTENANC	10.40.500.14.5552
	178953	09/30/22	MARRS	RADIO	939.52	036168	2022-9		P - W	RADIO MAINTENANC	10.50.301.14.5552
	178953	09/30/22	MARRS	RADIO	822.08	036168	2022-9		P - W	RADIO MAINTENANC	50.70.201.14.5552
					2,789.20	*CHECK TOTAL					
				VENDOR TOTAL	2,789.20						
CLAY CO DETENTION CENTER				000105							
	178954	09/30/22	POL	PRISONER HOUSING	3,687.75	036169	AUG 22		P - W	PRISONER HOUSING	10.40.511.08.5373
CLAYCO INC				.14181							
	178955	09/30/22	WTR	REFUND OVERPMT	737.63	036159	354 0017 00 02		P - W	WATER REFUNDS	90.2495
CONDREN/CHAD & TIFFANY				.14140							
	178956	09/30/22	WTR	REFUND OVERPMT	81.43	036118	140 4400 00 06		P - W	WATER REFUNDS	90.2495
CONRAD FIRE EQUIPMENT IN				003684							
	178957	09/30/22	FIRE	SCBA MASKS	2,907.28	036170	562812		P - W	SCBA SUPPLIES	10.50.301.04.5099
	178957	09/30/22	FIRE	#612 ELEC RPR	443.66	036171	562956		P - W	VEHICLE MAINTENA	10.50.301.14.5541
					3,350.94	*CHECK TOTAL					
				VENDOR TOTAL	3,350.94						
CORDOVA/RYAN & KAYLA				.14131							
	178958	09/30/22	WTR	REFUND OVERPMT	40.53	036109	128 1155 00 10		P - W	WATER REFUNDS	90.2495
CUMMINS SALES AND SERVIC				004424							
	178959	09/30/22	FIRE	#611 FUEL LEAK	1,659.67	036172	H9-21382		P - W	VEHICLE MAINTENA	10.50.301.14.5541
	178959	09/30/22	ACTL	GENERATOR RPR	587.50	036255	H9-17152		P - W	BUILDING MAINTEN	10.20.051.14.5571
					2,247.17	*CHECK TOTAL					
				VENDOR TOTAL	2,247.17						
CYCLONE INC				000095							
	178960	09/30/22	FIRE	PORT A POTS	225.00	036173	34194		P - W	BUILDING MAINTEN	10.50.300.14.5571
DE LAGE LANDEN PUBLIC FI				000235							
	178961	09/30/22	T&L	NETWORK, DATA CNTR EQU	100,005.53	036210	77617916		P - W	LEASE PRINCIPAL	10.90.132.24.6003
	178961	09/30/22	T&L	NETWORK, DATA CNTR EQU	3,070.17	036210	77617916		P - W	LEASE INTEREST	10.90.132.24.6013
					103,075.70	*CHECK TOTAL					
				VENDOR TOTAL	103,075.70						
DREXEL TECHNOLOGIES				002272							
	178962	09/30/22	T&L	KIP MAINT	42.90	036211	INV88297		P - W	MAINT-OFFICE EQU	10.90.132.14.5551
DRUVA INC				006515							
	178963	09/30/22	T&L	GSUITE/EMAIL/SERVER	29,003.37	036212	INVUS1023462		P - W	INTERNET SERVICE	10.90.132.08.5304

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
EAGLE ANIMAL HOSPITAL .14132		178964	09/30/22	WTR REFUND OVERPMT	20.56	036110	128 9975 00 02		P - W	WATER REFUNDS	90.2495
ED M FELD EQUIPMENT CO I 005333		178965	09/30/22	FIRE YELLOW HELMETS-4	1,260.00	036174	0410807-IN		P - W	MINOR EQUIPMENT	75.50.780.18.5601
ELECTRONIC CONTRACTING C 000158		178966	09/30/22	ACTL FIRE ALARM PANEL	2,294.30	036256	30643		P - W	MISC EQUIPMENT M	10.20.051.14.5559
ENSZ & JESTER PC 004522		178967	09/30/22	EMP ATTY SERVICES	192.50	036175	9.21.2022		P N W	MISCELLANEOUS FE	10.25.011.08.5399
EROSION SPECIALISTS LLC 000579		178968	09/30/22	SILT FENCE INST-SWR PROJ	861.75	036213	12549		P N W	CONST CNTRCT-LIT	96.70.901.36.7510
FERRELL/CHRIS .14120		178969	09/30/22	WTR REFUND OVERPMT	92.83	036098	103 1805 00 01		P - W	WATER REFUNDS	90.2495
FISH WINDOW CLEANING 006369		178970	09/30/22	ACTL WINDOW CLEANING	80.00	036257	2642-79694		P N W	BUILDING MAINT S	10.20.051.04.5008
FLEMING/CHAD .14175		178971	09/30/22	WTR REFUND OVERPMT	144.26	036153	238 1105 00 06		P - W	WATER REFUNDS	90.2495
FLOOK/CHARLES .14166		178972	09/30/22	WTR REFUND OVERPMT	20.69	036144	231 1815 00 14		P - W	WATER REFUNDS	90.2495
FORVIS, LLP 003235		178973	09/30/22	FIN 2021 AUDIT	9,355.00	036176	BK01620447	220059	F N W	AUDIT FEES	10.30.130.08.5306
FOSTER/ANTHONY .14150		178974	09/30/22	WTR REFUND OVERPMT	54.21	036128	207 0340 00 01		P - W	WATER REFUNDS	90.2495
FOUSHE/RODNEY .14146		178975	09/30/22	WTR REFUND OVERPMT	151.65	036124	204 3270 00 08		P - W	WATER REFUNDS	90.2495
FRATERNAL ORDER OF POLIC 004537		178976	09/30/22	PAYROLL DEDUCTION	1,404.00	036177	SEPTEMBER		P - W	UNION DUES PAYAB	10.2190
FRAZIER/JAMES .14178		178977	09/30/22	WTR REFUND OVERPMT	5.97	036156	239 0720 00 01		P - W	WATER REFUNDS	90.2495
FRITTS/CULLAN .14148		178978	09/30/22	WTR REFUND OVERPMT	96.85	036126	204 4990 00 05		P - W	WATER REFUNDS	90.2495
G W VAN KEPPEL CO 005267		178979	09/30/22	WTR #172 VOLVO RPRS	744.11	036187	SW0117432-1		P - W	MISC EQUIPMENT M	90.70.801.14.5559
		178979	09/30/22	WWT #172 VOLVO RPRS	744.11	036187	SW0117432-1		P - W	MISC EQUIPMENT M	92.70.901.14.5559
					1,488.22	*CHECK TOTAL					
VENDOR TOTAL					1,488.22						

Payments by Vendor

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
GALL'S INC			005394					
178980	09/30/22	POL UNIFORM BOOTS	179.95	036178	021980259		P - W CLOTHING EXPENSE	10.40.500.38.5812
178980	09/30/22	FIRE UNIFORMS	483.17	036179	022135253		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	521.01	036180	022135255		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	74.27	036181	022141947		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	119.68	036182	022166537		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	127.72	036183	022175747		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	63.86	036184	022177746		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	34.00	036214	022194124		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	489.50	036215	022194128		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	115.10	036216	022194134		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	602.75	036217	022194136		P - W CLOTHING EXPENSE	10.50.301.38.5812
178980	09/30/22	FIRE UNIFORMS	114.08	036218	022194137		P - W CLOTHING EXPENSE	10.50.301.38.5812
			2,925.09	*CHECK TOTAL				
VENDOR TOTAL			2,925.09					
GANA LLC			.14162					
178981	09/30/22	WTR REFUND OVERPMT	37.96	036140	221 3525 00 19		P - W WATER REFUNDS	90.2495
GARY CROSSLEY FORD INC			000120					
178982	09/30/22	POL #218 COOLANT PUMP	453.18	036185	328336		P - W VEHICLE MAINTENA	10.40.500.14.5541
178982	09/30/22	POL #203 WINDOW SWITCH	100.00	036186	328168		P - W VEHICLE MAINTENA	10.40.500.14.5541
			553.18	*CHECK TOTAL				
VENDOR TOTAL			553.18					
GEIGER READY-MIX CO OF M			.14122					
178983	09/30/22	WTR REFUND OVERPMT	14,865.99	036100	115 2360 00 01		P - W WATER REFUNDS	90.2495
GENE'S CLEANERS			004807					
178984	09/30/22	FIRE UNIFORM CLEANING	191.25	036219	AUG/SEPT		P N W CLOTHING EXPENSE	10.50.301.38.5812
GREEN/BRIAN			.14161					
178985	09/30/22	WTR REFUND OVERPMT	6.71	036139	221 2230 00 01		P - W WATER REFUNDS	90.2495
HARMS PH D/KATHY			003607					
178986	09/30/22	POL PRE EMPLOY TESTING	200.00	036188	9/7/22		P M W TESTING FEES	10.40.500.08.5336
HASTY AWARDS			004458					
178987	09/30/22	PKS SOCCER MEDALS	513.71	036220	09220468		P - W RECREATION SUPPL	61.60.458.04.5004
HEARTLAND MECHANICAL SER			005408					
178988	09/30/22	ACTL HVAC MAINT	1,170.00	036258	14488		P - W BUILDING MAINT S	10.20.051.04.5008
178988	09/30/22	ACTL HVAC CHARGE UNIT	3,407.35	036259	14450		P - W BUILDING MAINT S	10.20.051.04.5008
			4,577.35	*CHECK TOTAL				
VENDOR TOTAL			4,577.35					
HEITSMAN/MICHAEL & ABBY			.14172					
178989	09/30/22	WTR REFUND OVERPMT	49.62	036150	233 7840 00 07		P - W WATER REFUNDS	90.2495

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VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
HENNELLY/THOMAS .14168		178990	09/30/22	WTR REFUND OVERPMT	80.24	036146	233 2665 00 01		P - W	WATER REFUNDS	90.2495
HILL'S PET NUTRITION INC 005135		178991	09/30/22	ACTL SHELTER FOOD	488.84	036260	243096584		P - W	FOOD	10.20.051.04.5013
HOWIE/DAVID .14158		178992	09/30/22	WTR REFUND OVERPMT	141.08	036136	214 5610 00 01		P - W	WATER REFUNDS	90.2495
INTOXIMETERS INC 006548		178993	09/30/22	POL DRYGAS	230.50	036189	715142		P - W	MISCELLANEOUS SU	10.40.500.04.5099
J C LOVE INSTALLATIONS I 009225		178994	09/30/22	CCTR HOT TUB LEAK RPRS	535.00	036190	25040		P - W	BUILDING MAINTEN	65.60.491.14.5571
JACKSON LEWIS PC 000377		178995	09/30/22	HR UNION CONTRACT NEG	2,142.00	036191	8089132		P - W	OTHER	10.25.011.38.5989
JONES/DIANA .14138		178996	09/30/22	WTR REFUND OVERPMT	139.62	036116	137 3406 00 06		P - W	WATER REFUNDS	90.2495
JONES/NATHAN 005257		178997	09/30/22	CCTR SWIM INSTR	162.00	036221	9/25		P N W	PRIVATE SWIMMING	65.60.417.08.8125
		178997	09/30/22	CCTR SWIM INSTR	104.00	036221	9/25		P N W	SEMI-PRIVATE SWI	65.60.417.08.8123
				VENDOR TOTAL	266.00	*CHECK TOTAL					
JOSEPH/KERON .14136		178998	09/30/22	WTR REFUND OVERPMT	21.98	036114	137 3090 00 09		P - W	WATER REFUNDS	90.2495
K C WINWATER WORKS CO 002767		178999	09/30/22	WTR INVENTORY	1,410.00	036192	299013 03		P - W	INVENTORY-MATERI	90.1700
		178999	09/30/22	WTR INVENTORY	870.00	036193	298403 02		P - W	INVENTORY-MATERI	90.1700
				VENDOR TOTAL	2,280.00	*CHECK TOTAL					
KELLER FIRE & SAFETY INC 003710		179000	09/30/22	FIRE KITCHEN HOOD INSP	330.52	036222	300420		P - W	BUILDING MAINTEN	10.50.300.14.5571
KENNEDY/CODY .14174		179001	09/30/22	WTR REFUND OVERPMT	62.60	036152	238 0770 00 03		P - W	WATER REFUNDS	90.2495
KIRBY-SMITH MACHINERY, I 000220		179002	09/30/22	WTR #176 TRACK LOADER	1,874.95	036194	W0802406		P - W	MISC EQUIPMENT M	90.70.801.14.5559
		179002	09/30/22	WWT #176 TRACK LOADER	1,874.95	036194	W0802406		P - W	MISC EQUIPMENT M	92.70.901.14.5559
				VENDOR TOTAL	3,749.90	*CHECK TOTAL					
KITCHS LAWCARE & LANDSC 006136		179003	09/30/22	CEMETERY MOWING	2,100.00	036261	182022	220095	P - W	MOWING CONTRACT	73.70.226.14.5577

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
KOHL WHOLESALE INC 000713		179004	09/30/22	PKS- CONCESSIONS	2,699.62	036262	464384	220026	P - W	CONCESSION	61.60.458.04.5007
L-L TOWING CO 002879		179005	09/30/22	POL #218 TOW	48.00	036195	84545		P N W	MISCELLANEOUS FE	10.40.500.08.5399
		179005	09/30/22	POL #205 FLAT TIRE	40.00	036196	84547		P N W	MISCELLANEOUS FE	10.40.500.08.5399
		179005	09/30/22	ACTL TOW	40.00	036263	84499		P N W	VEHICLE MAINTENA	10.20.051.14.5541
					128.00	*CHECK TOTAL					
VENDOR TOTAL					128.00						
LEDFORD/PAULA .14155		179006	09/30/22	WTR REFUND OVERPMT	79.31	036133	209 2710 00 02		P - W	WATER REFUNDS	90.2495
LIBERTY AGGREGATES LLC 004693		179007	09/30/22	ROCK-GALLATIN	262.40	036197	19258		P - W	CONST CNTRCT-LIT	96.70.901.36.7510
		179007	09/30/22	ROCK	130.75	036197	19258		P - W	MAINS & LINES MA	90.70.801.14.5532
		179007	09/30/22	ROCK	130.75	036197	19258		P - W	MAINS & LINES MA	92.70.901.14.5532
		179007	09/30/22	ROCK-VALVE REPL PROJECT	260.25	036198	19350		P - W	CONSTRUCTION CON	94.70.802.36.7510
					784.15	*CHECK TOTAL					
VENDOR TOTAL					784.15						
LIBERTY INVESTMENT .14123		179008	09/30/22	WTR REFUND OVERPMT	20.56	036101	115 3805 00 01		P - W	WATER REFUNDS	90.2495
LIFE SCAN WELLNESS CENTE 000188		179009	09/30/22	FIRE PHYSICALS	27,090.00	036264	1127	220107	F - W	MEDICAL FEES	10.50.300.08.5356
LILJA/DAVID .14137		179010	09/30/22	WTR REFUND OVERPMT	130.77	036115	137 3395 00 10		P - W	WATER REFUNDS	90.2495
MABREY/JIM .14170		179011	09/30/22	WTR REFUND OVERPMT	6.07	036148	233 4005 00 11		P - W	WATER REFUNDS	90.2495
MARTIN/JAMES 000565		179012	09/30/22	POL IACP CONF	348.50	036265	10/14-10/19		P - W	TRAINING TRAVEL	10.40.500.06.5210
MARTIN/YOURINA .14173		179013	09/30/22	WTR REFUND OVERPMT	103.86	036151	234 3270 00 03		P - W	WATER REFUNDS	90.2495
MAYSYS NAILS .14121		179014	09/30/22	WTR REFUND OVERPMT	40.71	036099	115 0310 00 08		P - W	WATER REFUNDS	90.2495
MAZI/JENNIFER .14119		179015	09/30/22	WTR REFUND OVERPMT	91.92	036097	102 1830 00 04		P - W	WATER REFUNDS	90.2495
MEDLINE INDUSTRIES, INC. 000389		179016	09/30/22	FIRE MEDICAL SUPPLIES	212.98	036223	2230047344		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
MISSISSIPPI LIME CO INC 005761		179017	09/30/22	WTR LIME DRINKING WATER	7,470.32	036266	1633999	220015	P - W	CHEMICALS	90.70.802.04.5010

Payments by Vendor

VENDOR NAME AND NUMBER		CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
MO DEPT OF NATURAL RESOU				005123							
		179018	09/30/22	WWT CONNECTION FEES	11,880.16	036267	34602300958			P - W PRIMACY FEE SEWE	92.2235
		179018	09/30/22	WTR PRIMACY FEES	50,674.44	036268	44622210212			P - W PRIMACY FEE WATE	90.2235
					62,554.60	*CHECK TOTAL					
				VENDOR TOTAL	62,554.60						
MO POLICE CHEIFS CHARITA				005169							
		179019	09/30/22	POL EMP TESTS	1,891.50	036199	194545			P - W TESTING FEES	10.40.500.08.5336
MORGAN/COLLIN				.14126							
		179020	09/30/22	WTR REFUND OVERPMT	68.15	036104	119 1530 00 11			P - W WATER REFUNDS	90.2495
MOSSES/WILLIAM & HELEN				.14130							
		179021	09/30/22	WTR REFUND OVERPMT	822.94	036108	125 2710 00 01			P - W WATER REFUNDS	90.2495
MOTLEY/JULIE				.14128							
		179022	09/30/22	WTR REFUND OVERPMT	52.19	036106	122 1730 00 01			P - W WATER REFUNDS	90.2495
MOTOROLA INC				002018							
		179023	09/30/22	POL EVIDENCE STORAGE	204.15	036200	1411001022			P - W MISC EQUIPMENT M	10.40.511.14.5559
MOULDER/HELEN				.14144							
		179024	09/30/22	WTR REFUND OVERPMT	101.70	036122	142 5370 00 01			P - W WATER REFUNDS	90.2495
MWD WATER INVESTMENTS LL				.14127							
		179025	09/30/22	WTR REFUND OVERPMT	126.97	036105	119 2150 00 20			P - W WATER REFUNDS	90.2495
MYERS/BROOKE				.12255							
		162874	09/28/22	VOIDED CHECK	89.58CR	036204	207 5160 00 10			P - H ACCOUNTS PAYABLE	90.2491
		179026	09/30/22	WTR REFUND OVERPMT	89.58	036224	162874			P - W ACCOUNTS PAYABLE	90.2491
				VENDOR TOTAL	0.00						
NEARWATER HOLDINGS LLC				.14160							
		179027	09/30/22	WTR REFUND OVERPMT	145.32	036138	220 1650 00 06			P - W WATER REFUNDS	90.2495
OFFERPAD, LLC				.14176							
		179028	09/30/22	WTR REFUND OVERPMT	157.34	036154	238 1820 00 05			P - W WATER REFUNDS	90.2495
OSBURN/CAITLIN				.14169							
		179029	09/30/22	WTR REFUND OVERPMT	65.01	036147	233 2670 00 14			P - W WATER REFUNDS	90.2495
PETTY CASH/LIBERTY COMM				003524							
		179030	09/30/22	MILEAGE	30.88	036201	PETTY CASH			P - W MISCELLANEOUS EX	65.60.491.38.5989
		179030	09/30/22	MILEAGE	30.88	036201	PETTY CASH			P - W MISCELLANEOUS EX	65.60.491.38.5989
		179030	09/30/22	MILEAGE	30.88	036201	PETTY CASH			P - W MISCELLANEOUS EX	65.60.491.38.5989
		179030	09/30/22	MILEAGE	78.75	036201	PETTY CASH			P - W MISCELLANEOUS EX	61.60.458.38.5989
		179030	09/30/22	MILEAGE	45.00	036201	PETTY CASH			P - W MISCELLANEOUS EX	61.60.458.38.5989
		179030	09/30/22	MILEAGE	120.31	036201	PETTY CASH			P - W MISCELLANEOUS EX	10.60.481.38.5989
		179030	09/30/22	MILEAGE	76.25	036201	PETTY CASH			P - W TRAINING TRAVEL	60.60.415.06.5210
					412.95	*CHECK TOTAL					

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VENDOR NAME AND NUMBER		CHECK# DATE		DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
PETTY CASH/LIBERTY COMM				003524							
				VENDOR TOTAL	412.95						
PITTMAN/CHRISTOPHER				.14147							
179031		09/30/22		WTR REFUND OVERPMT	17.29	036125	204 4940 00 01		P - W	WATER REFUNDS	90.2495
PLATTE COUNTY READY MIX				004482							
179032		09/30/22		CONCRETE-PLACE LIBERTE	1,100.50	036202	22087		P - W	NEIGHBORHOOD PAR	11.60.415.36.7307
PLOTBOX INC				000543							
179033		09/30/22		T&L PLOTBOX-IMAGE ATTACH	2,850.00	036269	INV2880		P - W	COMPUTER SOFTWARE	10.90.132.36.7203
PRINTING UNLIMITED				004763							
179034		09/30/22		AGING POSTCARDS,ENV	332.00	036226	68126		P - W	CHRISTMAS TREE C	10.60.481.04.5063
179034		09/30/22		AGING POSTCARDS,ENV	391.33	036227	68047		P - W	CHRISTMAS TREE C	10.60.481.04.5063
					723.33	*CHECK TOTAL					
				VENDOR TOTAL	723.33						
PROFESSIONAL PEST SOLUTI				006333							
179035		09/30/22		ACTL PEST CONTROL	60.00	036270	11363		P - W	BUILDING MAINT S	10.20.051.04.5008
RABY/KODY & DANIELLE				.14124							
179036		09/30/22		WTR REFUND OVERPMT	83.00	036102	117 3117 00 10		P - W	WATER REFUNDS	90.2495
REJIS COMMISSION				006030							
179038		09/30/22		MOBILE TICKET INTERFACE	193.50	036228	492435		P - W	MISCELLANEOUS FE	10.20.131.08.5399
RENU PROPERTY MANAGEMENT				.14125							
179039		09/30/22		WTR REFUND OVERPMT	15.44	036103	117 4435 00 10		P - W	WATER REFUNDS	90.2495
REPUBLIC SERVICES #468				008397							
179040		09/30/22		SOLID WASTE COLLECTION	122,969.25	036271	3-0468-0011069		P - W	NEIGHBORHOOD COL	98.70.227.08.5381
179040		09/30/22		RECYCLING COLLECTION	36,958.50	036271	3-0468-0011069		P - W	NEIGHBORHOOD COL	98.70.227.08.5381
					159,927.75	*CHECK TOTAL					
				VENDOR TOTAL	159,927.75						
RICOH USA, INC				000314							
179041		09/30/22		FIRE COPIER LEASE	139.85	036225	37059674		P - W	COPIER LEASE & U	10.30.130.04.5110
179041		09/30/22		POL COPIER USAGE	42.62	036229	5065456752		P - W	COPIER LEASE & U	10.40.512.04.5110
179041		09/30/22		ACTL COPIER LEASE	91.26	036272	36934567		P - W	MINOR EQUIPMENT	10.20.051.18.5601
179041		09/30/22		ACTL COPIER LEASE	5.00	036273	37021205		P - W	MINOR EQUIPMENT	10.20.051.18.5601
179041		09/30/22		ACTL COPIER LEASE	91.26	036274	37059924		P - W	MINOR EQUIPMENT	10.20.051.18.5601
					369.99	*CHECK TOTAL					
				VENDOR TOTAL	369.99						
ROEBBEKE/LEANNE				.14164							
179042		09/30/22		WTR REFUND OVERPMT	61.56	036142	230 7045 00 02		P - W	WATER REFUNDS	90.2495
RUTHERFORD/SUSAN & DARIA				.14133							
179043		09/30/22		WTR REFUND OVERPMT	140.89	036111	136 0910 00 05		P - W	WATER REFUNDS	90.2495

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CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
SERIO/ELIZABETH		.14154							
179044	09/30/22	WTR REFUND OVERPMT	55.50	036132	209 2460 00 12		P - W	WATER REFUNDS	90.2495
SHAVER STREET MGMT LLC		.14157							
179045	09/30/22	WTR REFUND OVERPMT	154.18	036135	212 1680 00 02		P - W	WATER REFUNDS	90.2495
SHI INTERNATIONAL CORP		000027							
179046	09/30/22	T&L LIEBERT ESX PDU	351.25	036230	B15471945		P - W	MAINT-OFFICE EQU	10.90.132.14.5551
SHIPPET/LINDA		.14153							
179047	09/30/22	WTR REFUND OVERPMT	39.80	036131	209 2030 00 01		P - W	WATER REFUNDS	90.2495
SHOGER/LAUREL		005680							
179048	09/30/22	CCTR SWIM INSTR	234.00	036231	9/25		P N W	PRIVATE SWIMMING	65.60.417.08.8125
SIEVERING/DYLAN		.14167							
179049	09/30/22	WTR REFUND OVERPMT	115.72	036145	233 2550 00 02		P - W	WATER REFUNDS	90.2495
SMITH/HILLARY		.14134							
179050	09/30/22	WTR REFUND OVERPMT	143.42	036112	137 0510 00 12		P - W	WATER REFUNDS	90.2495
SPIRE GAS		.14180							
179051	09/30/22	WTR REFUND OVERPMT	803.18	036158	354 0013 00 09		P - W	WATER REFUNDS	90.2495
SPIRE MISSOURI INC		005357							
1802	09/28/22	GAS SERVICE	40.60	036205	AUGUST		P - H	NATURAL GAS	61.60.458.12.5421
1802	09/28/22	GAS SERVICE	149.33	036205	AUGUST		P - H	NATURAL GAS	10.50.300.12.5421
1802	09/28/22	GAS SERVICE	59.63	036205	AUGUST		P - H	NATURAL GAS	10.50.300.12.5421
1802	09/28/22	GAS SERVICE	61.62	036205	AUGUST		P - H	NATURAL GAS	10.50.300.12.5421
1802	09/28/22	GAS SERVICE	246.45	036205	AUGUST		P - H	NATURAL GAS	10.70.221.12.5421
1802	09/28/22	GAS SERVICE	47.61	036205	AUGUST		P - H	NATURAL GAS	10.70.225.12.5421
1802	09/28/22	GAS SERVICE	1,273.84	036205	AUGUST		P - H	NATURAL GAS	65.60.491.12.5421
1802	09/28/22	GAS SERVICE	42.61	036205	AUGUST		P - H	NATURAL GAS	10.70.225.12.5421
1802	09/28/22	GAS SERVICE	40.60	036205	AUGUST		P - H	NATURAL GAS	90.70.802.12.5421
1802	09/28/22	GAS SERVICE	242.83	036205	AUGUST		P - H	NATURAL GAS	10.20.051.12.5421
1802	09/28/22	GAS SERVICE	150.07	036205	AUGUST		P - H	NATURAL GAS	90.70.802.12.5421
1802	09/28/22	GAS SERVICE	16.52	036205	AUGUST		P - H	NATURAL GAS	92.70.902.12.5421
1802	09/28/22	GAS SERVICE	16.52	036205	AUGUST		P - H	NATURAL GAS	92.70.901.12.5421
1802	09/28/22	GAS SERVICE	16.53	036205	AUGUST		P - H	NATURAL GAS	90.70.801.12.5421
1802	09/28/22	GAS SERVICE	40.60	036205	AUGUST		P - H	NATURAL GAS	60.60.420.12.5421
			2,445.36	*CHECK TOTAL					
		VENDOR TOTAL	2,445.36						
STEVES AUTO REPAIR INC		005649							
179052	09/30/22	POL #209 BRAKES	49.00	036232	59188		P - W	VEHICLE MAINTENA	10.40.500.14.5541
STRATHMAN/AMY E		006050							
179053	09/30/22	CCTR SWIM INSTR	54.00	036233	9/24-9/25		P N W	PRIVATE SWIMMING	65.60.417.08.8125

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SUDMANN/ASHLEY ELIZABETH 006541		163042	09/28/22	VOIDED CHECK	154.00	CR	036206 4/24-4/27		P N H	ACCOUNTS PAYABLE	65.2100
		179054	09/30/22	CCTR SWIM INSTR	154.00		036234 163042		P N W	ACCOUNTS PAYABLE	65.2100
				VENDOR TOTAL	0.00						
SULLIVAN/MARGARET .14143		179055	09/30/22	WTR REFUND OVERPMT	125.18		036121 141 6740 00 04		P - W	WATER REFUNDS	90.2495
SUMNERONE INC 005662		179056	09/30/22	COPIER LEASE	20.25		036235 3343993		P - W	GENERAL SUPPLIES	90.70.801.04.5001
		179056	09/30/22	COPIER LEASE	20.25		036235 3343993		P - W	GENERAL SUPPLIES	92.70.901.04.5001
		179056	09/30/22	COPIER LEASE	20.25		036235 3343993		P - W	GENERAL SUPPLIES	92.70.902.04.5001
					60.75		*CHECK TOTAL				
				VENDOR TOTAL	60.75						
SUTTON/KATELYN DANIELLE 000327		179057	09/30/22	CCTR SWIM INSTR	56.00		036236 9/21-9/26		P N W	PRIVATE SWIMMING	65.60.417.08.8125
		179057	09/30/22	CCTR SWIM INSTR	40.00		036236 9/21-9/26		P N W	SWIM TEAM BASICS	65.60.417.08.8121
		179057	09/30/22	CCTR SWIM INSTR	50.00		036236 9/21-9/26		P N W	SWIM TEAM BASICS	65.60.417.08.8121
					146.00		*CHECK TOTAL				
				VENDOR TOTAL	146.00						
SYNETIC TECHNOLOGIES LLC 000580		179058	09/30/22	T&L HARD DRIVE,MEDIA SHR	2,240.00		036275 L23679		P N W	MAINT-OFFICE EQU	10.90.132.14.5551
TAXPAYERS UNLIMITED INC 004954		179059	09/30/22	FIRE DUES	26.00		036237 SEPT		P - W	UNION DUES PAYAB	10.2188
TRASHCANS WAREHOUSE 000522		179037	09/30/22	PKS TRASH CANS FOR CFSC	25,100.68		036276 00038105		220090 F N W	BUILDING IMPROVE	61.60.458.36.7402
TYLER TECHNOLOGIES-INCOD 005066		179060	09/30/22	T&L INCODE	175.00		036238 025-394183		P - W	SOFTWARE MAINTEN	10.90.132.14.5591
		179060	09/30/22	T&L COURT CASE MGMT	1,795.14		036239 025-393942		P - W	SOFTWARE MAINTEN	10.90.132.14.5591
		179060	09/30/22	T&L COURT CASE MGMT	8,975.69		036239 025-393942		P - W	OTHER PREPAYMENT	10.1810
					10,945.83		*CHECK TOTAL				
				VENDOR TOTAL	10,945.83						
UNIFIRST CORPORATION 002825		179061	09/30/22	CCTR MATS	119.56		036240 229 0081454		P - W	MISC EQUIPMENT M	65.60.491.14.5559
UNREIN/SAMANTHA .14163		179062	09/30/22	WTR REFUND OVERPMT	56.85		036141 230 6235 00 02		P - W	WATER REFUNDS	90.2495
VALVOLINE LLC 005460		179063	09/30/22	POL #206 OIL CHANGE	24.99		036241 41114		P - W	VEHICLE MAINTENA	10.40.500.14.5541
		179063	09/30/22	POL #202 OIL CHANGE	24.99		036242 41103		P - W	VEHICLE MAINTENA	10.40.500.14.5541
		179063	09/30/22	POL #204 OIL CHANGE	24.99		036243 38827		P - W	VEHICLE MAINTENA	10.40.500.14.5541

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VALVOLINE LLC 005460								
179063	09/30/22	POL #222 OIL CHANGE	23.19	036244	40661		P - W VEHICLE MAINTENA	10.40.500.14.5541
179063	09/30/22	POL #208 OIL CHANGE	24.99	036245	41496		P - W VEHICLE MAINTENA	10.40.500.14.5541
179063	09/30/22	ACTL OIL CHANGE,FILTER	24.99	036277	39929		P - W VEHICLE MAINTENA	10.20.051.14.5541
			148.14	*CHECK TOTAL				
		VENDOR TOTAL	148.14					
VERIZON 008933								
179064	09/30/22	MOBILE PHONE SERVICE	4,820.19	036250	9915414285		P - W MOBILE PHONES	10.90.132.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	400.50	036250	9915414285		P - W MISC EQUIPMENT M	10.40.511.14.5559
179064	09/30/22	MOBILE PHONE SERVICE	480.61	036250	9915414285		P - W MOBILE PHONES	10.50.311.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	177.28	036250	9915414285		P - W MOBILE PHONES	60.60.415.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	45.57	036250	9915414285		P - W MOBILE PHONES	10.60.481.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	177.28	036250	9915414285		P - W MOBILE PHONES	65.60.491.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	131.71	036250	9915414285		P - W MOBILE PHONES	60.60.420.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	219.26	036250	9915414285		P - W MOBILE PHONES	61.60.458.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	217.85	036250	9915414285		P - W MOBILE PHONES	10.60.482.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	87.18	036250	9915414285		P - W MOBILE PHONES	92.70.903.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	273.42	036250	9915414285		P - W MOBILE PHONES	92.30.134.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	896.41	036250	9915414285		P - W MOBILE PHONES	92.70.901.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	263.42	036250	9915414285		P - W MOBILE PHONES	92.70.902.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	45.57	036250	9915414285		P - W MOBILE PHONES	90.70.803.12.5453
179064	09/30/22	MOBILE PHONE SERVICE	389.07	036250	9915414285		P - W MOBILE PHONES	90.70.802.12.5453
			8,625.32	*CHECK TOTAL				
		VENDOR TOTAL	8,625.32					
VETERINARY CENTER OF LIB 004817								
179065	09/30/22	ACTL VET SERVICES	45.00	036278	21013		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036279	20977		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036280	21067		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036281	21066		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036282	20849		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036283	21017		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036284	20885		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036285	21028		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036286	21025		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036287	21134		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036288	20854		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036289	20856		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036290	20938		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036291	20850		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036292	20976		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036293	21026		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036294	21136		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036295	21131		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036296	21135		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036297	21138		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036298	21092		P - W DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036299	21041		P - W DOG CARE	10.40.3202

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CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
VETERINARY CENTER OF LIB 004817									
179065	09/30/22	ACTL VET SERVICES	45.00	036300	20933		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036302	20987		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036303	21053		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036304	21145		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036305	21027		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036306	21133		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036307	20998		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036308	21093		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036309	21076		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036310	21074		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	65.00	036311	21137		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	45.00	036312	21055		P - W	DOG CARE	10.40.3202
179065	09/30/22	ACTL VET SERVICES	130.00	036313	447358		P - W	VETERINARY SERVI	10.20.051.08.5358
179065	09/30/22	ACTL VET SERVICES	902.50	036314	447358		P - W	MEDICAL SUPPLIES	10.20.051.04.5003
VENDOR TOTAL			2,862.50	*CHECK TOTAL					
			2,862.50						

VRONZ/JOHN .14177									
179066	09/30/22	WTR REFUND OVERPMT	10.44	036155	239 0040 00 01		P - W	WATER REFUNDS	90.2495
WALLIS/GARY & DEBBIE .14142									
179067	09/30/22	WTR REFUND OVERPMT	8.66	036120	141 6020 00 01		P - W	WATER REFUNDS	90.2495
WATER SOLUTIONS UNLIMITE 000442									
179068	09/30/22	WTP CHEMICALS	8,050.00	036246	107120		P - W	CHEMICALS	90.70.802.04.5010
WEBB/KATHRYN .14135									
179069	09/30/22	WTR REFUND OVERPMT	140.53	036113	137 0860 00 16		P - W	WATER REFUNDS	90.2495
ZOLL MEDICAL CORPORATION 006014									
179070	09/30/22	FIRE EMS SUPPLIES	19.66	036247	3554710		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
179070	09/30/22	FIRE EMS SUPPLIES	301.75	036248	3557418		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
179070	09/30/22	FIRE EMS SUPPLIES	367.76	036249	3567324		P - W	MEDICAL SUPPLIES	10.50.311.04.5003
VENDOR TOTAL			689.17	*CHECK TOTAL					
			689.17						

815 MICHIGAN LLC .14139									
179071	09/30/22	WTR REFUND OVERPMT	102.30	036117	137 3510 00 03		P - W	WATER REFUNDS	90.2495

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CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER 007674									
1800	09/30/22	CONCRETE CURE	125.92				M MAINS & LINES MA		92.70.901.14.5532
1800	09/30/22	SAFETY VESTS AND CUT SAW	190.79				M MAINS & LINES MA		92.70.901.14.5532
1800	09/30/22	SAFETY VESTS AND CUT SAW	190.79				M MAINS & LINES MA		90.70.801.14.5532

1800	09/30/22	SAFETY VESTS AND CUT SAW	227.90
1800	09/30/22	SAFETY VESTS AND CUT SAW	227.90
1800	09/30/22	GUARD FOR SPRAYER	36.90
1800	09/30/22	SODIUM HYPOCHLORITE OUTD	40.03
1800	09/30/22	602 CW	25.00
1800	09/30/22	ACID RESISTANT SPRAYER	44.01
1800	09/30/22	STRAW FOR RESTORATION	23.97
1800	09/30/22	MATERIALS FOR NEW BUNK R	193.36
1800	09/30/22	CREDIT VOUCHER QUILL COR	4.51CR
1800	09/30/22	COLOR PAPER - ORANGE,	8.78
1800	09/30/22	COLOR PAPER - ORANGE,	9.22
1800	09/30/22	COLOR PAPER - ORANGE,	8.78
1800	09/30/22	COLOR PAPER - ORANGE,	8.78
1800	09/30/22	COLOR PAPER - ORANGE,	8.73
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	16.16
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	23.88
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	10.44
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	19.98
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	3.98
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	4.28
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	24.98
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	14.98
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	4.28
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	30.98
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	22.98
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	33.96
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	182.00
1800	09/30/22	METRO CHIEFS LUNCHEON	18.24
1800	09/30/22	CLOTHING ALLOWANCE	104.70
1800	09/30/22	REPLACEMENT EYE WASH STA	3,904.28
1800	09/30/22	CEMENT BAGS FOR HYDRANT	14.80
1800	09/30/22	THANKSGIVING CARDS FOR R	31.98
1800	09/30/22	XSPEAR NOTARY BOOK AND S	73.90
1800	09/30/22	PLUMBING SUPPLIES FOR DE	189.96
1800	09/30/22	CONCRETE FOR SWINGSET RE	55.60
1800	09/30/22	PAINT + SUPPLIES FOR NEW	7.48
1800	09/30/22	PAINT + SUPPLIES FOR NEW	5.28
1800	09/30/22	PAINT + SUPPLIES FOR NEW	55.98
1800	09/30/22	PAINT + SUPPLIES FOR NEW	55.98
1800	09/30/22	SIGNS FOR JEFFERSON PARK	24.53
1800	09/30/22	SIGNS FOR JEFFERSON PARK	63.24
1800	09/30/22	SIGNS FOR JEFFERSON PARK	19.93
1800	09/30/22	2X4 AND CONCRETE PINS FO	25.96
1800	09/30/22	2X4 AND CONCRETE PINS FO	60.64
1800	09/30/22	CONCRETE FOR WINDSOR LN	248.88
1800	09/30/22	MARKER LIGHTS	9.49
1800	09/30/22	MARKER LIGHTS	9.49

M	PROTECTIVE CLOTH	92.70.901.38.5813
M	PROTECTIVE CLOTH	90.70.801.38.5813
M	MISCELLANEOUS SU	61.60.458.04.5099
M	BUILDING MAINTEN	90.70.802.14.5571
M	VEHICLE MAINTENA	10.50.315.14.5541
M	GENERAL SUPPLIES	90.30.133.04.5001
M	MAINS & LINES MA	90.70.801.14.5532
M	BUILDING MAINTEN	10.50.300.14.5571
M	GENERAL SUPPLIES	10.90.132.04.5001
M	GENERAL SUPPLIES	10.40.500.04.5001
M	GENERAL SUPPLIES	10.40.500.04.5001
M	GENERAL SUPPLIES	10.40.500.04.5001
M	GENERAL SUPPLIES	10.40.500.04.5001
M	GENERAL SUPPLIES	10.40.500.04.5001
M	MAINTENANCE MATE	65.60.491.04.5009
M	MAINTENANCE MATE	65.60.491.04.5009
M	MAINTENANCE MATE	65.60.491.04.5009
M	MAINTENANCE MATE	65.60.491.04.5009
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M	MAINTENANCE MATE	65.60.491.04.5009
M	MAINTENANCE MATE	65.60.491.04.5009
M	MAINTENANCE MATE	65.60.491.04.5009
M	MEETING EXPENSE	10.40.500.38.5803
M	CLOTHING EXPENSE	10.40.500.38.5812
M	WATER PLANT MAIN	90.70.802.14.5534
M	MAINS & LINES MA	90.70.801.14.5532
M	RSVP GRANT	65.60.491.04.5064
M	GENERAL SUPPLIES	10.40.500.04.5001
M	MAINTENANCE SUPP	92.70.902.04.5009
M	PLAYGROUND/SPRAY	60.60.420.14.5582
M	MINOR EQUIPMENT	10.60.481.18.5601
M	MINOR EQUIPMENT	10.60.481.18.5601
M	MINOR EQUIPMENT	10.60.481.18.5601
M	MINOR EQUIPMENT	10.60.481.18.5601
M	OUTSIDE PRINTING	60.60.415.04.5120
M	OUTSIDE PRINTING	60.60.415.04.5120
M	OUTSIDE PRINTING	60.60.415.04.5120
M	MAINS & LINES MA	90.70.801.14.5532
M	MAINS & LINES MA	90.70.801.14.5532
M	MAINS & LINES MA	92.70.901.14.5532
M	VEHICLE MAINTENA	10.50.301.14.5541
M	VEHICLE MAINTENA	10.50.301.14.5541

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	CHARGER FOR FLOOR SCRUBB	42.20					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	REPLACEMENT K12 SAW FOR	1,649.99					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	SPRINGS FOR SPRAYER	21.37					M MAINTENANCE MATE	61.60.458.04.5009
1800	09/30/22	FIRE BUILDING MAINT.	24.98					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	FIRE BUILDING MAINT.	17.98					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	FIRE BUILDING MAINT.	5.78					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	FIRE BUILDING MAINT.	6.98					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	FIRE BUILDING MAINT.	6.98					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	ATTENDED BREAKFAST TRAIN	20.00					M REGISTRATION FEE	10.70.201.06.5251
1800	09/30/22	1 PRINTER FOR WWTP 1 PRI	790.79					M MINOR COMPUTER E	10.90.132.18.5605
1800	09/30/22	1 PRINTER FOR WWTP 1 PRI	790.79					M COMPUTER EQUIPME	92.70.902.36.7202
1800	09/30/22	BATTERY HOLD DOWN TRUCK	12.17					M VEHICLE MAINTENA	10.80.153.14.5541
1800	09/30/22	CUT-OFF SAW, BLADE	1,488.99					M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	WATER INLET TUBE	114.74					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	CHRIS PROTECTIVE	129.38					M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	TOGGLE SWITCH	7.99					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	PLACE LIBERTE CONCRETE S	197.99					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	FIRE TRUFUEL	45.96					M VEHICLE SUPPLIES	10.50.301.04.5006
1800	09/30/22	OIL CHANGE 320	50.90					M VEHICLE MAINTENA	10.60.482.14.5541
1800	09/30/22	FLAG FOOTBALL BELTS	256.00					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	TNT HR NH3	218.27					M LAB SUPPLIES	92.70.902.04.5014
1800	09/30/22	TRAILER RECEIVER HITCH	86.99					M LANDSCAPING	52.60.420.14.5583
1800	09/30/22	GLOVES	25.99				- M	PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	NITRILE GLOVES	220.53					M LAB SUPPLIES	92.70.902.04.5014
1800	09/30/22	CONCRETE FOR THE 1107 OW	6.53					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	"COOKIE" FILTERS AND ORP	460.32					M LAB SUPPLIES	92.70.902.04.5014
1800	09/30/22	CONCRETE FOR THE 1107 OW	646.47					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	TV REPLACING PROJECTOR I	1,797.99					M MINOR EQUIPMENT	10.90.132.18.5601
1800	09/30/22	TILE AND GROUT CLEANER	54.98					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	DESK SUPPLIES FOR THIRD	11.50					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	DESK SUPPLIES FOR THIRD	11.49					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	DESK SUPPLIES FOR THIRD	29.25					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	603 CW	25.00					M VEHICLE MAINTENA	10.50.321.14.5541
1800	09/30/22	CHRISTMAS TREE	724.62					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	RETIREE INFORMATIONAL FO	14.56					M GENERAL SUPPLIES	10.20.001.04.5001
1800	09/30/22	RETIREE INFORMATIONAL FO	10.99					M GENERAL SUPPLIES	10.25.011.04.5001
1800	09/30/22	BINDERS FOR NEW HIRE - P	31.46					M GENERAL SUPPLIES	10.25.011.04.5001
1800	09/30/22	TV FOR CURT'S OFFICE	1,297.99					M MINOR EQUIPMENT	10.90.132.18.5601
1800	09/30/22	HOTEL STAY FOR THE GOVER	371.80				- M	OTHER MISC FEES	56.20.001.08.5365
1800	09/30/22	ADAPTERS FOR INTERCOM HE	8.99					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	ADAPTERS FOR INTERCOM HE	24.99					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	FIRE #612 HOSE CLAMPS, A	2.87					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	FIRE #612 HOSE CLAMPS, A	1.92					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	FIRE #612 HOSE CLAMPS, A	29.98					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	HAND TOOLS RAKE, SHOVEL	53.97					M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	FIRE #612 ANTIFREEZE	34.47					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	FIRE #612 ANTIFREEZE	7.00					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	PARKS AND REC ADMIN OFFI	27.89					M GENERAL SUPPLIES	60.60.415.04.5001
1800	09/30/22	PARKS AND REC ADMIN OFFI	15.71					M GENERAL SUPPLIES	60.60.415.04.5001
1800	09/30/22	PARKS AND REC ADMIN OFFI	22.57					M GENERAL SUPPLIES	60.60.415.04.5001

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
CARD CENTER		007674						
1800	09/30/22	CLEANING SUPPLIES	29.77				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	CAUTION TAPE FOR AROUND	10.83				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	LIFT RENTAL PLACE LIBERT	258.50				M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	MASKING TAPE	15.36				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	MASKING TAPE	15.36				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	MASKING TAPE	2.88				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	PAINT FOR CITY ADMIN OFF	40.28				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PAINT FOR CITY ADMIN OFF	41.81				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PAINT FOR CITY ADMIN OFF	8.37				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PAINT FOR CITY ADMIN OFF	5.59				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PAINT FOR CITY ADMIN OFF	15.98				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	STAMP FOR JUDGE	29.20				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	BAGS OF LIME	69.93				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	SAW BLADE FOR CHOP SAW	79.97				M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	HALLOWEEN TRAIL HUNT & F	278.84				M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	LIFT RENTAL PLACE LIBERT	93.50CR				M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	EMPLOYEE LUNCHEON	97.45				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	EMPLOYEE LUNCHEON	8.62				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	PLACE LIBERTE	21.37				M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	UNIFORM SHIRTS	1,120.00				- M CLOTHING EXPENSE	10.50.301.38.5812
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	4.58				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	6.58				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	4.88				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	8.97				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	MAINTENANCE WEEK SUPPLIE	2.18				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WATER	42.40				M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	BUILDING SUPPLIES	74.36				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING SUPPLIES	8.35				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING SUPPLIES	29.34				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	NEW TIRES ON RIMS FOR MI	252.14				M WWTR PLANT MAINT	92.70.902.14.5534
1800	09/30/22	FIRE #625 PREV. MAINT.	246.79				M VEHICLE MAINTENA	10.50.311.14.5541
1800	09/30/22	FIRE #625 PREV. MAINT.	12.99				M VEHICLE MAINTENA	10.50.311.14.5541
1800	09/30/22	MIRROR FOR #704	124.54				M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	MEMORY UPGRADE FOR CIU L	182.63				M MINOR COMPUTER E	10.90.132.18.5605
1800	09/30/22	FILTER PAPER BACKORDER	80.26				M LAB SUPPLIES	92.70.902.04.5014
1800	09/30/22	FLOOR CLEANING SUPPLIES	103.43				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	CREDIT VOUCHER DRI*CRUCI	14.66CR				M MINOR COMPUTER E	10.90.132.18.5605
1800	09/30/22	WHITE GREASE	57.90				M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	OUTFALL AND PLANT SIGNS	956.58				M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	ADHESIVE SUPPLIES FOR SA	4.58				M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	ADHESIVE SUPPLIES FOR SA	16.98				M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	SUPPLIES FOR COURT	7.15				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	SUPPLIES FOR COURT	25.16				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	SUPPLIES FOR COURT	7.17				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	SUPPLIES FOR COURT	12.43				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	SUPPLIES FOR COURT	9.23				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	TV MOUNTS FOR TV'S THAT	89.09				M MINOR EQUIPMENT	10.90.132.18.5601
1800	09/30/22	TV MOUNTS FOR TV'S THAT	119.99				M MINOR EQUIPMENT	10.90.132.18.5601
1800	09/30/22	LUMBER	1,977.60				M GROUNDS MAINTENA	60.60.420.14.5575
1800	09/30/22	REPLACEMENT FLAGS	115.00				M GENERAL SUPPLIES	90.70.802.04.5001

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	LABER MAKER	50.99					M GENERAL SUPPLIES	10.90.132.04.5001
1800	09/30/22	LABER MAKER	4.51					M GENERAL SUPPLIES	10.90.132.04.5001
1800	09/30/22	VISIT LIBERTY FACEBOOK A	30.52					M ADVERTISING	67.20.061.08.5371
1800	09/30/22	FIRE MINOR EQUIPMENT	16.48					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FIRE MINOR EQUIPMENT	8.98					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FIRE MINOR EQUIPMENT	24.98					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FIRE MINOR EQUIPMENT	8.98					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FIRE MINOR EQUIPMENT	5.98					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FIRE MINOR EQUIPMENT	4.98					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FIRE MINOR EQUIPMENT	51.80					M MINOR EQUIPMENT	10.50.301.18.5601
1800	09/30/22	FENDER KIT FOR 719	901.43					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	FOOD FOR ON CALL CREW WO	38.58					- M GENERAL SUPPLIES	90.70.801.04.5001
1800	09/30/22	PAM'S CAKE, CARD, DIET C	51.95					M MEETING EXPENSE	65.60.491.38.5803
1800	09/30/22	INTERCOM HEADSETS	58.94					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	INTERCOM HEADSETS	2.61					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	CANDY FOR THE HALLOWEEN	165.88					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	INSTALLED 3 PHASE POWER	884.40					M WWTR PLANT MAINT	92.70.902.14.5534
1800	09/30/22	PUBLIC WORKS - JOB ADVER	69.35					M MISCELLANEOUS EX	10.70.225.38.5989
1800	09/30/22	CHAIN LINK FENCE REPLACE	1,272.00					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	ROOF	8.48					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	NEW BATTERY FOR TRUCK 10	120.59					M VEHICLE MAINTENA	10.80.153.14.5541
1800	09/30/22	RECHARGEABLE FLASHLIGHT	165.74					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	SAW AND SUPPLIES FOR ADM	38.94					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SAW AND SUPPLIES FOR ADM	250.17					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SAW AND SUPPLIES FOR ADM	6.49					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SAW AND SUPPLIES FOR ADM	6.49					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SAW AND SUPPLIES FOR ADM	13.93					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SAW AND SUPPLIES FOR ADM	9.28					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SAW AND SUPPLIES FOR ADM	5.56					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PARTS FOR MACHINE REPAIR	45.83					M MISC EQUIPMENT M	65.60.491.14.5559
1800	09/30/22	CHAINSAW PARTS	7.28					M SMALL TOOLS	60.60.420.04.5018
1800	09/30/22	CHAINSAW PARTS	0.30					M MAINTENANCE MATE	60.60.420.04.5009
1800	09/30/22	RECHARGEABLE FLASHLIGHT	94.93					M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	STAR BITS	8.98					M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	HALLOWEEN TRAIL HUNT & F	119.85					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	HALLOWEEN TRAIL HUNT & F	35.96					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	TLO AUGUST	75.00					M MISCELLANEOUS FE	10.40.500.08.5399
1800	09/30/22	PAM YOUNG'S RETIREMENT C	27.99					M MEETING EXPENSE	65.60.491.38.5803
1800	09/30/22	FOOTBALLS	72.03					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	SEED, STRAW, FERTILIZER	332.95					M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	ROUNDUP PRO	119.99					M CHEMICALS	61.60.458.04.5010
1800	09/30/22	UNIFORM PROTECTIVE HOODI	59.70					M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	UNIFORM PROTECTIVE HOODI	59.70					M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	DOOR HANDLE	24.98					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	OFFICE SUPPLIES	37.02					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	OFFICE SUPPLIES	3.86					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	OFFICE SUPPLIES	4.80					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	LAB SUPPLIES	431.86					M LAB SUPPLIES	90.70.802.04.5014
1800	09/30/22	KITCHEN SUPPLIES	47.50					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	PLANNING COMMISSION TRAI	273.00					M REGISTRATION FEE	10.80.151.06.5251

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	RM PLUMBING	23.65				-	M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	CLEANING SUPPLIES	16.68					M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	CLEANING SUPPLIES	5.57					M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	CLEANING SUPPLIES	10.21					M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	LOVE AND JOY BREAKFAST T	678.49					M OTHER	10.25.011.38.5989
1800	09/30/22	LOVE AND JOY BREAKFAST T	35.71					M OTHER	10.25.011.38.5989
1800	09/30/22	INPUT MODULES FOR FILTER	3,700.94					M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	UNIFORM PANTS	49.99					M CLOTHING EXPENSE	10.70.225.38.5812
1800	09/30/22	PLUMBING SUPPLIES	82.20					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	PIN BACKS FOR BRASS	11.48					M CLOTHING EXPENSE	10.50.301.38.5812
1800	09/30/22	NEW DRYER, CORD, HAUL	618.00				-	M GENERAL SUPPLIES	10.20.051.04.5001
1800	09/30/22	NEW DRYER, CORD, HAUL	40.00				-	M GENERAL SUPPLIES	10.20.051.04.5001
1800	09/30/22	NEW DRYER, CORD, HAUL	28.98				-	M GENERAL SUPPLIES	10.20.051.04.5001
1800	09/30/22	CHARGER FOR FLOOR SCRUBB	42.20					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	KICKING TEE FOR FLAG FOO	8.18					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	PLANNING COMMISSIONER TR	39.00					M REGISTRATION FEE	10.80.151.06.5251
1800	09/30/22	PLANTS	3.96				M	RSVP GRANT	65.60.491.04.5064
1800	09/30/22	KITCHEN SUPPLIES	117.30					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	CONCRETE FOR TUDOR ST	203.50					M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	MISSOURI ANIMAL CONTROL	1,035.00					M TRAINING TRAVEL	10.20.051.06.5210
1800	09/30/22	NUTRIENT REMOVAL, ADVANC	386.98					M TRAINING COSTS	92.70.902.06.5259
1800	09/30/22	FIRE POSTAGE	36.00				M	POSTAGE	10.50.300.38.5808
1800	09/30/22	STREET SAW BLADE.	115.00					M MINOR EQUIPMENT	90.70.801.18.5601
1800	09/30/22	OIL PLUGS FOR GATOR	24.30					M MAINTENANCE MATE	61.60.458.04.5009
1800	09/30/22	HEADSET FOR NEW IT HIRE	199.49					M MINOR COMPUTER E	10.90.132.18.5605
1800	09/30/22	FACEBOOK ADVERTISING FOR	900.00					M ADVERTISING	67.20.061.08.5371
1800	09/30/22	REAGENT #10 FOR CHECKING	25.75					M CHEMICALS	65.60.491.04.5010
1800	09/30/22	CREDIT VOUCHER PP*9574CO	1.95CR					M TRAINING TRAVEL	10.20.051.06.5210
1800	09/30/22	GARBAGE CANS	149.96				-	M GENERAL SUPPLIES	60.60.420.04.5001
1800	09/30/22	CONCRETE FOR ART WORK	123.12					M GRANT SUPPLIES	67.20.061.04.5054
1800	09/30/22	PARTS FOR FENCE AT GORDO	4.28					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	4.28					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	4.28					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	4.28					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	1.28					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	1.28					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	6.56					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	13.45					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	PARTS FOR FENCE AT GORDO	13.45					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	UNIFORM PROTECTIVE JACKE	109.66					M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	UNIFORM PROTECTIVE JACKE	109.65					M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	WORK GLOVES	23.99				M	PROTECTIVE CLOTH	10.70.225.38.5813
1800	09/30/22	SUPPLIES FOR COURT	6.48					M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	XSPEAR NOTARY EXAM - MEM	26.25					M MEMBERSHIP DUES	10.40.500.38.5811
1800	09/30/22	DISH NETWORK PAYMENT AUG	361.72					M MISCELLANEOUS FE	65.60.491.08.5399
1800	09/30/22	PARS FOR CABLE MACHINE A	191.47					M MISC EQUIPMENT M	65.60.491.14.5559
1800	09/30/22	SOFTENER SALT FOR FLUORI	34.98					M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	SOFTENER SALT FOR FLUORI	29.98					M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	HIGHLIGHTERS & PENS	8.49					M MISCELLANEOUS EX	92.70.901.38.5989
1800	09/30/22	HIGHLIGHTERS & PENS	8.49					M MISCELLANEOUS EX	90.70.801.38.5989

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	HIGHLIGHTERS & PENS	10.15					M MISCELLANEOUS EX	92.70.901.38.5989
1800	09/30/22	HIGHLIGHTERS & PENS	10.14					M MISCELLANEOUS EX	90.70.801.38.5989
1800	09/30/22	HERBICIDE FOR AROUND WEL	137.98					M MAINTENANCE MATE	90.70.802.04.5009
1800	09/30/22	TAPES FOR NEW LABEL MAKE	32.77					M GENERAL SUPPLIES	10.90.132.04.5001
1800	09/30/22	CONFERENCE	104.86					M TRAINING COSTS	10.50.300.06.5259
1800	09/30/22	WEED KILLER FOR SHOP	134.48					M BUILDING MAINTEN	92.70.901.14.5571
1800	09/30/22	RED DYE FOR FOUNTAIN GO	60.00					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	FILTERS FOR PUBLIC WORKS	129.30					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	HHARMONS BOOTS TAX IS IN	241.40					M CLOTHING EXPENSE	10.40.500.38.5812
1800	09/30/22	BATTERY FOR #720	138.98					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	BATTERY FOR #720	22.00					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	BATTERY FOR #720	0.50					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	ALLEN WRENCHS	21.98					M MISCELLANEOUS SU	61.60.458.04.5099
1800	09/30/22	GRAVY MIX FOR SPECIAL LU	9.38					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	OFFICE SUPPLIES FOR THIR	10.16					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	10.15					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	14.98					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	5.41					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	PAPER TOWELS	55.35					M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	KEYBOARD/MOUSE COMBO	54.99					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	FIRE TRAINING REGISTRATI	144.21					M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	CREDIT MEMO FOR DIFFEREN	109.72CR					M MINOR FURNITURE	90.30.133.18.5604
1800	09/30/22	CREDIT MEMO FOR DIFFEREN	109.72CR					M MINOR FURNITURE	10.30.130.18.5604
1800	09/30/22	REAGENT #12 TO CHECK CAL	20.50					M CHEMICALS	65.60.491.04.5010
1800	09/30/22	LUMBER PLACE LIBERTE	230.75					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	MICROWAVE FOR KITCHEN	79.92					- M GENERAL SUPPLIES	10.60.483.04.5001
1800	09/30/22	605 BATTERIES	565.86					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	CREDIT VOUCHER OREILLY A	22.00CR					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	PURPLE STORAGE CONTAINER	99.00					M SWIM TEAM	65.60.417.08.8124
1800	09/30/22	OFFICE SUPPLIES	27.56					M GENERAL SUPPLIES	90.30.133.04.5001
1800	09/30/22	OFFICE SUPPLIES	27.56					M GENERAL SUPPLIES	92.30.134.04.5001
1800	09/30/22	OFFICE SUPPLIES	27.56					M GENERAL SUPPLIES	10.30.130.04.5001
1800	09/30/22	RECHARGEABLE BATTERIES	27.49					M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	YOUNG FRI HOTEL	940.92					M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	DESK FANS FOR OFFICES	30.06					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	LODGING	940.92					- M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	SHOP SUPPLIES FOR WORK A	6.12					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SHOP SUPPLIES FOR WORK A	6.96					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SHOP SUPPLIES FOR WORK A	2.38					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SHOP SUPPLIES FOR WORK A	5.38					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SHOP SUPPLIES FOR WORK A	29.28					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	SHOP SUPPLIES FOR WORK A	10.21					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	NEW BATTERY FOR PARKING	63.99					M MINOR EQUIPMENT	10.90.132.18.5601
1800	09/30/22	SNICK TOOL	32.55					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BOOTS	106.24					M PROTECTIVE CLOTH	10.70.225.38.5813
1800	09/30/22	UNIFORM CLOTHING	133.99					M CLOTHING EXPENSE	90.70.801.38.5812
1800	09/30/22	CONCRETE FOR CATCH BASIN	203.00					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	OFFICE SUPPLIES FOR THIR	4.51					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	19.05					M GENERAL SUPPLIES	10.80.153.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	4.58					M GENERAL SUPPLIES	10.70.201.04.5001

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	OFFICE SUPPLIES FOR THIR	4.57					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	6.46					M GENERAL SUPPLIES	10.80.153.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	5.27					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	5.26					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	7.68					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	7.68					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	6.57					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	8.99					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	5.51					M GENERAL SUPPLIES	10.70.201.04.5001
1800	09/30/22	OFFICE SUPPLIES FOR THIR	5.50					M GENERAL SUPPLIES	10.80.151.04.5001
1800	09/30/22	PROTECTIVE GEAR	39.00					M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	FRI UBER TO AIRPORT	38.55					M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	5 BOXES OF MANILA FILE F	80.15					M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	5 BOXES OF MANILA FILE F	9.22					M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	FIRE STATION SUPPLIES	19.58CR					M STATION SUPPLIES	10.50.301.04.5020
1800	09/30/22	OFFICE SUPPLIES	96.50					M GENERAL SUPPLIES	90.30.133.04.5001
1800	09/30/22	OFFICE SUPPLIES	96.50					M GENERAL SUPPLIES	92.30.134.04.5001
1800	09/30/22	OFFICE SUPPLIES	96.50					M GENERAL SUPPLIES	10.30.130.04.5001
1800	09/30/22	CHECKED BAG FEE FOR RETU	30.00					M TRAINING TRAVEL	10.70.201.06.5210
1800	09/30/22	CEILING TILES	281.60					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	JOHN PROTECTIVE	35.63					M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	OFFICE SUPPLIES	6.01					M GENERAL SUPPLIES	90.30.133.04.5001
1800	09/30/22	OFFICE SUPPLIES	6.01					M GENERAL SUPPLIES	92.30.134.04.5001
1800	09/30/22	OFFICE SUPPLIES	6.00					M GENERAL SUPPLIES	10.30.130.04.5001
1800	09/30/22	DRYER MAINTENANCE	99.95					M MISC EQUIPMENT M	10.20.051.14.5559
1800	09/30/22	PROTECTIVE GEAR	104.39					M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	MOWER COIL PACK	74.67					M MISC EQUIPMENT M	60.60.420.14.5559
1800	09/30/22	CREDIT VOUCHER FELDMANS	91.91CR					M CLOTHING EXPENSE	92.70.901.38.5812
1800	09/30/22	PARTY PACKAGE	114.00					- M BIRTHDAY PARTIES	65.60.417.08.8805
1800	09/30/22	TO FIX FLOOR SCRUBBER	97.75					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	UNIFORM CLOTHING	18.54					M CLOTHING EXPENSE	90.70.801.38.5812
1800	09/30/22	OIL FOR 2-TON TRUCK	22.99					M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	STEEL TOE BOOTS	144.95					M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	STEEL TOE BOOTS	144.95					M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	PLACE LIBERTE ROOF	1,193.81					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	SPECTRUM	73.12					M INTERNET SERVICE	10.90.132.08.5304
1800	09/30/22	MATERIALS TO ADD BUNKS A	612.61					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	CHRISTMAS TREE THAT WILL	705.09					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	NEW BACKFLOW DEVICE AT W	3,045.22					M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	NEW BACKFLOW DEVICE AT W	160.28					M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	SAFETY PAINT	34.98					M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	SAW PARTS	200.09					M SMALL TOOLS	60.60.420.04.5018
1800	09/30/22	SAW PARTS	8.33					M SMALL TOOLS	60.60.420.04.5018
1800	09/30/22	PLACE LIBERTE	144.09					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	CERTIFICATE RENEWAL	46.25					M TRAINING COSTS	92.70.902.06.5259
1800	09/30/22	PARTY SUPPLIES DOOR PRIZ	53.00					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	ELECTRIC PALLET JACK FOR	6,277.25					M MINOR EQUIPMENT	92.70.902.18.5601
1800	09/30/22	WEED EATER PARTS	31.50					M BUILDING MAINTEN	92.70.901.14.5571
1800	09/30/22	WEED EATER PARTS	31.50					M BUILDING MAINTEN	90.70.801.14.5571
1800	09/30/22	4 1-GALLON PUMPS OF HAND	15.00					M GENERAL SUPPLIES	10.40.500.04.5001

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	CREDIT VOUCHER AMZN MKTP	24.57	CR				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	FIRE STATION SUPPLIES	17.99					M STATION SUPPLIES	10.50.301.04.5020
1800	09/30/22	FLAG FOOTBALL JERSEYS	10,386.00					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	EMPLOYEE UNIFORM SHIRTS	651.00					M CLOTHING EXPENSE	10.70.225.38.5812
1800	09/30/22	PAINT/ SUPPLIES PLACE LI	283.14					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	TRIMMER HEAD REPLACEMENT	33.54					M MISC EQUIPMENT M	61.60.458.14.5559
1800	09/30/22	OFFICE SUPPLIES FROM OFF	9.03					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	OFFICE SUPPLIES FROM OFF	7.43					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	OFFICE SUPPLIES FROM OFF	59.44					M GENERAL SUPPLIES	61.60.458.04.5001
1800	09/30/22	OFFICE SUPPLIES FROM OFF	5.49					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	WATER,SUPPLIES	90.99				-	M MISCELLANEOUS EX	92.70.901.38.5989
1800	09/30/22	WATER,SUPPLIES	90.99				-	M MISCELLANEOUS EX	90.70.801.38.5989
1800	09/30/22	MONTHLY SERVICE FEE	20.00					M MISCELLANEOUS FE	65.60.491.08.5399
1800	09/30/22	REGISTRATION FOR B1 RESI	230.00					M REGISTRATION FEE	10.80.153.06.5251
1800	09/30/22	OIL CHANGE FOR TRUCK #70	63.50					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	TOP SOIL & STOP LEAK FOR	16.28					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	TOP SOIL & STOP LEAK FOR	2.48					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	OFFICE SUPPLIES	3.19				-	M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	OFFICE SUPPLIES	9.99				-	M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	OFFICE SUPPLIES	7.99				-	M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	OFFICE SUPPLIES	9.19				-	M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	OFFICE SUPPLIES	5.99				-	M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	1-TON RADIATOR, HOSES, F	2,295.19					M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	FIRE STATION SUPPLIES	19.58					M STATION SUPPLIES	10.50.301.04.5020
1800	09/30/22	UNIFORM CLOTHING	49.98				-	M CLOTHING EXPENSE	92.70.901.38.5812
1800	09/30/22	PROPANE HOSE FOR FORK LI	64.60					M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	HANDICAP PARKING SIGNS	55.99					M MISCELLANEOUS EX	61.60.458.38.5989
1800	09/30/22	TRUCK #139 REBOOT COMPUT	460.00					M VEHICLE MAINTENA	92.70.901.14.5541
1800	09/30/22	TAPE	26.02				M	CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	LOCATED FRONT OF THE PLA	1,550.00					M CONTRACT LABOR	92.70.902.08.5397
1800	09/30/22	DK TABLE CLOTHS AND DECO	11.47					M MEETING EXPENSE	60.60.415.38.5803
1800	09/30/22	FIRE #612 HOSE CLAMP	2.49					M VEHICLE SUPPLIES	10.50.301.04.5006
1800	09/30/22	DK ANNIVERSARY LUNCH -	49.54					M MEETING EXPENSE	65.60.491.38.5803
1800	09/30/22	DK ANNIVERSARY LUNCH -	4.39					M MEETING EXPENSE	65.60.491.38.5803
1800	09/30/22	MEETING WITH ROUSE FRETS	34.00				-	M MISCELLANEOUS FE	31.70.611.08.5399
1800	09/30/22	BIRTHDAY SUPPLIES	13.59					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	BIRTHDAY SUPPLIES	10.99					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	BIRTHDAY SUPPLIES	8.99					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	BIRTHDAY SUPPLIES	8.99					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	BIRTHDAY SUPPLIES	9.99					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	BIRTHDAY SUPPLIES	16.99					M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	WELL TEMP POWER	650.16					M WELLFIELD MAINT	90.70.802.14.5535
1800	09/30/22	PLUMBING FOR FLOW MONITO	87.74					M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	FIRE #626 PREV. MAINT.	167.60					M VEHICLE MAINTENA	10.50.311.14.5541
1800	09/30/22	FIRE CHAINSAW REPAIR	75.50					M MISC EQUIPMENT M	10.50.301.14.5559
1800	09/30/22	DESSERT AT NEW THEATRE F	17.27					M MISCELLANEOUS SU	10.60.481.04.5099
1800	09/30/22	HOT WATER PUMP FOR CITY	448.17				-	M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	HOT WATER PUMP FOR CITY	31.37				-	M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	HYDRAULIC OIL FOR BOBCAT	241.72					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	FLEXI-SHEEN	112.09					M MAINTENANCE MATE	65.60.491.04.5009

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
CARD CENTER		007674						
1800	09/30/22	WIPER BLADES AND 2 TIRES	548.62				M VEHICLE MAINTENA	10.20.051.14.5541
1800	09/30/22	UNIFORM CLOTHING	300.98				- M PROTECTIVE CLOTH	90.70.802.38.5813
1800	09/30/22	UNIFORM CLOTHING	152.00				- M CLOTHING EXPENSE	90.70.802.38.5812
1800	09/30/22	TOOLS FOR THE CONCRETE C	22.68				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	TOOLS FOR THE CONCRETE C	10.98				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	TOOLS FOR THE CONCRETE C	15.28				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	LAB SUPPLIES	542.98				M LAB SUPPLIES	90.70.802.04.5014
1800	09/30/22	DK'S SANDWICHES	144.77				M MEETING EXPENSE	60.60.415.38.5803
1800	09/30/22	CONCRETE FOR CATCH BASIN	172.75				M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	CONCRETE FOR THE CURB	187.05				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	PITCHING MACHINE	5.98				- M MISCELLANEOUS SU	61.60.458.04.5099
1800	09/30/22	PITCHING MACHINE	2.28				- M MISCELLANEOUS SU	61.60.458.04.5099
1800	09/30/22	PITCHING MACHINE	1.28				- M MISCELLANEOUS SU	61.60.458.04.5099
1800	09/30/22	PITCHING MACHINE	5.78				- M MISCELLANEOUS SU	61.60.458.04.5099
1800	09/30/22	WHITEBOARD FOR TASK ORGA	699.00				M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	WHITEBOARD FOR TASK ORGA	94.56				M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	EYELETS FOR WEED EATER	13.58				M MISC EQUIPMENT M	61.60.458.14.5559
1800	09/30/22	KEY FOR FORD TRUCK #701	174.00				M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	PLACE LIBERTE	15.20				M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	SAWZALL BLADES AND SCREW	10.98				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	SAWZALL BLADES AND SCREW	18.48				M MAINS & LINES MA	92.70.901.14.5532
1800	09/30/22	FIRE TAX CREDIT	9.80CR				M GENERAL SUPPLIES	10.50.300.04.5001
1800	09/30/22	TOILET PARTS CITY HALL P	57.38				- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	FIRE #612 OIL, HOSE CLAM	36.97				M VEHICLE SUPPLIES	10.50.301.04.5006
1800	09/30/22	PLACE LIBERTE SCREWS	35.22				M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	PLUMBING SUPPLIES	69.93				M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	BIRTHDAY SUPPLIES AND DE	59.09				M PROGRAM SUPPLIES	10.60.483.04.5099
1800	09/30/22	PLUMBING SUPPLIES	19.04				M WWTR PLANT MAINT	92.70.902.14.5534
1800	09/30/22	STEAM TABLE REPAIR	256.94				M MINOR EQUIPMENT	10.60.483.18.5601
1800	09/30/22	CONCRETE BAGS FOR FIRE H	23.88				M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	WOOD FOR HOT TUB AND GEN	27.92				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	22.44				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	98.10				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	8.48				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	7.48				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	43.98				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	19.96				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	13.58				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	32.48				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	9.98				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	7.92				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	8.48				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	25.92				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	7.48				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	5.23				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	15.96				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	9.98				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	12.98				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	2.98				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	14.98				M MAINTENANCE MATE	65.60.491.04.5009

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	WOOD FOR HOT TUB AND GEN	2.38					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WOOD FOR HOT TUB AND GEN	20.98					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	SCISSORS	13.36					M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	FIRE BUILDING MAINT. GRO	22.98					M GROUNDS/LANDSCAP	10.50.300.14.5575
1800	09/30/22	FIRE BUILDING MAINT. GRO	41.48					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	FIRE BUILDING MAINT. GRO	39.98					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	FIRE BUILDING MAINT. GRO	99.98					M BUILDING MAINTEN	10.50.300.14.5571
1800	09/30/22	UNIFORM CLOTHING	87.50					- M CLOTHING EXPENSE	92.70.901.38.5812
1800	09/30/22	UNIFORM CLOTHING	87.50					- M CLOTHING EXPENSE	90.70.801.38.5812
1800	09/30/22	LIFT MAINTENANCE	75.55					M VEHICLE MAINTENA	10.60.482.14.5541
1800	09/30/22	HARMON MACN CONFERENCE R	235.00					M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	REGISTRATION FOR KC APWA	40.00					M REGISTRATION FEE	10.70.201.06.5251
1800	09/30/22	BRATCHER MACN CONFERENCE	235.00					M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	DK'S FLOWERS FOR 35 YEAR	100.00					M MEETING EXPENSE	60.60.415.38.5803
1800	09/30/22	FIRE FUNERAL FLOWERS	119.74					M GENERAL SUPPLIES	10.50.300.04.5001
1800	09/30/22	MACN CONFERENCE	235.00					- M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	MULTIMEDIA FILING CABINE	2,535.16					M MINOR FURNITURE	90.30.133.18.5604
1800	09/30/22	MULTIMEDIA FILING CABINE	2,535.15					M MINOR FURNITURE	92.30.134.18.5604
1800	09/30/22	SMITHMIER MACN CONFERENC	235.00					M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	FLASHLIGHT FOR IPP TRUCK	26.83					M SMALL TOOLS	92.70.902.04.5018
1800	09/30/22	FRI UBER FROM AIRPORT	21.97					M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	PLUMBING PARTS-CH	117.00					- M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	UNIFORM PANTS	80.73					- M CLOTHING EXPENSE	90.70.801.38.5812
1800	09/30/22	BOOTS- BRENDAN	157.24					M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	BATTERIES TRUCK 403	306.82					M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	TIRES + RIM FOR MINI TRU	808.83					M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	SCREWS AND WOOD FOR CATC	7.98					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	SCREWS AND WOOD FOR CATC	10.98					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	SCREWS AND WOOD FOR CATC	23.48					M STORM WATER MAIN	50.75.607.14.5663
1800	09/30/22	BACKGROUND CHECK	59.00					- M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	ACTIVE SHOOTER SEMINAR P	229.99					M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	DOOR STOPS BENNETT RESTR	10.38					M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	MPRA REGION 1 LUNCH AND	10.00					M TRAINING COSTS	61.60.458.06.5259
1800	09/30/22	AIRPORT PARKING	40.08					- M TRAINING TRAVEL	10.50.300.06.5210
1800	09/30/22	EBP INCENTIVES- WATER B	820.00					M RSVP GRANT	65.60.491.04.5064
1800	09/30/22	EBP INCENTIVES- WATER B	40.00					M RSVP GRANT	65.60.491.04.5064
1800	09/30/22	EBP INCENTIVES- WATER B	84.88					M RSVP GRANT	65.60.491.04.5064
1800	09/30/22	UNIFORM CLOTHING	187.89					- M CLOTHING EXPENSE	92.70.901.38.5812
1800	09/30/22	DISC GOLF SIGNS FOR THE	579.24					M OUTSIDE PRINTING	60.60.415.04.5120
1800	09/30/22	ANCHORS PLACE LIBERTE SH	104.60					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	2X PARTY PACKAGES	190.00					- M BIRTHDAY PARTIES	65.60.417.08.8805
1800	09/30/22	WEATHER SENSOR	84.62					M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	WEATHER SENSOR	19.99					M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	SAFETY SIGNS FOR WELL FI	33.30					M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	NEW HOSE FOR INDOOR POOL	41.98					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	NEW HOSE FOR INDOOR POOL	3.72					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	SPORTSMANSHIP COINS	360.00					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	SPORTSMANSHIP COINS	30.00					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	SPORTSMANSHIP COINS	30.00					M RECREATION SUPPL	61.60.458.04.5004
1800	09/30/22	SPORTSMANSHIP COINS	13.48					M RECREATION SUPPL	61.60.458.04.5004

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	LIGHT & BATTERY FOR TRUC	112.46					M MISCELLANEOUS EX	92.70.901.38.5989
1800	09/30/22	LIGHT & BATTERY FOR TRUC	112.45					M MISCELLANEOUS EX	90.70.801.38.5989
1800	09/30/22	BIRTHDAY PARTY PACKAGE	95.00					M BIRTHDAY PARTIES	65.60.417.08.8805
1800	09/30/22	PROPANE FOR ASPHALT TRUC	103.63					M ASPHALT-STREET R	50.75.607.14.5621
1800	09/30/22	REQUIRED PARTS FOR DAILY	84.51					M MINOR COMPUTER E	10.90.132.18.5605
1800	09/30/22	REQUIRED PARTS FOR DAILY	135.60					M MINOR COMPUTER E	10.90.132.18.5605
1800	09/30/22	TIF NOTICE MAILINGS	4.60					- M MISCELLANEOUS FE	31.70.611.08.5399
1800	09/30/22	TIF NOTICE MAILINGS	4.60					- M MISCELLANEOUS FE	31.70.611.08.5399
1800	09/30/22	HOOD STRUTS FOR 626	37.39					M VEHICLE MAINTENA	10.50.311.14.5541
1800	09/30/22	1 TON WATER PUMP AND SER	533.41					M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	POLICE CONF. ROOM PHONE.	459.94					M MINOR EQUIPMENT	10.40.500.18.5601
1800	09/30/22	SUPPLY CART FOR EVEN	29.98					- M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	SUPPLY CART FOR EVEN	49.98					- M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	SUPPLY CART FOR EVEN	34.98					- M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	PROTECTIVE CLOTHING	51.50					- M PROTECTIVE CLOTH	92.70.901.38.5813
1800	09/30/22	SPECTRUM	429.99					M INTERNET SERVICE	10.90.132.08.5304
1800	09/30/22	FILTER PAPER AND COD TNT	385.80					M LAB SUPPLIES	92.70.902.04.5014
1800	09/30/22	MAILBOX PARTS TO REPLACE	15.98					M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	MAILBOX PARTS TO REPLACE	28.48					M GENERAL SUPPLIES	92.70.901.04.5001
1800	09/30/22	MAILBOX PARTS TO REPLACE	3.18					M SMALL TOOLS	92.70.901.04.5018
1800	09/30/22	SHELVING UNIT	240.00					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	SHELVING UNIT	150.13					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	CALCULATOR,OFFICE SUPPL	33.49					- M GENERAL SUPPLIES	90.30.133.04.5001
1800	09/30/22	CALCULATOR,OFFICE SUPPL	33.49					- M GENERAL SUPPLIES	92.30.134.04.5001
1800	09/30/22	CALCULATOR,OFFICE SUPPL	33.49					- M GENERAL SUPPLIES	10.30.130.04.5001
1800	09/30/22	CREDIT VOUCHER UBER TRIP	33.51CR					M TRAINING TRAVEL	10.40.500.06.5210
1800	09/30/22	GLOVES	16.98					M PROTECTIVE CLOTH	10.70.225.38.5813
1800	09/30/22	GRINDER PUMP SATOCKSDALE	2,592.67					M GROUNDS MAINTENA	60.60.420.14.5575
1800	09/30/22	FIRE #625 BOLTS	1.90					M VEHICLE MAINTENA	10.50.311.14.5541
1800	09/30/22	FIRE #625 BOLTS	0.58					M VEHICLE MAINTENA	10.50.311.14.5541
1800	09/30/22	FIRE #625 BOLTS	0.90					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	BUILDING SUPPLIES	3.33					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING SUPPLIES	11.08					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING SUPPLIES	2.38					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING SUPPLIES	10.21					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	REBAR FOR HOSE ANCHORS	10.38					M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	PAINT AND SUPPLIES FOR E	5.98					M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	PAINT AND SUPPLIES FOR E	4.98					M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	PAINT AND SUPPLIES FOR E	69.96					M BUILDING MAINTEN	90.70.802.14.5571
1800	09/30/22	CREDIT VOUCHER LOWES #01	823.00CR					M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	DISPLAY TO HDMI CABLES F	46.92					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	PLUMBING SUPPLIES	6.24					- M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	CONFERENCE REGISTRATION.	175.00					M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	VALVE BOX CONCRETE	193.00					- M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	ONLINE COURSE	216.00					M TRAINING COSTS	90.70.802.06.5259
1800	09/30/22	ONLINE COURSE	9.00					M TRAINING COSTS	90.70.802.06.5259
1800	09/30/22	CREDIT ADJUSTMENT TEMPOR	33.51CR					M TRAINING TRAVEL	10.40.500.06.5210
1800	09/30/22	GENERAL COMPUTERS AND OF	138.75					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	SHIPPING	21.10					M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	T POST	678.00					M CONST CNTRCT-LIT	96.70.901.36.7510

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
CARD CENTER		007674						
1800	09/30/22	PENS	9.15				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	PENS	11.64				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	PLUMBING SUPPLIES	2.35				- M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	VINYL FOR MAKING SIGNS	51.98				M STREET SIGNS	50.75.607.14.5641
1800	09/30/22	DS3 RENEWEL	61.75				- M REGISTRATION FEE	10.70.201.06.5251
1800	09/30/22	2 TON ACCESSORIES DRIVE	280.65				M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	POPCORN FOR POPCORN IN T	143.80				M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	PROTECTIVE COAT	35.64				M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	SAFETY GLASSES	94.00				M MAINTENANCE MATE	60.60.420.04.5009
1800	09/30/22	BRUSH HOG REPAIR	100.99				M MISC EQUIPMENT M	60.60.420.14.5559
1800	09/30/22	YARD SIGNS FOR THE HALLO	111.96				M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	CUT KEYS ADMIN	12.00				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PHONE CASE	28.08				M MINOR EQUIPMENT	10.50.300.18.5601
1800	09/30/22	ELECTRICAL SWITCHES HSP	638.02				M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	PLYWOOD AND POSTS	568.00				M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	PLYWOOD AND POSTS	239.12				M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	PLYWOOD AND POSTS	469.35				M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	PLYWOOD AND POSTS	353.65				M CONST CNTRCT-LIT	96.70.901.36.7510
1800	09/30/22	BREAKROOM SUPPLIES	402.68				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	SUPPLIES FOR COURT	6.87				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	SUPPLIES FOR COURT	4.51				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	SUPPLIES FOR COURT	9.22				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	WORK DONE TO ATTEMPT GEN	237.50				M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	FUSES FOR 2 TON TRUCK	3.99				M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	FIRE EQUIPMENT SUPPLIES	14.96				M EQUIPMENT SUPPLI	10.50.301.04.5017
1800	09/30/22	FIRE EQUIPMENT SUPPLIES	7.98				M EQUIPMENT SUPPLI	10.50.301.04.5017
1800	09/30/22	FIRE EQUIPMENT SUPPLIES	135.00				M EQUIPMENT SUPPLI	10.50.301.04.5017
1800	09/30/22	TAK. TRAILER JACK	51.49				- M MISC EQUIPMENT M	90.70.801.14.5559
1800	09/30/22	TAK. TRAILER JACK	51.49				- M MISC EQUIPMENT M	92.70.901.14.5559
1800	09/30/22	SUPPLIES FOR COURT	39.78				M GENERAL SUPPLIES	10.20.131.04.5001
1800	09/30/22	WASH ENTRY	1.95				- M TRAINING TRAVEL	10.20.051.06.5210
1800	09/30/22	STORM CAMERA PARTS	106.71				M MISC EQUIPMENT M	92.70.901.14.5559
1800	09/30/22	OIL FOR GATOR	11.58				M MAINTENANCE MATE	61.60.458.04.5009
1800	09/30/22	CHAMBER LUNCHEON AUGUST	18.00				M MEETING EXPENSE	60.60.415.38.5803
1800	09/30/22	REPAIRS TO STEAM UNIT FO	790.13				M MINOR EQUIPMENT	10.60.483.18.5601
1800	09/30/22	BUILDING PAINT AND SUPPL	12.06				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING PAINT AND SUPPL	12.06				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING PAINT AND SUPPL	24.40				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING PAINT AND SUPPL	23.79				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	BUILDING PAINT AND SUPPL	10.23				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	NEW MONITORS AND CABLES	682.66				M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	INFLATOR	12.96				M SMALL TOOLS	60.60.420.04.5018
1800	09/30/22	INFLATOR	119.97				M SMALL TOOLS	60.60.420.04.5018
1800	09/30/22	CLOTHING FOR JACKSON	95.62				M CLOTHING EXPENSE	90.70.801.38.5812
1800	09/30/22	FIRE CREDIT TRAINING LOD	130.20CR				M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	BREAKROOM SUPPLIES	11.96				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	FIRE TRAINING LODGING	390.60				M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	UNIFORM PANTS	40.94				M CLOTHING EXPENSE	10.70.225.38.5812
1800	09/30/22	FIRE CREDIT TRAINING LOD	130.20CR				M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	2022 MISSOURI CITY/COUNT	150.00				M MEMBERSHIP DUES	10.20.001.38.5811

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	CLEANING WIPES,CLOTHS,	8.87				-	M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	CLEANING WIPES,CLOTHS,	10.29				-	M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	CLEANING WIPES,CLOTHS,	20.59				-	M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	CLEANING WIPES,CLOTHS,	12.97				-	M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	CLEANING WIPES,CLOTHS,	12.77				-	M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	PRIZES FOR POPCORN IN TH	9.99					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	PRIZES FOR POPCORN IN TH	9.99					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	PRIZES FOR POPCORN IN TH	9.99					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	2 CYCLE OIL FOR PIPE CUT	27.98					M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	SHOP OUTLET	28.38					M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	FIRE TRAINING LODGING	390.60					M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	FLEET SERVICE	38.00					M INTERNET SERVICE	10.90.132.08.5304
1800	09/30/22	PRIZES FOR POPCORN IN TH	33.90					M RECREATION SUPPL	60.60.415.04.5004
1800	09/30/22	ALIGNMENT	99.95					M VEHICLE MAINTENA	61.60.458.14.5541
1800	09/30/22	STEP DRILL	52.98					M MINOR TOOLS	90.70.802.04.5018
1800	09/30/22	100 FOOT TAPE MEASURES	31.96					M MISC EQUIPMENT M	61.60.458.14.5559
1800	09/30/22	NEW SPIGOT FOR SHOP.	29.89					M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	UNIFORM SHOES	77.00				-	M CLOTHING EXPENSE	10.40.500.38.5812
1800	09/30/22	TRUCK 310 REPAIR	62.69					M VEHICLE MAINTENA	60.60.420.14.5541
1800	09/30/22	EAGLE FOR FLAG	25.95					M GENERAL SUPPLIES	65.60.491.04.5001
1800	09/30/22	2022 MIDWEST ANIMAL SHEL	263.89					M TRAINING TRAVEL	10.20.051.06.5210
1800	09/30/22	STREET SAW BATTERY	68.96					M MISC EQUIPMENT M	90.70.801.14.5559
1800	09/30/22	STREET SAW BATTERY	68.96					M MISC EQUIPMENT M	92.70.901.14.5559
1800	09/30/22	MATS FOR GROUP EXERCISE	634.45				-	M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	CONCRETE FOR PLACE LIBER	909.00					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	FIVE USB THUMB DRIVES OR	76.45					M GENERAL SUPPLIES	10.40.512.04.5001
1800	09/30/22	FBINAA FALL RETRAINER	175.00					M REGISTRATION FEE	10.40.500.06.5251
1800	09/30/22	IRRIGATION SUBSCRIPTION	25.00					M GROUNDS/LANDSCAP	61.60.458.14.5575
1800	09/30/22	LAB AND OFFICE SUPPLIES	72.65					M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	UNIFORM PANTS	29.96				-	M CLOTHING EXPENSE	60.60.420.38.5812
1800	09/30/22	SNACKS FOR THE PLAYERS A	376.82					M CHARITABLE FUND	60.60.415.38.5802
1800	09/30/22	SPLASH CAMP PIZZA	119.85					M CHILD CARE PROGR	65.60.417.08.8701
1800	09/30/22	FIRE TRAVEL LODGING	260.40					M TRAINING COSTS	10.50.301.06.5259
1800	09/30/22	FIRE TRAVEL LODGING	260.40					M TRAINING COSTS	10.50.301.06.5259
1800	09/30/22	FIRE VEHICLE SUPPLIES, E	7.98					M VEHICLE SUPPLIES	10.50.301.04.5006
1800	09/30/22	FIRE VEHICLE SUPPLIES, E	26.98					M VEHICLE SUPPLIES	10.50.301.04.5006
1800	09/30/22	FIRE VEHICLE SUPPLIES, E	2.68					M EQUIPMENT SUPPLI	10.50.301.04.5017
1800	09/30/22	FIRE VEHICLE SUPPLIES, E	16.48					M EQUIPMENT SUPPLI	10.50.301.04.5017
1800	09/30/22	FIRE VEHICLE SUPPLIES, E	24.98					M EQUIPMENT SUPPLI	10.50.301.04.5017
1800	09/30/22	SHIPPING FREE FOR CREDIT	24.02					M OFFICE EQUIPMENT	60.60.415.14.5551
1800	09/30/22	FIRE #605 ANTIFREEZE	44.97					M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	FITNESS CENTER MUSIC - A	26.95					M MISCELLANEOUS FE	65.60.491.08.5399
1800	09/30/22	FLOOR FAN 1	93.48					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	COMMAND STRIPS	16.82					M GENERAL SUPPLIES	92.70.902.04.5001
1800	09/30/22	SHEATHING FOR PLACE LIBE	54.00					M NEIGHBORHOOD PAR	11.60.415.36.7307
1800	09/30/22	URINAL	145.00					M MAINTENANCE MATE	61.60.458.04.5009
1800	09/30/22	CONCRETE JEWELL VALVE	164.00				-	M MISC EQUIPMENT M	90.70.801.14.5559
1800	09/30/22	FLOOR FAN 2	93.48					M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	COOKIES FOR THE FOUNDATI	72.80					M CHARITABLE FUND	60.60.415.38.5802
1800	09/30/22	DMARCIAN SERVICES	239.88					M INTERNET SERVICE	10.90.132.08.5304

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S ACCOUNT NAME	ACCOUNT
CARD CENTER		007674						
1800	09/30/22	POST IT NOTES	8.92				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	REGISTRATION FEE FOR THE	125.00				M REGISTRATION FEE	10.50.321.06.5251
1800	09/30/22	FIRE ANTIFREEZE	45.96				M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	MUCK BOOTS	89.91				- M PROTECTIVE CLOTH	90.70.801.38.5813
1800	09/30/22	4 BOXES OF MANILA LETTER	64.12				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	FIRE OIL, ANTIFREEZE	11.49				M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	FIRE OIL, ANTIFREEZE	11.49				M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	FIRE OIL, ANTIFREEZE	27.99				M VEHICLE MAINTENA	10.50.301.14.5541
1800	09/30/22	BIRTHDAY PARTY PACKAGE	95.00				- M BIRTHDAY PARTIES	65.60.417.08.8805
1800	09/30/22	TRUCK 306 REPAIR	49.99				M VEHICLE MAINTENA	60.60.420.14.5541
1800	09/30/22	BATTERIES FOR EXIT SIGNS	283.13				M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	TRUCK 306 REPAIR	38.56				M VEHICLE MAINTENA	60.60.420.14.5541
1800	09/30/22	PARTS FOR ZERO TURN MOWE	139.00				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	BREAKROOM SUPPLIES	39.86				M GENERAL SUPPLIES	90.70.802.04.5001
1800	09/30/22	WEBCAM COVER HANDOUTS FO	452.50				M RECRUITMENT EXPE	59.40.500.08.5372
1800	09/30/22	WTP GATE CONTROLS REPAIR	422.82				M WATER PLANT MAIN	90.70.802.14.5534
1800	09/30/22	AIR FILTERS FOR RUSH L.S	84.39				M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	HELLO SIGN	20.00				M MISCELLANEOUS FE	65.60.491.08.5399
1800	09/30/22	OFFICE SUPPLIES	39.49				M GENERAL SUPPLIES	90.30.133.04.5001
1800	09/30/22	OFFICE SUPPLIES	39.49				M GENERAL SUPPLIES	92.30.134.04.5001
1800	09/30/22	OFFICE SUPPLIES	39.48				M GENERAL SUPPLIES	10.30.130.04.5001
1800	09/30/22	PLUMBING FOR URINAL	17.55				M BUILDING MAINTEN	61.60.458.14.5571
1800	09/30/22	MATS PARTIAL PAYMENTS GRO	500.00				- M MINOR EQUIPMENT	65.60.491.18.5601
1800	09/30/22	MOUNTING TIRES REFUND	88.00CR				M LANDSCAPING	52.60.420.14.5583
1800	09/30/22	WATER	55.68				M BUILDING MAINTEN	60.60.420.14.5571
1800	09/30/22	MOW SUPPLIES - CARDS + S	43.98				M RSVP GRANT	65.60.491.04.5064
1800	09/30/22	MOW SUPPLIES - CARDS + S	5.82				M RSVP GRANT	65.60.491.04.5064
1800	09/30/22	URINAL	145.00				M BUILDING MAINTEN	61.60.458.14.5571
1800	09/30/22	PAINT SUPPLIES FOR MAYOR	11.14				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	PAINT SUPPLIES FOR MAYOR	7.24				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	TRUCK 310 REPAIR	69.75				M VEHICLE MAINTENA	60.60.420.14.5541
1800	09/30/22	GEAR LUBE	45.98				M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	ROUND UP PRO	119.99				M CHEMICALS	61.60.458.04.5010
1800	09/30/22	PADLOCK & BUILDING KEYS	108.00				M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	UNIFORM PANTS	33.99				- M CLOTHING EXPENSE	90.70.802.38.5812
1800	09/30/22	BENNETT BASEBALL FIELD E	73.49				M GROUNDS MAINTENA	60.60.420.14.5575
1800	09/30/22	TRUCK 311 REPAIR	284.41				M VEHICLE MAINTENA	61.60.458.14.5541
1800	09/30/22	SMALL BINDER CLIPS AND Z	12.88				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	SMALL BINDER CLIPS AND Z	11.69				M GENERAL SUPPLIES	10.40.500.04.5001
1800	09/30/22	DEVINS TRUCK	738.00				M LANDSCAPING	52.60.420.14.5583
1800	09/30/22	FIRE OFFICE SUPPLIES	17.90				M GENERAL SUPPLIES	10.50.300.04.5001
1800	09/30/22	TRUCK 310 REPAIR	39.15				M VEHICLE MAINTENA	60.60.420.14.5541
1800	09/30/22	CREDIT VOUCHER OREILLY A	11.00CR				M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	CREDIT VOUCHER OREILLY A	11.00CR				M VEHICLE MAINTENA	92.70.901.14.5541
1800	09/30/22	RESTO SUPPLIES	7.99				M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	PIN FLAGS	19.50				M GROUNDS/LANDSCAP	73.70.226.14.5575
1800	09/30/22	PAINT FOR MAYORS OFFICE	15.14				M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	UNIFORM HATS	167.73				M CLOTHING EXPENSE	92.70.901.38.5812
1800	09/30/22	UNIFORM HATS	167.72				M CLOTHING EXPENSE	90.70.801.38.5812
1800	09/30/22	WATER/SUPPLIES	58.84				M MISCELLANEOUS EX	92.70.901.38.5989

VENDOR NAME AND NUMBER

CHECK#	DATE	DESCRIPTION	AMOUNT	CLAIM	INVOICE	PO#	F 9 S	ACCOUNT NAME	ACCOUNT
CARD CENTER		007674							
1800	09/30/22	WATER/SUPPLIES	58.84					M MISCELLANEOUS EX	90.70.801.38.5989
1800	09/30/22	BATTERY FOR MINI DUMP TR	107.56					M VEHICLE MAINTENA	90.70.801.14.5541
1800	09/30/22	BATTERY FOR MINI DUMP TR	107.56					M VEHICLE MAINTENA	92.70.901.14.5541
1800	09/30/22	WINDEX FOR CITY HALL POL	9.98					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	OIL CHANGE 323	50.90					M VEHICLE MAINTENA	10.60.482.14.5541
1800	09/30/22	FIRE DEF FLUID	302.40					M VEHICLE SUPPLIES	10.50.301.04.5006
1800	09/30/22	FBINAA CONFERENCE HOTEL	1,169.15					M TRAINING TRAVEL	10.40.500.06.5210
1800	09/30/22	WATER KEYS	26.58					M MAINTENANCE MATE	61.60.458.04.5009
1800	09/30/22	CREDIT VOUCHER OREILLY A	9.54CR					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	OFFICE DESK AND OFFICE S	1,032.37					M MAINTENANCE SUPP	92.70.902.04.5009
1800	09/30/22	CLASS A CDL LICENSING	53.75					M MISCELLANEOUS FE	60.60.420.08.5399
1800	09/30/22	BINDER AND PENS	4.75					M GENERAL SUPPLIES	10.70.225.04.5001
1800	09/30/22	PLUMBING PARTS	37.44					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	BRAKE CALIPER FOR #708	138.20					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	GAS FOR LAWN MOWER	35.92					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	GAS FOR LAWN MOWER	7.09					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	CONCRETE BAGS	23.88					M MAINS & LINES MA	90.70.801.14.5532
1800	09/30/22	CREDIT VOUCHER OREILLY A	47.00CR					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	NAME TAGS FOR PARK BOARD	135.00					M GENERAL SUPPLIES	60.60.415.04.5001
1800	09/30/22	TRUCK 300 MIRROR	42.78					M VEHICLE MAINTENA	60.60.420.14.5541
1800	09/30/22	PAINT FOR HR OFFICE PER	41.81					M FACILITIES MAINT	10.70.221.14.5572
1800	09/30/22	LIFELINE SAFETY EQUIPMEN	245.99					M SAFETY EQUIPMENT	92.70.902.38.5832
1800	09/30/22	HYDRANT AND CONVERSION K	92.58					M MAINTENANCE MATE	61.60.458.04.5009
1800	09/30/22	CALIPER BOLT FOR #708	9.54					M VEHICLE MAINTENA	10.70.225.14.5541
1800	09/30/22	ROOM FOR MO FIRE CHIEFS	502.00					M TRAINING COSTS	10.50.315.06.5259
1800	09/30/22	GATE LOCK FOR OUTDOOR SM	7.57					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	WASP SPRAY FOR OUTDOOR P	5.98					M MAINTENANCE MATE	65.60.491.04.5009
1800	09/30/22	BATTERY TRUCK 134	120.59					M VEHICLE MAINTENA	10.80.153.14.5541
1800	09/30/22	TIRE ROTATION AND OIL CH	128.64					M VEHICLE MAINTENA	10.50.300.14.5541
		121,619.51 *CHECK TOTAL							



CITY COUNCIL ACTION REPORT

Meeting Date: October 10, 2022

A/R No.: 2022-214

Department: Administration

Submitted By: Brandon Smith, Economic
& Business Development Manager

Subject: ORDINANCE APPROVING THE MONTAGE TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING GALEHART COMMUNITIES, LLC AS THE DEVELOPER OF PROJECTS 1, 2, 3, 4 AND 5 AND AUTHORIZING THE MAYOR TO EXECUTE A TAX INCREMENT FINANCING CONTRACT WITH GALEHART COMMUNITIES, LLC FOR IMPLEMENTATION OF THE MONTAGE TAX INCREMENT FINANCING PLAN (Second Reading)

I. INTRODUCTION OF PROJECT ACTIVATION ORDINANCES (5)

Summary:

- Galehart Communities has discussed with staff, City Council and other taxing jurisdictions a mixed-use development of 1,055 acres bordered by Church Road, 112th Street, Plattsburg Road and I-35 over the last 8-10 years.
- In 2021, the City of Liberty retained Baker-Tilly to conduct a But-For Analysis to determine if there was a need for the requested assistance, based on the cost and operating pro forma information provided by the Developer.
 - The projected return on investment with the benefit of the requested TIF and CID assistance is 19.37%, which falls within the range identified in the PriceWaterhouseCooper Real Estate Investor Survey and is just slightly above average.
 - Given the significant duration and complexity of the Project, a return just slightly above the average was deemed reasonable in the report.
 - The But-For Analysis Report concluded that the proposed Project would not occur on this site at this time without a public incentive.
- The site is anticipated to be constructed in 5 phases, with construction costs being incurred over a period of 16 years.
- The projects will be activated individually at varying times in order to align with the start of development of the respective phases of development located within that Project Area. This phased proposal will have a total TIF term of 32 years.
 - The development will bring necessary water, sewer and storm sewer infrastructure to this area.
 - The development anticipates the planning, development, and construction of all associated street networks, utilities to include sewer, gas, water, etc.
- Over the span of the 32-year TIF term, residential development contemplates over 1,669 single family homes, 198 active adult single family residential, 976 apartment homes, 466 mixed-use residential units and 160 hotel rooms.
- The commercial, retail, office, hotel and mixed-use development will add an additional 2 million square feet of improvements to the City of Liberty.

- The development will also include open space and park land, which will encompass roughly 200 acres of the total development. The amenities included with this include soccer and lacrosse fields, walking and biking trails, as well as a regional community center, an organic farm, and a neighborhood equestrian barn.
- As a result of negotiations between the school district and the developer, the school district will receive a land donation for a new grade school as part of this development and a lump sum check of \$5.3M to assist in making the School District whole on the single family residential.

Total Development Cost:	\$304,689,954 before Debt Service & Financing Cost
Eligible Reimbursable TIF Expenses:	\$126,126,930
Eligible Reimbursable CID Expenses:	\$13,869,772

TIF Revenues:

- 100% of commercial property taxes
- 95% of multi-family property taxes
- 15% of single-family property taxes (8.5% when excluding the unincorporated land)
- 1% CID

Background:

The project was heard by the City Council during a study session on 8/15/22. The TIF Plan was heard by the 12-member TIF Commission on 8/30/2022. It was approved with a 6-2-2 vote. 6 yes, 2 no, and 2 abstained and 2 were not present.

The Project Areas are proposed to be activated over time, the TIF District will have a total term of approximately 32-years.

Previous Action (if applicable):

This project was brought in front of the City Council for a study session on 8/15/22. The TIF Plan was heard by the TIF Commission on 8/30/2022. It was approved with a 6-2-2 vote. 6 yes, 2 no, and 2 abstained.

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other: TIF Commission	Completed/Recommended: August 30, 2022

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. Montage Redevelopment Plan 9.14.22 (968999xA006D) (1)
2. Ordinance for Montage TIF Plan and Agreement (969333xA006D)
3. Montage TIF Development Contract 9-23-22_FINAL
4. Ordinance for Project 1 Montage TIF Plan (969338xA006D)
5. Ordinance for Project 2 Montage TIF Plan (969408xA006D)
6. Ordinance for Project 3 Montage TIF Plan (969412xA006D)
7. Ordinance for Project 4 Montage TIF Plan (969414xA006D)
8. Ordinance for Project 5 Montage TIF Plan (969415xA006D)

MONTAGE TAX INCREMENT FINANCING PLAN

Liberty, Missouri

A PROJECT MARKETING BY:

GaleHart Communities LLC
400 SW Longview Blvd, Suite 240
Lee's Summit, MO 64081

PREPARED BY:

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4801 Main St., Ste. 1000
Kansas City, MO 64112

SUBMITTED TO:

The City of Liberty
Tax Increment Financing Commission

_____, 2022

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I. INTRODUCTION

The following is a plan prepared by Husch Blackwell LLP on behalf of GaleHart Communities LLC for the redevelopment of the Redevelopment Area¹, which consists of four (4) parcels of land, containing approximately 693.85 acres of real property, that is currently used for agricultural purposes and is zoned R1-A Residential. The Redevelopment Area is generally bounded to the West by N. Church Road, to the North by NE 112th Street, to the East by Interstate 35, and to the South by NE 69 Hwy, as more particularly described in Exhibit 1 attached hereto and as generally depicted on Exhibit 2 attached hereto.

Despite the Redevelopment Area's prime location, the Redevelopment Area lacks basic infrastructure, such as sanitary and stormwater sewers, sidewalks, streets and water service, and has remained vacant, unimproved agricultural land. As demonstrated in the Qualifications Analysis attached as Exhibit 7, the Redevelopment Area, including each Redevelopment Project Area contained therein, qualifies as an Economic Development Area under the TIF Act. The purpose of this Plan is to (i) encourage private investment in a key area of the City where development is not otherwise economically feasible because of the substantial cost associated with installing the necessary framework public infrastructure improvements and (ii) generate incremental tax revenue for the Taxing Districts by increasing economic activity within the Redevelopment Area.

Redevelopment will occur through one or more Redevelopment Projects within the Redevelopment Project Areas, each of which will be separately approved by Ordinance in conformance with the TIF Act. The Redevelopment Projects will provide for the construction of certain road and infrastructure improvements, as were required by the City, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment

¹ All capitalized terms shall have the meaning set forth in Article II below.

Project Areas and the Plan. Tax increment financing will allow the use of the Economic Activity Taxes and a portion of the Payments in Lieu of Taxes, generated by the Redevelopment Projects, to pay all or a portion of the Reimbursable Project Costs.

This Plan also contemplates the formation of one or more CIDs located within the Redevelopment Area, which will, upon imposition of a CID Sales Tax, generate additional Economic Activity Taxes eligible to pay Reimbursable Project Costs. A portion of the revenue generated as a result of the CID Sales Tax, and not otherwise qualified as Economic Activity Taxes, will be used to assist in financing of a portion of the Reimbursable Project Costs contemplated by this Plan.

Upon the completion of this Plan and the payment of all Reimbursable Project Costs and the retirement of Obligations and related Debt Service and Financing Costs, if any, tax revenue from the Redevelopment Project Areas will be paid to the City and other Taxing Districts as if this Plan had not been adopted. It is anticipated that, following completion of this Plan, the CID will remain in existence for paying the CID Eligible Expenses.

II. DEFINITIONS

As used in this Plan, the following terms shall mean:

A. Bonds. Those bonds issued by the CID, or any other issuer approved by the City, to finance all or a portion of the Reimbursable Project Costs.

B. Captured CID Sales Tax Revenue. The CID Sales Tax Revenue captured as Economic Activity Taxes and deposited into the Economic Activity Account within the Montage Special Allocation Fund.

C. CID. A community improvement district, located within the boundaries of the Redevelopment Area, established as a separate political subdivision of the State of Missouri and organized pursuant to the CID Act.

D. CID Act. The Community Improvement District Act, Section 67.1401-67.1571, of the Revised Statutes of Missouri, as amended.

E. CID Cooperative Agreement. The agreement which is anticipated to be entered into by the City, the CID and the Developer, which shall provide for the imposition of the CID Sales Tax to be utilized and expended to fund all or a portion of the CID Eligible Expenses.

F. CID Eligible Expenses. A portion of the Redevelopment Project Costs plus formation, operating, and administration expenses incurred by the CID for which CID funds may be expended pursuant to the CID Act.

G. CID Sales Tax. A one percent (1.0%) sales and use tax imposed by the CID upon eligible retail sales within the boundaries of the CID.

H. CID Sales Tax Revenue. The revenues generated and collected by or on behalf of the CID through the imposition of the CID Sales Tax, less all reasonable operating and administrative expenses incurred by the CID.

I. City. The City of Liberty, Missouri.

J. City Attorney. The then current attorney appointed by the City as the City Attorney.

K. City Council. The City Council of the City.

L. City Master Plan Water Improvements. Those improvements identified in the Burns & McDonald Water Master Plan dated May 26, 2021.

M. City Planning and Zoning Commission. The Planning and Zoning Commission of the City.

N. City Treasurer. The Finance Director of the City.

O. Comprehensive Plan. The Blueprint for Liberty – Future Land Use Plan adopted by Resolution No. 540, as amended.

P. Cooperative Agreement. The agreement which is anticipated to be entered into by the City, County and the Developer, which shall provide, inter alia, that: (i) the County, on behalf of the City, shall pay the Surplus Payments in Lieu of Taxes to the Taxing Districts; and (ii) each Taxing District shall be a third-party beneficiary with respect to the enforcement and performance of the Cooperative Agreement.

Q. County. Clay County, Missouri.

R. County Assessor. The Assessor of Clay County, Missouri.

S. County Collector. The Collector of Clay County, Missouri.

T. Debt Service. The amount required for the payment of interest and principal on Obligations as they become due, for the payment of mandatory or optional redemption payments, payments to reserve funds required by the terms of the Obligations, the costs of printing any Obligations and any official statements relating thereto, the costs of credit enhancement, if any, capitalized interest, the fees of any rating agency rating any Obligations, and other costs incurred by the Developer in furtherance of the issuance of Obligations.

U. Developer. GaleHart Communities, LLC.

V. Economic Activity Account. The separate segregated account within the Montage Special Allocation Fund into which Economic Activity Taxes are to be deposited.

W. Economic Activity Taxes. Fifty percent (50%) of the total additional revenue from taxes which are imposed by the City or other Taxing Districts, and which are generated by economic activities within each Redevelopment Project Area, over the amount of such taxes generated by economic activities within such Redevelopment Project Area in the calendar year

prior to the adoption of the Redevelopment Project for such Redevelopment Project Area by Ordinance, while tax increment financing remains in effect, but excluding (1) personal property taxes, (2) taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, (3) licenses, (4) fees or special assessments, and (5) taxes levied pursuant to Section 67.1305 of the Revised Statutes of Missouri; provided, however, if any retail establishment relocates within one year after the adoption of a Redevelopment Project from a facility in Clay County to a facility in a Redevelopment Project Area and the City Council adopts an Ordinance finding that such retail establishment is a direct beneficiary of tax increment financing pursuant to this Plan, then for purposes of this definition, the Economic Activity Taxes generated by such retail establishment shall equal the total additional revenue from Economic Activity Taxes which are imposed by the City and other Taxing Districts over the amount of Economic Activity Taxes generated by such retail establishment in the calendar year prior to its relocation to such Redevelopment Project Area.

X. Financing Costs. Those costs incurred by the CID, Developer, or any other issuer approved by the City, in furtherance of the issuance of private loans to pay all or any portion of the Redevelopment Project Costs incurred or estimated to be incurred, including but not limited to financing loan origination fees and expenses, interest payable to banks or, similar financing institutions or entities that are in the business of loaning money, plus the reasonable expenses, fees and expenses of Developer's or City's attorneys, the Developer's and/or City's administrative fees and expenses (including planning consultants, financial advisors and other consultants engaged in connection with the Plan), underwriters' discounts and fees, the costs of credit enhancement, if any, capitalized interest, debt service reserves, the fees of any rating agency rating any Obligations, and costs incurred by the City or Developer in preparing the Plan.

Y. Montage Special Allocation Fund. The fund which contains at least two separate segregated accounts, maintained by the City Treasurer, into which, as required by the Act, all Payments in Lieu of Taxes and Economic Activity Taxes are to be deposited as required by the Act.

Z. Multifamily Surplus Payments In Lieu of Taxes. Means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector pursuant to the terms of the Cooperative Agreement to the Taxing Districts on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

AA. Obligations. Bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness, singly or in a series, issued by the CID or any other issuer approved by the City pursuant to the TIF Act or the CID Act and in accordance with this Plan, to pay or reimburse all or any portion of the Reimbursable Project Costs incurred or estimated to be incurred, or to otherwise carry out the Redevelopment Projects, to finance the cost of issuing such Obligations, to establish reserves to refund or secure such Obligations, to finance the interest costs associated with such Obligations or to refund, redeem or defease outstanding Obligations.

BB. Ordinance. An ordinance enacted by the City Council.

CC. Payments in Lieu of Taxes. Revenue from real property taxes in any Redevelopment Project Area selected for a Redevelopment Project which is to be used to reimburse the Reimbursable Project Costs, which Taxing Districts would have received had the

City not adopted tax increment financing, and which result from levies made after the time of the adoption of tax increment financing within the corresponding Redevelopment Project Area, and during the time the current equalized value of real property in the Redevelopment Area exceeds the Total Initial Equalized Assessed Value of real property in the Redevelopment Area, until the designation is terminated pursuant to this Plan which shall not be later than twenty-three (23) years after such Redevelopment Project is approved, but excluding the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution, and the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution.

DD. PILOT Account. The separate segregated account within the Montage Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

EE. Plan. The Montage Tax Increment Financing Plan.

FF. Preliminary Site Plan. The preliminary site plan for the Redevelopment Projects, which is attached as Exhibit 3.

GG. Public Infrastructure Improvements. The following public improvements which will be constructed within or adjacent to a Redevelopment Project Area: one hundred percent (100%) of City Master Plan Water Improvements, approximately 151,590 linear feet of roadways, five (5) roundabouts, one (1) super roundabout with new southbound on-ramp to I-35, three (3) traffic signals, approximately 42,600 linear feet of trails with a regional connection, two (2) pedestrian tunnels, Glenn Hendren I-35 flyover, approximately 96,400 linear feet of water lines, six (6) pump stations, ten (10) watersheds, approximately 96,400 linear feet of sanitary and stormwater sewers, ten (10) regional stormwater basins, one (1) regional stormwater detentionway, and other infrastructure improvements, adjacent to and/or serving any

Redevelopment Project Area, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan.

HH. Redevelopment Area. That certain property legally described in Exhibit 1 which is coterminous with the Redevelopment Project Areas.

II. Redevelopment Project. Redevelopment Project 1, Redevelopment Project 2, Redevelopment Project 3, Redevelopment Project 4, and Redevelopment Project 5 are each a “Redevelopment Project.”

JJ. Redevelopment Project 1. The construction of a demonstration farm and event venue, the Grove Learning Center, three (3) pocket parks, and certain Public Infrastructure Improvements, in substantial compliance with the preliminary site plan attached hereto as Exhibit 3A, which shall include, but not necessarily be limited to, the following Public Infrastructure Improvements, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan: fifty percent (50%) of City Master Plan Water Improvements, approximately 52,140 linear feet of roadways, four (4) roundabouts, one (1) super roundabout (Plattsburg Rd. at I-35) with new southbound on-ramp to I-35, two (2) traffic signals, two (2) pedestrian tunnels, two (2) watersheds, one (1) pump station, approximately 25,300 linear feet of water lines, approximately 25,300 linear feet of sanitary and stormwater sewers, regional stormwater basin, regional detentionway, and approximately 6,600 linear feet of trails.

KK. Redevelopment Project 2. The construction of an amphitheater, sports park complex, grand lawn, Montage community center with associated amenities, and certain Public Infrastructure Improvements, in substantial compliance with the preliminary site plan attached hereto as Exhibit 3B, which shall include, but not necessarily be limited to, the following Public

Infrastructure Improvements, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan: twenty percent (20%) of City Master Plan Water Improvements, approximately 38,200 linear feet of roadways, one (1) traffic signal, one (1) roundabout, Glenn Hendren I-35 flyover, approximately 10,560 linear feet of trails along with a regional trail connection, approximately 23,500 linear feet of sanitary and stormwater sewers, approximately 23,500 linear feet of water lines, two (2) pump stations and watersheds, and four (4) regional stormwater basins.

LL. Redevelopment Project 3. The construction of certain Public Infrastructure Improvements, in substantial compliance with the preliminary site plan attached hereto as Exhibit 3C, which shall include, but not necessarily be limited to, the following Public Infrastructure Improvements, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan: fifteen percent (15%) of City Master Plan Water Improvements, approximately 28,650 linear feet of roadways, approximately 15,000 linear feet of sanitary and stormwater sewers, approximately 15,000 linear feet of water lines, two (2) pump stations and watersheds, three (3) regional stormwater basins, and approximately 7,920 linear feet of trails.

MM. Redevelopment Project 4. The construction of a neighborhood stable, art center, and certain Public Infrastructure Improvements, in substantial compliance with the preliminary site plan attached hereto as Exhibit 3D, which shall include, but not necessarily be limited to, the following Public Infrastructure Improvements, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan: ten percent (10%) of City Master Plan Water Improvements, approximately 19,700 linear feet of roadways, one (1) pump station, two (2) watersheds, approximately 19,700 linear

feet of water lines, approximately 19,700 linear feet of sanitary and stormwater sewers, one (1) regional stormwater basin, and approximately 7,920 linear feet of trails.

NN. Redevelopment Project 5. The construction of certain Public Infrastructure Improvements, in substantial compliance with the preliminary site plan attached hereto as Exhibit 3E, which shall include, but not necessarily be limited to, the following Public Infrastructure Improvements, some of which are located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan: five percent (5%) of City Master Plan Water Improvements, approximately 12,900 linear feet of roadways, approximately 12,900 linear feet of water lines, approximately 12,900 linear feet of sanitary and stormwater sewers, two (2) watersheds, one (1) regional stormwater basin, and approximately 9,660 linear feet of trails.

OO. Redevelopment Projects. Redevelopment Project 1, Redevelopment Project 2, Redevelopment Project 3, Redevelopment Project 4, and Redevelopment Project 5 are collectively, the “Redevelopment Projects.”

PP. Redevelopment Project Area. Redevelopment Project Area 1, Redevelopment Project Area 2, Redevelopment Project Area 3, Redevelopment Project Area 4, and Redevelopment Project Area 5 are each a “Redevelopment Project Area.”

QQ. Redevelopment Project Area 1. The area legally described in Exhibit 1A.

RR. Redevelopment Project Area 2. The area legally described in Exhibit 1B.

SS. Redevelopment Project Area 3. The area legally described in Exhibit 1C.

TT. Redevelopment Project Area 4. The area legally described in Exhibit 1D.

UU. Redevelopment Project Area 5. The area legally described in Exhibit 1E.

VV. Redevelopment Project Areas. Redevelopment Project Area 1, Redevelopment Project Area 2, Redevelopment Project Area 3, Redevelopment Project Area 4, and Redevelopment Project Area 5 are collectively, the “Redevelopment Project Areas.”

WW. Redevelopment Project Costs. The sum total of all reasonable or necessary costs incurred or estimated to be incurred, and any such costs incidental to this Plan or any Redevelopment Project, as applicable. Current estimates of the Redevelopment Project Costs are attached as Exhibit 4. It should be noted that the costs set forth on Exhibit 4 are estimated based on the knowledge of the Redevelopment Projects at this time and that the actual redevelopment cost items for implementing the Redevelopment Projects may vary depending on market conditions and other factors. Such costs include, but are not limited to, the following:

1. Costs of studies, surveys, plans and specifications;
2. Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services (except for reasonable administrative costs of the TIF Commission, such costs shall be allowed only as an initial expense which are included in the costs set forth in this Plan or the Redevelopment Project);
3. Property assembly costs, including, but not limited to, acquisition of land and other property, real or personal, or rights and interests therein, and the clearing and grading of land;
4. Costs of all construction associated with any Redevelopment Project;
5. Initial costs for an Economic Development Area (as defined in the Act);
6. Costs of construction of public works or improvements, including the Public Infrastructure Improvements;

7. Debt Service and Financing Costs;
8. Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and
9. Payments in Lieu of Taxes.

XX. Reimbursable Project Costs. Shall be an amount equal to the actual net proceeds of the Obligations plus any CID Sales Tax Revenue remaining after deducting the Captured CID Sales Tax Revenue. Reimbursable Project Costs are currently estimated to be an amount equal to \$139,996,702 of the Redevelopment Project Costs for the infrastructure projects included within the Redevelopment Projects, plus Debt Service and Financing Costs, with \$126,126,930 (plus Debt Service and Financing Costs) from TIF eligible line items and \$13,869,772 (plus Debt Service and Financing Costs) from CID eligible line items, as such estimates may be amended from time to time without further amendment to the Plan. Notwithstanding anything contained in this Plan to the contrary, only the costs associated with the Public Infrastructure Projects shall be eligible for reimbursement as Reimbursable Project Costs in accordance with Section 99.825.3 of the TIF Act.

YY. Single Family Surplus Payments in Lieu of Taxes. Means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector pursuant to the terms of the Cooperative Agreement to the Taxing Districts on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

ZZ. Surplus Payments In Lieu of Taxes. The Multifamily Surplus Payments In Lieu of Taxes and the Single Family Surplus Payments In Lieu of Taxes are collectively, the “Surplus Payments In Lieu of Taxes.”

AAA. Taxing District. Any political subdivision of the State of Missouri located wholly or partially within the Redevelopment Area having the power to levy taxes.

BBB. TIF Act. The Real Property Tax Increment Allocation Redevelopment Act, Section 99.800 *et seq.*, of the Revised Statutes of Missouri, as amended.

CCC. TIF Commission. The Tax Increment Financing Commission of the City.

DDD. TIF Revenue. Payments in Lieu of Taxes, Economic Activity Taxes, and the Captured CID Sales Tax Revenues.

EEE. Total Initial Equalized Assessed Value. That amount certified by the County Assessor which equals the most recently ascertained equalized assessed value of each taxable lot, block, tract, or parcel of real property within a Redevelopment Project Area immediately after tax increment financing for such Redevelopment Project Area has been approved by the City Council by an Ordinance.

III. TAX INCREMENT FINANCING

This Plan is adopted pursuant to the TIF Act, which enables municipalities to finance Redevelopment Project Costs with the revenue generated from both Payments in Lieu of Taxes resulting from increased assessed valuation on new development and Economic Activity Taxes resulting from increased economic activities in the Redevelopment Project Areas.

Immediately after the City Council approves any Redevelopment Project and adopts tax increment financing for the corresponding Redevelopment Project Area, the County Assessor shall certify the Total Initial Equalized Assessed Value of such corresponding Redevelopment Project Area. Real estate taxes (including penalties and interest thereon) resulting from (1) all

taxes levied on the Total Initial Equalized Assessed Value for such corresponding Redevelopment Project Area; (2) the blind pension fund tax levied under the authority of Article III, Section 38(b) of the Missouri Constitution, (3) the merchant's and manufacturer's inventory replacement tax levied under the authority of Article X, Section 6(2) of the Missouri Constitution, will be payable to Taxing Districts as if tax increment financing were not adopted. Payments in Lieu of Taxes (including applicable penalties and interest) collected from owners of property within the Redevelopment Project Areas will be paid by the County Collector to the City Treasurer and deposited in the PILOT Account within the Montage Special Allocation fund. In addition, following annual appropriation by the appropriate Taxing Districts, the Economic Activity Taxes shall be paid by the collecting Taxing Districts to the City Treasurer who shall deposit such funds in the Economic Activity Account within the Montage Special Allocation Fund.

IV. REDEVELOPMENT PLAN OBJECTIVES

The objectives of this Plan are outlined below:

A. General Plan Objectives. The general objectives of this Plan are:

1. To discourage commerce, industry and manufacturing from moving operations to another state.
2. To increase employment and housing opportunities in the City.
3. To eliminate adverse conditions in and adjacent to the Redevelopment Project Areas which have hindered development and employment.
4. To provide for access to and traffic flow in the Redevelopment Area.
5. To eliminate conditions which cause the Redevelopment Area to be designated as an Economic Development Area and to encourage the provision of basic infrastructure.

6. To expand the tax base of the City and other Taxing Districts by the addition of taxable residential and commercial real property, and associated increases in taxable personal property, taxable retail sales and other taxable economic activity and taxable income.

B. Specific Plan Objectives. Specific objectives of this Plan include the construction of the Public Infrastructure Improvements and other improvements described in this Plan that will promote development within and around the Redevelopment Area.

V. PLAN IMPLEMENTATION

A. Site Preparation. To achieve the specific and general objectives of this Plan, the Developer will design and construct the Redevelopment Projects.

B. General Land Use. The Redevelopment Area is currently undeveloped agricultural land and zoned R1-A Residential but will be appropriately rezoned for the Redevelopment Projects. The proposed general land use for the Redevelopment Area is envisioned to be primarily residential with commercial and industrial uses located on major streets, a sports park complex, amphitheater, school, Grove Learning Center, art center, demonstration farm, event center, and other community amenities. The preliminary site plan attached hereto as Exhibit 3 designates the intended predominate land use categories for which the tracts in the Redevelopment Area will be sold, leased, or otherwise conveyed.

C. Redevelopment Projects. The Redevelopment Projects will include construction of the Public Infrastructure Improvements and other improvements described in this Plan. Portions of the above-mentioned Public Infrastructure Improvements may be located outside the Redevelopment Area but are necessary and beneficial to the Redevelopment Project Areas and the Plan.

D. Schedule of Development. As indicated on the Development Schedule attached as Exhibit 5, the Redevelopment Project will be constructed in phases. The completion of any Redevelopment Project and retirement of any obligations incurred to finance the corresponding Redevelopment Project Costs will be completed no later than twenty-three (23) years from the adoption of the Ordinance approving such Redevelopment Project, provided that no Ordinance approving a Redevelopment Project shall be adopted later than ten (10) years from the adoption of the Ordinance approving this Plan.

E. Relocation Assistance Plan. In the event that there are businesses or residences in the Redevelopment Area that will be required to relocate in order to implement this Plan, such relocation will only occur following an agreement between the relevant parties without the use of eminent domain. Developer will follow the provisions of Section 523.205 of the Revised Statutes of Missouri in accordance with the Relocation Assistance Plan attached as Exhibit 13.

VI. FINANCING PLAN

A. Projected Redevelopment Project Costs. The combined Redevelopment Project Costs for the Redevelopment Projects are estimated to be approximately \$304,689,954, as shown on Exhibit 4, plus Debt Service and Financing Costs. The Redevelopment Project Costs for Redevelopment Project 1 are estimated to be approximately \$93,882,038, plus Debt Service and Financing Costs. The Redevelopment Project Costs for Redevelopment Project 2 are estimated to be approximately \$81,943,232, plus Debt Service and Financing Costs. The Redevelopment Project Costs for Redevelopment Project 3 are estimated to be approximately \$43,082,044, plus Debt Service and Financing Costs. The Redevelopment Project Costs for Redevelopment Project 4 are estimated to be approximately \$69,048,147, plus Debt Service and Financing Costs. The Redevelopment Project Costs for Redevelopment Project 5 are estimated to be approximately \$16,734,493, plus Debt Service and Financing Costs.

B. Sources of Funds. It is anticipated that the Developer, by way of private sources, will secure funding for all of the Redevelopment Project Costs that are not Reimbursable Project Costs. The CID, or any other issuer approved by the City, shall issue Obligations for the reimbursement of a portion of the Reimbursable Project Costs in accordance with the TIF Act and the CID Act. All Reimbursable Project Costs will ultimately be repaid by proceeds of the Obligations, TIF Revenue, and Non-Captured CID Revenue, but will be limited to the amounts set forth in this Plan.

C. Evidence of Commitment to Finance. The Developer has committed to fund the costs of the Redevelopment Projects, excluding certain costs that are qualified as Reimbursable Project Costs. This commitment is evidenced in a letter attached as Exhibit 6.

D. Issuance, Nature and Term of Obligations. If Obligations are issued by or at the direction of the City or the CID, pursuant to this Plan, issuance will be on terms and at an interest rate determined by market conditions at the time of issuance. TIF Revenues from one or more of the Redevelopment Project Areas will be used for the repayment of Obligations, as approved by the City Council and as set forth in more detail in the applicable documents controlling such Obligations. The proceeds of the Obligations may be used to finance all or any portion of the Reimbursable Project Costs incurred or to be incurred by the Developer. The proceeds of the Obligations may also be used to fund capitalized interest accounts, debt service reserve funds, and Financing Costs, as may be required to issue such Obligations. Obligations may be sold in one or more series in order to implement this Plan. Any Obligation issued by the City must mature within twenty (23) years from their respective issuance dates. Any Obligation issued by the CID must mature within twenty (20) years from their respective issuance dates.

E. Certification of Reimbursable Project Costs. After the Developer incurs Reimbursable Project Costs, the City shall review and approve a certificate from the Developer, which is supported and verified by statements or documentation from an architect, engineer or other appropriate party, certifying that Reimbursable Project Costs have been incurred. Such certified Reimbursable Project Costs shall begin to accrue interest at the time the certificate for such costs are submitted until reimbursed as provided below.

F. Reimbursement of Reimbursable Project Costs. Reimbursable Project Costs, which are certified as provided above, shall be paid with interest as provided above, from the proceeds of Obligations or from the Montage Special Allocation Fund in accordance with Article VII of this Plan. Reimbursable Project Costs may be greater or less than the itemized amounts set forth on Exhibit 4. In the event Obligations are issued, the City will pledge funds on deposit in the Montage Special Allocation Fund for repayment of Debt Service on the Obligations and pay the Reimbursable Project Costs with the proceeds.

G. Projected TIF Revenue and Other Incremental Revenue. The Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated by Redevelopment Project 1 are approximately \$91,256,714 and \$8,842,110, respectively. The Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated by Redevelopment Project 2 are approximately \$93,275,516 and \$6,757,574, respectively. The Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated by Redevelopment Project 3 are approximately \$65,323,131 and \$25,026,416, respectively. The Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated by Redevelopment Project 4 are approximately \$120,081,787 and \$15,274,668, respectively. The Payments in Lieu of Taxes and Economic Activity Taxes estimated to be generated by Redevelopment Project 5 are

approximately \$3,820,664 and \$0.00, respectively. The projections and the specific assumptions made to determine such projections are set forth in Exhibit 8.

H. Payments in Lieu of Taxes. Calculation of anticipated Payments in Lieu of Taxes is based on current and projected future real property assessed valuations and the best available information concerning future property tax levy rates, both of which are subject to change due to many factors, including statewide reassessment, the effects of real property classification for real property tax purposes, and the rollback in tax levies resulting from reassessment or reclassification.

1. Equalized Assessed Valuations. According to the records of the County Assessor, the approximate Total Initial Equalized Assessed Value of the One Hundred Sixty-Five Thousand Four Hundred Twenty and No/100 Dollars (\$165,420). The approximate current ad valorem tax levy rates in the Redevelopment Area are \$7.83 per \$100 of assessed valuation for residential property and \$9.45 per \$100 of assessed valuation for commercial property, which includes a \$1.50 for the replacement tax levy and \$0.30 for the blind pension fund, which levies are not subject to tax increment financing.

2. Anticipated Assessed Valuation.

(a) Upon completion of Redevelopment Project 1, the assessed value of the Redevelopment Project Area 1 is anticipated to be \$92,166,401, which will annually yield an estimated \$7,216,353 in additional ad valorem real property taxes. Upon completion of Redevelopment Project 2, the assessed value of the Redevelopment Project Area is anticipated to be \$121,117,292, which will annually yield an estimated \$9,486,040 in additional ad valorem real property

taxes. Upon completion of Redevelopment Project 3, the assessed value of the Redevelopment Project Area 3 is anticipated to be \$49,152,812, which will annually yield an estimated \$3,848,518 in additional ad valorem real property taxes. Upon completion of Redevelopment Project 4, the assessed value of the Redevelopment Project Area 4 is anticipated to be \$108,521,844, which will annually yield an estimated \$8,666,874 in additional ad valorem real property taxes. Upon completion of Redevelopment Project 5, the assessed value of the Redevelopment Project Area 5 is anticipated to be \$20,804,780, which will annually yield an estimated \$1,626,794 in additional ad valorem real property taxes. When development of all of the Redevelopment Projects are complete, and this Plan is terminated, the Redevelopment Project Areas will annually yield an estimated \$38,222,079 in additional ad valorem real property taxes.

I. Economic Activity Taxes. Economic Activity Taxes to be generated in the Redevelopment Project Area consist of sales taxes and utility taxes. Utility tax revenue is not expected to be significant and no projection of utility taxes has been made.

1. Current Sales and Sales Tax Rates. There is currently no sales tax revenue resulting from sales in the Redevelopment Area. The current local sales tax rate for the Taxing Districts is 4.625%, which includes the 0.375% local economic development sales tax that is not subject to tax increment financing. Certain sales taxes are scheduled to expire, and the revenue projections set forth in the Exhibits to this Plan assume that such sales taxes are renewed.

2. Anticipated Sales Taxes. Upon completion of Redevelopment Project 1, the total annual sales subject to local sales tax in Redevelopment Project Area 1 is

anticipated to be \$18,402,663, which will annually yield an estimated \$851,123 in additional sales tax revenue. Upon completion of Redevelopment Project 2, the total annual sales subject to local sales tax in Redevelopment Project Area 2 is anticipated to be \$15,097,011, which will annually yield an estimated \$698,237 in additional sales tax revenue. Upon completion of Redevelopment Project 3, the total annual sales subject to local sales tax in Redevelopment Project Area 3 is anticipated to be \$53,141,486, which will annually yield an estimated \$2,457,794 in additional sales tax revenue. Upon completion of Redevelopment Project 4, the total annual sales subject to local sales tax in Redevelopment Project Area 4 is anticipated to be \$34,571,399, which will annually yield an estimated \$1,598,927 in additional sales tax revenue. Upon completion of Redevelopment Project 5, the total annual sales subject to local sales tax in Redevelopment Project Area 5 is anticipated to be \$0.00, which will annually yield an estimated \$0 in additional sales tax revenue. When development of all of the Redevelopment Projects are complete, and this Plan is terminated, the Redevelopment Project Areas will annually yield an estimated \$5,891,255 in additional sales tax revenue.

J. Montage Special Allocation Fund. Payments in Lieu of Taxes shall be deposited into the PILOT Account within the Montage Special Allocation Fund, and Economic Activity Taxes shall be deposited into the Economic Activity Account within the Montage Special Allocation Fund. Revenue so deposited and any interest earned on such deposits will be used for and is pledged for the payment of Reimbursable Project Costs, debt service on any Obligations, and for the distribution to the Taxing Districts, in the manner set forth in Article VII of this Plan, subject to the City Council's annual appropriation of revenues in the Economic Activity Account.

VII. DISBURSEMENTS FROM MONTAGE SPECIAL ALLOCATION FUND

All disbursements from the Montage Special Allocation Fund will be made by the City Treasurer out of the two separate segregated accounts maintained within the Montage Special Allocation Fund for Payments in Lieu of Taxes and Economic Activity Taxes in proportion to their respective balances at the time of making a disbursement as set forth in this Plan. Disbursements shall be made by the City Treasurer, in the following manner and order of preference:

First,

To payment of Surplus Payments in Lieu of Taxes as required by the terms of this Agreement.

Second,

To pay Debt Service on Obligations issued to finance Reimbursable Projects Costs;

Third,

Following the completion of the Redevelopment Project, the payment of all Reimbursable Project Costs incurred or expected to be incurred, and the payment of all Obligations, if any, funds remaining in the Montage Special Allocation Fund shall be disbursed by the City Treasurer to the appropriate Taxing Districts in accordance with the Act.

The above order of preference sets forth general priorities but is subject to negotiation, revision, and the inclusion of additional items in the redevelopment agreement and as may be set forth in any contracts and other documents associated with the issuance of Obligations.

VIII. PROCEDURES FOR PAYMENTS TO THE MONTAGE SPECIAL ALLOCATION FUND

A. Payments in Lieu of Taxes. Following the designation of each Redevelopment Project Area, for as long as such Redevelopment Project Area is subject to tax increment financing, the County Assessor shall determine the assessed value of such Redevelopment Project Area without regard to tax increment financing. The County Collector shall collect sums due from real property within such Redevelopment Project Area in accordance with the current equalized assessed valuation and tax levies in effect for each year. The amount collected which represents Payments in Lieu of Taxes shall be paid by the County Collector within thirty (30) days after collection to the City Treasurer who shall immediately deposit the amount paid into the PILOT Account within the Montage Special Allocation Fund, to be utilized and expended in accordance with the TIF Act and this Plan.

B. Economic Activity Taxes. Following the designation of each Redevelopment Project Area, for as long as such Redevelopment Project Area is subject to tax increment financing, Economic Activity Taxes shall be determined and deposited into the Economic Activity Account within the Montage Special Allocation Fund in accordance with the following procedures:

1. Documentation of Economic Activity Taxes by Taxpayers. The City will determine the type and amount of the Economic Activity Taxes paid by each entity paying sales taxes within such Redevelopment Project Area.

2. Presentation to Taxing Districts. The City Treasurer shall deliver by mail or hand delivery a certification of Economic Activity Taxes payable by each Taxing District to the governing body of each such Taxing District. Each Taxing District shall within thirty (30) days of receiving the certification or within thirty (30) days after

receiving any such Economic Activity Tax, whichever is later, appropriate the amount of Economic Activity Taxes actually received and pay the appropriate sum to the City Treasurer.

3. Deposit of Funds. The City Treasurer shall deposit the payments of Economic Activity Taxes received from the respective Taxing Districts in the Economic Activity Account in the Montage Special Allocation Fund, to be utilized and expended in accordance with the TIF Act and this Plan.

IX. MARKET COST-BENEFIT ANALYSIS

The amount of all revenue estimated to be received by the Taxing Districts directly from the Redevelopment Projects during the life of the Plan is \$700,000,686, as shown on the direct tax impact analysis attached as Exhibit 11. A cost-benefit analysis showing the economic impact of the Redevelopment Project on each Taxing District is attached as Exhibit 10. The cost-benefit analysis shows the impact of the economy if the Redevelopment Projects are built pursuant to this Plan, and together with the direct tax impact analysis, illustrates the fiscal impact on every Taxing District. All Reimbursable Project Costs for each Redevelopment Project are projected to be repaid within twenty-three years after tax increment financing was activated by Ordinance for the corresponding Redevelopment Project. The cost-benefit analysis provides sufficient information to evaluate and support the financial feasibility of the Redevelopment Projects as proposed.

X. PROVISIONS FOR AMENDING THE TAX INCREMENT FINANCING PLAN

This Plan may be amended in accordance with the provisions of the TIF Act. Additionally, as required by the TIF Act, the City shall report to the Missouri Department of

Economic Development by the last day of February each year, the name, phone number, and primary line of business of any business which is located within the Redevelopment Area.

XI. TERMINATION OF TAX INCREMENT FINANCING

Tax increment financing for the Redevelopment Projects and the Redevelopment Project Areas shall remain in effect until the Redevelopment Projects have been constructed, all Obligations repaid, and all Reimbursable Project Costs incurred or to be incurred by the Developer have been reimbursed. At that time, tax increment financing shall be terminated by the adoption of an Ordinance of the City Council terminating the designation of the Redevelopment Project Areas, or by any other method authorized by the Act.

XII. REQUIRED STATUTORY FINDINGS

With the approval of this Plan, the TIF Commission and the City Council have, as required by the Act, made the findings set forth below.

A. Economic Development Area. The Redevelopment Area on the whole is an Economic Development Area as defined in the TIF Act, the Redevelopment Projects will not be solely used for development of commercial business which unfairly competes in the local economy, and the Redevelopment Projects are in the public interest because alleviating the lack of basic infrastructure within the Redevelopment Area will (i) preserve and enhance the tax base of the City and the other Taxing Districts, (ii) increase employment opportunities in the City, and (iii) discourage residents, commerce, and industry from moving to another state.

B. Expectations for Development. The Redevelopment Area has not been subject to growth and development through investment by private enterprise as demonstrated in part by the Developer Affidavit, attached as Exhibit 12, and would not reasonably be anticipated to be developed without the adoption of tax increment financing due to the lack of basic infrastructure and the substantial costs of the Redevelopment Projects. As required by Section 99.825.3 of the

TIF Act, this Plan provides that TIF Revenue may only be used to reimburse the costs associated with infrastructure projects.

C. Conforms to Comprehensive Plan. This Plan is generally consistent and conforms with the City's Comprehensive Plan. In addition, all development in the Redevelopment Area will comply with applicable codes and ordinances.

D. Date to Adopt Redevelopment Project. Any Ordinance approving any Redevelopment Project will not be adopted later than ten (10) years from the adoption of this Plan.

E. Date to Complete Redevelopment. The estimated date to complete each Redevelopment Project is not more than twenty-three (23) years from the adoption of the Ordinance approving such Redevelopment Project.

F. Date to Retire Obligations. In the event Obligations are issued to finance Redevelopment Project Costs, such Obligations will be retired less than twenty-three (23) years from the date such Obligations are issued.

G. Acquisition by Eminent Domain. It is not anticipated that property constituting the Redevelopment Area will be acquired by eminent domain; however, in any event, no property for a Redevelopment Project shall be acquired by eminent domain later than five (5) years from the adoption of the Ordinance approving any Redevelopment Project.

H. Relocation Assistance Plan. A plan has been developed for relocation assistance for businesses and residences, if any, and is attached as Exhibit 13.

I. Cost-Benefit Analysis. The cost-benefit analysis attached as Exhibit 10, together with the direct tax impact analysis attached as Exhibits 11, shows the economic impact of this Plan on each Taxing District. The analysis shows the impact on the economy if the

Redevelopment Projects are built and if the Redevelopment Projects are not built pursuant to this Plan. The analyses include a fiscal impact study on every Taxing District, and sufficient information to evaluate whether this Plan and the Redevelopment Projects, as proposed, are financially feasible.

J. Gambling Establishment. This Plan does not include the initial development or redevelopment of any gambling establishment as defined in the TIF Act.

EXHIBIT 1

Legal Description – Redevelopment Area

TRACT 1:

All that part of the West one half of Section 29, Township 52, Range 31, lying Northwesterly of Interstate Highway I-35, in Clay County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Section 29, Township 52, Range 31; thence along the North line of Northwest One-Quarter of said Section 29, North 89 degrees 38 minutes 57 seconds East a distance of 1394.06 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 25 degrees 46 minutes 30 seconds West a distance of 467.32 feet; thence South 21 degrees 51 minutes 12 seconds West a distance of 1551.31 feet; thence South 34 degrees 07 minutes 17 seconds West a distance of 504.18 feet; thence North 77 degrees 16 minutes 44 seconds West a distance of 292.98 feet; thence South 89 degrees 44 minutes 46 seconds West a distance of 35.00 feet to a point on the West line of the said Northwest One-Quarter of Section 29; thence along said West line, North 00 degrees 15 minutes 14 seconds West a distance of 2205.17 feet to the Point of Beginning and containing 46.16 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet; thence North 00 degrees 29 minutes 28 seconds East a distance of 696.39 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 644.36 feet to the Point of Beginning and containing 10.31 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet; thence North 00 degrees 20 minutes 34 seconds East a distance of 216.72 feet; thence South 89 degrees 30 minutes 13 seconds East a distance of 698.87 feet to a point on the East line of the said Northeast One-Quarter; thence along said East line South 00 degrees 20 minutes 07 seconds West a distance of 216.95 feet to the Point of Beginning and containing 3.47 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the North one-half of Section 31 and part of the South one-half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the West line of said Section 31, South 00 degrees 20 minutes 07 seconds West a distance of 66.49 feet to a point on the Westerly extension of the South right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being the Point of Beginning; thence along the said South right of way line of Northeast 104th Street and the Westerly extension thereof for the following three courses, South 89 degrees 49 minutes 07 seconds East a distance of 245.79 to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1265.00 feet, a central angle of 65 degrees 43 minutes 47 seconds and an arc length of 1451.21 feet; thence North 24 degrees 27 minutes 06 seconds East a distance of 443.25 feet; thence South 19 degrees 56 minutes 29 seconds East a distance of 1262.62 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 696.64 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 305.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 77.58 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence South 67 degrees 14 minutes 52 seconds East a distance of 429.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 163.36 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 49 degrees 26 minutes 23 seconds West, a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 22 degrees 49 minutes 32 seconds West a distance of 27.00 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet to a point of reverse curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 61 degrees 08 minutes 40 seconds West, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet; thence South 75 degrees 19 minutes 22 seconds East a distance of 370.59 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following eight courses, South 35 degrees 20 minutes 02 seconds West a distance of 86.08 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 31 degrees 00 minutes 00 seconds West, a radius of 2724.79 feet, a central angle of 20 degrees 44 minutes 00 seconds and an arc length of 986.01 feet; thence South 47 degrees 18 minutes 20 seconds West a distance of 388.58 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 500.00 feet; thence South 65 degrees 46 minutes 10 seconds West a distance of 103.08 feet; thence South 51 degrees 44 minutes 00 seconds West a

distance of 600.00 feet; thence South 37 degrees 41 minutes 50 seconds West a distance of 103.08 feet ; thence South 51 degrees 43 minutes 32 seconds West a distance of 3.97 feet; thence departing said Northerly right of way line, North 37 degrees 58 minutes 12 seconds West a distance of 574.44 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 45 degrees 47 minutes 50 seconds West, a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 175.57 feet; thence North 38 degrees 23 minutes 06 seconds West a distance of 77.65 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 32 degrees 47 minutes 39 seconds and an arc length of 400.66 feet; thence North 05 degrees 35 minutes 27 seconds West a distance of 205.64 feet to a point of curvature; thence Northerly and Northeasterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 50.00 feet; thence North 45 degrees 07 minutes 02 seconds West a distance of 106.57 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 333.88 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 232.00 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 463.70 feet to a point on the West line of said Section 31; thence along said West line North 00 degrees 20 minutes 07 seconds East a distance of 584.44 feet to the Point of Beginning and containing 160.72 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 1947.35 feet to the Southwest corner of the said Northeast One-Quarter; thence along the West line of the said Northeast One-Quarter, North 00 degrees 29 minutes 48 seconds East a distance of 2637.10 feet to the Northwest corner of the said Northeast One-Quarter; thence along the North line of said Northeast One-Quarter, South 89 degrees 30 minutes 58 seconds East a distance of 982.23 feet; thence South 00 degrees 28 minutes 43 seconds West a distance of 196.87 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence South 09 degrees 08 minutes 01 seconds West a distance of 110.42 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 83 degrees 22 minutes 18 seconds East a distance of 204.18 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07

degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 8.75 feet; thence South 00 degrees 14 minutes 44 seconds West a distance of 1331.42 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 395.2 feet; thence South 00 degrees 20 minutes 34 seconds West a distance of 640.37 feet to the Point of Beginning and containing 90.86 acres more or less, Except that part taken or used for road right of way.

TRACT 6:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 30; thence along the West line of the Northwest One-Quarter of said Section 30, North 00 degrees 20 minutes 45 seconds East a distance of 789.22 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 574.66 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 14 degrees 10 minutes 11 seconds and an arc length of 173.12 feet; thence North 76 degrees 11 minutes 30 seconds East a distance of 316.36 feet to a point of curvature; thence Northeasterly and Southeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 40 degrees 44 minutes 29 seconds and an arc length of 1066.61 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 137.59 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 162.05 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 39 degrees 37 minutes 48 seconds and an arc length of 484.17 feet; thence North 12 degrees 41 minutes 48 seconds West a distance of 395.11 feet; thence North 77 degrees 18 minutes 12 seconds East a distance of 630.58 feet; thence South 66 degrees 02 minutes 22 seconds East a distance of 984.89 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 51 degrees 03 minutes 18 seconds West, a radius of 1200.00 feet, a central angle of 01 degrees 04 minutes 43 seconds and an arc length of 22.59 feet; thence South 52 degrees 08 minutes 01 seconds West a distance of 254.09 feet; thence South 61 degrees 33 minutes 56 seconds East a distance of 1387.38 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 774.80 feet to a point on the East line of the Northeast One-Quarter of said Section 30; thence along said east line, South 00 degrees 15 minutes 14 seconds East a distance of 198.63 feet to a point on the Northerly right of way line of Interstate highway No. 35 as now established; thence along said Northerly right of way line the following four courses, South 89 degrees 56 minutes 22 seconds West a distance of 35.00 feet; thence South 14 degrees 54 minutes 13 seconds West a distance of 155.26 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 422.68 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet; thence departing said Northerly right of way line, North 89 degrees 38 minutes 18 seconds West a distance of 871.73 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence North 66 degrees 02 minutes 09 seconds West a distance of 73.74 feet; thence South 23 degrees 09 minutes 52 seconds West distance of 780.32 feet; thence North 66 degrees 50 minutes 08 seconds West a distance of 1437.26 feet; thence North 26 degrees 55

minutes 59 seconds East a distance of 480.59 feet; thence North 63 degrees 04 minutes 01 seconds West a distance of 112.64 feet; thence South 78 degrees 55 minutes 49 seconds West a distance of 595.04 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 15 degrees 43 minutes 32 seconds East, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet to a point of reverse curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 27 degrees 58 minutes 43 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point on the North line of LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said North line the following two courses, North 33 degrees 33 minutes 21 seconds West a distance of 487.26 feet; thence North 89 degrees 56 minutes 33 seconds West a distance of 1804.18 feet to a point on the West line of the Southwest One-Quarter of said Section 30; thence along said West line, North 00 degrees 22 minutes 39 seconds East a distance of 198.02 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 64.94 acres, more or less.

TRACT 7:

Part of the West one half of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 31; thence along the West line of the Northwest One Quarter of said Section 31, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet; thence South 89 degrees 37 minutes 49 seconds East a distance of 606.80 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 89 degrees 38 minutes 18 seconds East, a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 52 degrees 01 minutes 48 seconds East a distance of 214.02 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of

1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 37 degrees 58 minutes 12 seconds East a distance of 574.44 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following five courses, South 51 degrees 42 minutes 11 seconds West a distance of 1918.75 feet; thence North 38 degrees 17 minutes 49 seconds West a distance of 88.00 feet; thence North 20 degrees 56 minutes 51 seconds West a distance of 143.53 feet; thence North 04 degrees 36 minutes 29 seconds West a distance of 36.06 feet; thence South 89 degrees 46 minutes 33 seconds West a distance of 40.42 feet to a point on the West line of the Southwest One-Quarter of said Section 31, thence along said West line, North 00 degrees 31 minutes 53 seconds East a distance of 838.80 feet to the Point of Beginning and containing 30.85 acres more or less, Except that part taken or used for road right of way.

TRACT 8:

Part of the Northwest One Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of said Section 31; thence along the West line of said Northwest One Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 584.44 feet to the Point of Beginning; thence South 89 degrees 38 minutes 18 seconds East a distance of 463.70 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 463.50 feet; thence North 89 degrees 39 minutes 53 seconds West a distance of 463.49 feet to a point on the said West line of said Northwest One Quarter; thence along said West line, North 00 degrees 20 minutes 07 seconds East a distance of 463.71 feet to the Point of Beginning and containing 4.93 acres more or less, Except that part taken or used for road right of way.

TRACT 9:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes 17 seconds West a distance of 449.82 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 30.00 feet; thence North 89 degrees 31 minutes 17 seconds west a distance of 8.75 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 83 degrees 22 minutes 18 seconds West a distance of 204.18 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 09 degrees 08 minutes 01 seconds East a distance of 110.42 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence North 00 degrees 28 minutes 43

seconds East a distance of 196.87 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 1012.24 feet to the Point of Beginning and containing 15.85 acres more or less, Except that part taken or used for road right of way.

TRACT 10:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence North 40 degrees 33 minutes 37 seconds West a distance of 477.61 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence North 67 degrees 14 minutes 52 seconds West a distance of 429.20 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 77.58 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 303.10 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 234.90 feet; thence South 45 degrees 53 minutes 02 seconds East a distance of 289.69 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 36 degrees 25 minutes 16 seconds East, a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 115.28 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 447.52 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 22 degrees 34 minutes 51 seconds West a distance of 218.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 3659.72 feet, a central angle of 04 degrees 27 minutes 28 seconds and an arc length of 284.73 feet; thence South 36 degrees 43 minutes 17 seconds West a distance of 601.18 feet; thence South 75 degrees 32 minutes 11 seconds West a distance of 188.16 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1074.93 feet, a central angle of 11 degrees 41 minutes 53 seconds and an arc length of 219.47 feet; thence North 40 degrees 33 minutes 37 seconds West a distance of 116.48 feet to the Point of Beginning and containing 36.48 acres more or less, Except that part taken or used for road right of way.

TRACT 11:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the North line of said Section 31 and the South line of said Section 30, South 89 degrees 49 minutes 07 seconds East a distance of 1977.67 feet to the Point of Beginning; thence North 19 degrees 56 minutes 29 seconds West a distance of 1153.00 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said Easterly right of way line the following two courses, North 24 degrees 27 minutes 06 seconds East a distance of 367.04 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 2560.00 feet, a central angle of 07 degrees 29 minutes 47 seconds and an arc length of 334.94 feet; thence South 57 degrees 25 minutes 29 seconds East a distance of 1235.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 165.37 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 305.30 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 696.64 feet; thence North 19 degrees 56 minutes 29 seconds West a distance of 109.62 feet to the Point of Beginning and containing 31.90 acres more or less, Except that part taken or used for road right of way.

TRACT 12:

Part of the Southeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter of Section 30; thence along the North line of the said Southeast One Quarter, North 89 degrees 37 minutes 38 seconds West a distance of 76.56 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following two courses, South 00 degrees 03 minutes 38 seconds East a distance of 139.05 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet to the Point of Beginning; thence continuing along said Westerly right of way line the following two courses, South 01 degrees 06 minutes 43 seconds East a distance of 426.12 feet; thence South 22 degrees 34 minutes 51 seconds West a distance of 953.20 feet; thence departing said right of way line, North 66 degrees 50 minutes 08 seconds West a distance of 447.52 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 116.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet thence North 23 degrees 09 minutes 52 seconds East a distance of 244.84 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence North

00 degrees 21 minutes 42 seconds East a distance of 587.65 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 359.86 feet to the Point of Beginning and containing 9.60 acres more or less, Except that part taken or used for road right of way.

TRACT 13:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 1000.40 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 549.99 feet; thence South 89 degrees 39 minutes 53 seconds East a distance of 463.49 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 231.50 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 333.88 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence South 45 degrees 07 minutes 02 seconds East a distance of 106.57 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 50.00 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence South 05 degrees 35 minutes 27 seconds East a distance of 205.64 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 07 degrees 45 minutes 47 seconds and an arc length of 94.84 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 26 seconds West, a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet; thence North 70 degrees 22 minutes 27 seconds West a distance of 752.53 feet to the Point of Beginning and containing 17.15 acres more or less, Except that part taken or used for road right of way.

TRACT 14:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 14 seconds East a distance of 1112.34 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 774.80 feet; thence North 61 degrees 33 minutes 56 seconds West a distance of 1387.38 feet; thence North 52 degrees 08 minutes 01 seconds East a distance of 254.09 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1200.00 feet, a central angle of 19 degrees 30 minutes 44 seconds and an arc length of 408.66 feet; South 89 degrees 38 minutes 18 seconds East a 1515.19 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 31.87 acres, more or less.

TRACT 15:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 783.45 feet; thence South 70 degrees 22 minutes 27 seconds East a distance of 752.53 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 13 degrees 21 minutes 14 seconds East, a radius of 700.00 feet, a central angle of 25 degrees 01 minutes 52 seconds and an arc length of 305.81 feet; thence South 38 degrees 23 minutes 06 seconds East a distance of 77.65 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 38.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 89 degrees 37 minutes 49 seconds West a distance of 606.80 feet to the Point of Beginning and containing 13.56 acres more or less, Except that part taken or used for road right of way.

TRACT 16:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence South 40 degrees 33 minutes 37 seconds East a distance of 116.48 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established, said point being a point of curvature; thence along said Westerly right of way line the following two courses, Southwesterly on a curve to the left having an initial tangent bearing of South 63 degrees 50 minutes 18 seconds West, a radius of 1074.93 feet, a central angle of 32 degrees 46 minutes 06 seconds and an arc length of 614.77 feet; thence South 35 degrees 10 minutes 56 seconds West a distance of 189.34 feet; thence departing said right of way line, North 75 degrees 19 minutes 22 seconds West a distance of 370.59 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 14 degrees 40 minutes 38 seconds East, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 61 degrees 23 minutes 43 seconds East, a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet; thence North 22 degrees 49 minutes 32 seconds East a distance of 27.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 314.25 feet to the Point of Beginning and containing 7.32 acres more or less, Except that part taken or used for road right of way.

TRACT 17:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 30; thence along the North line of the said Southwest One-Quarter, South 89 degrees 45 minutes 47 seconds East a distance of 2195.33 feet to the Point of Beginning; thence North 78 degrees 55 minutes 49 seconds East a distance of 448.63 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 112.64 feet; thence South 26 degrees 55 minutes 59 seconds West a distance of 480.59 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 1437.26 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 780.32 feet; thence South 66 degrees 02 minutes 09 seconds East a distance of 73.74 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 511.87 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 587.65 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 244.84 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc

length of 247.86 feet; thence South 70 degrees 30 minutes 08 seconds West a distance of 231.39 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 71 degrees 34 minutes 22 seconds West, a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet; thence North 45 degrees 53 minutes 02 seconds West a distance of 289.69 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 234.90 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 303.10 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 165.37 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence North 57 degrees 25 minutes 29 seconds West a distance of 1235.20 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being a point of curvature; thence along said Easterly right of way line, Northeasterly on a curve to the right having an initial tangent bearing of North 31 degrees 56 minutes 53 seconds East, a radius of 2560.00 feet, a central angle of 08 degrees 06 minutes 10 seconds and an arc length of 362.04 feet; thence along the North line of said LIBERTY SECOND HIGH SCHOOL, North 33 degrees 33 minutes 21 seconds West a distance of 31.81 feet to a point of curvature; thence Northerly and Northwesterly on a curve to the left having an initial tangent bearing of North 37 degrees 17 minutes 34 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point of reverse curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 27 degrees 58 minutes 43 seconds West, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet; thence North 78 degrees 55 minutes 49 seconds East a distance of 146.41 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 70.09 acres, more or less.

TRACT 18:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 1515.19 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 32 degrees 37 minutes 17 seconds East, a radius of 1200.00 feet, a central angle of 32 degrees 16 minutes 07 seconds and an arc length of 675.83 feet; thence North 00 degrees 21 minutes 10 seconds East a distance of 252.58 feet to a point on the North line of the said Northeast One-Quarter of Section 30; thence along said North line, South 89 degrees 40 minutes 33 seconds East a distance of 1320.39 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning. The property included within this entire description contains 27.08 acres, more or less.

TRACT 19:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet to the Point of Beginning; thence continuing along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 1181.08 feet; thence North 89 degrees 31 minutes 46 seconds West a distance of 578.48 feet; thence South 45 degrees 24 minutes 50 seconds West a distance of 169.94 feet; thence North 89 degrees 30 minutes 51 seconds West a distance of 395.22 feet; thence North 00 degrees 14

minutes 44 seconds East a distance of 1301.42 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 1096.07 feet to the Point of Beginning and containing 30.95 acres more or less, Except that part taken or used for road right of way.

EXHIBIT 1A

Legal Description – Redevelopment Project Area 1

TRACT 1:

All that part of the West one half of Section 29, Township 52, Range 31, lying Northwesterly of Interstate Highway I-35, in Clay County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Section 29, Township 52, Range 31; thence along the North line of Northwest One-Quarter of said Section 29, North 89 degrees 38 minutes 57 seconds East a distance of 1394.06 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 25 degrees 46 minutes 30 seconds West a distance of 467.32 feet; thence South 21 degrees 51 minutes 12 seconds West a distance of 1551.31 feet; thence South 34 degrees 07 minutes 17 seconds West a distance of 504.18 feet; thence North 77 degrees 16 minutes 44 seconds West a distance of 292.98 feet; thence South 89 degrees 44 minutes 46 seconds West a distance of 35.00 feet to a point on the West line of the said Northwest One-Quarter of Section 29; thence along said West line, North 00 degrees 15 minutes 14 seconds West a distance of 2205.17 feet to the Point of Beginning and containing 46.16 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet; thence North 00 degrees 29 minutes 28 seconds East a distance of 696.39 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 644.36 feet to the Point of Beginning and containing 10.31 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet; thence North 00 degrees 20 minutes 34 seconds East a distance of 216.72 feet; thence South 89 degrees 30 minutes 13 seconds East a distance of 698.87 feet to a point on the East line of the said Northeast One-Quarter; thence along said East line South 00 degrees 20 minutes 07 seconds West a distance of 216.95 feet to the Point of Beginning and containing 3.47 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the North one-half of Section 31 and part of the South one-half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the West line of said Section 31, South 00 degrees 20 minutes 07 seconds West a distance of 66.49 feet to a point on the Westerly extension of the South right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being the Point of Beginning; thence along the said South right of way line of Northeast 104th Street and the Westerly extension thereof for the following three courses, South 89 degrees 49 minutes 07 seconds East a distance of 245.79 to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1265.00 feet, a central angle of 65 degrees 43 minutes 47 seconds and an arc length of 1451.21 feet; thence North 24 degrees 27 minutes 06 seconds East a distance of 443.25 feet; thence South 19 degrees 56 minutes 29 seconds East a distance of 1262.62 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 696.64 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 305.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 77.58 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence South 67 degrees 14 minutes 52 seconds East a distance of 429.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 163.36 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 49 degrees 26 minutes 23 seconds West, a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 22 degrees 49 minutes 32 seconds West a distance of 27.00 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet to a point of reverse curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 61 degrees 08 minutes 40 seconds West, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet; thence South 75 degrees 19 minutes 22 seconds East a distance of 370.59 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following eight courses, South 35 degrees 20 minutes 02 seconds West a distance of 86.08 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 31 degrees 00 minutes 00 seconds West, a radius of 2724.79 feet, a central angle of 20 degrees 44 minutes 00 seconds and an arc length of 986.01 feet; thence South 47 degrees 18 minutes 20 seconds West a distance of 388.58 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 500.00 feet; thence South 65 degrees 46 minutes 10 seconds West a distance of 103.08 feet; thence South 51 degrees 44 minutes 00 seconds West a

distance of 600.00 feet; thence South 37 degrees 41 minutes 50 seconds West a distance of 103.08 feet ; thence South 51 degrees 43 minutes 32 seconds West a distance of 3.97 feet; thence departing said Northerly right of way line, North 37 degrees 58 minutes 12 seconds West a distance of 574.44 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 45 degrees 47 minutes 50 seconds West, a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 175.57 feet; thence North 38 degrees 23 minutes 06 seconds West a distance of 77.65 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 32 degrees 47 minutes 39 seconds and an arc length of 400.66 feet; thence North 05 degrees 35 minutes 27 seconds West a distance of 205.64 feet to a point of curvature; thence Northerly and Northeasterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 50.00 feet; thence North 45 degrees 07 minutes 02 seconds West a distance of 106.57 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 333.88 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 232.00 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 463.70 feet to a point on the West line of said Section 31; thence along said West line North 00 degrees 20 minutes 07 seconds East a distance of 584.44 feet to the Point of Beginning and containing 160.72 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 1947.35 feet to the Southwest corner of the said Northeast One-Quarter; thence along the West line of the said Northeast One-Quarter, North 00 degrees 29 minutes 48 seconds East a distance of 2637.10 feet to the Northwest corner of the said Northeast One-Quarter; thence along the North line of said Northeast One-Quarter, South 89 degrees 30 minutes 58 seconds East a distance of 982.23 feet; thence South 00 degrees 28 minutes 43 seconds West a distance of 196.87 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence South 09 degrees 08 minutes 01 seconds West a distance of 110.42 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 83 degrees 22 minutes 18 seconds East a distance of 204.18 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07

degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 8.75 feet; thence South 00 degrees 14 minutes 44 seconds West a distance of 1331.42 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 395.2 feet; thence South 00 degrees 20 minutes 34 seconds West a distance of 640.37 feet to the Point of Beginning and containing 90.86 acres more or less, Except that part taken or used for road right of way.

EXHIBIT 1B

Legal Description – Redevelopment Project Area 2

TRACT 1:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 30; thence along the West line of the Northwest One-Quarter of said Section 30, North 00 degrees 20 minutes 45 seconds East a distance of 789.22 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 574.66 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 14 degrees 10 minutes 11 seconds and an arc length of 173.12 feet; thence North 76 degrees 11 minutes 30 seconds East a distance of 316.36 feet to a point of curvature; thence Northeasterly and Southeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 40 degrees 44 minutes 29 seconds and an arc length of 1066.61 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 137.59 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 162.05 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 39 degrees 37 minutes 48 seconds and an arc length of 484.17 feet; thence North 12 degrees 41 minutes 48 seconds West a distance of 395.11 feet; thence North 77 degrees 18 minutes 12 seconds East a distance of 630.58 feet; thence South 66 degrees 02 minutes 22 seconds East a distance of 984.89 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 51 degrees 03 minutes 18 seconds West, a radius of 1200.00 feet, a central angle of 01 degrees 04 minutes 43 seconds and an arc length of 22.59 feet; thence South 52 degrees 08 minutes 01 seconds West a distance of 254.09 feet; thence South 61 degrees 33 minutes 56 seconds East a distance of 1387.38 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 774.80 feet to a point on the East line of the Northeast One-Quarter of said Section 30; thence along said east line, South 00 degrees 15 minutes 14 seconds East a distance of 198.63 feet to a point on the Northerly right of way line of Interstate highway No. 35 as now established; thence along said Northerly right of way line the following four courses, South 89 degrees 56 minutes 22 seconds West a distance of 35.00 feet; thence South 14 degrees 54 minutes 13 seconds West a distance of 155.26 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 422.68 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet; thence departing said Northerly right of way line, North 89 degrees 38 minutes 18 seconds West a distance of 871.73 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence North 66 degrees 02 minutes 09 seconds West a distance of 73.74 feet; thence South 23 degrees 09 minutes 52 seconds West distance of 780.32 feet; thence North 66 degrees 50 minutes 08 seconds West a distance of 1437.26 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 480.59 feet; thence North 63 degrees 04 minutes 01 seconds West a distance of 112.64 feet; thence South 78 degrees 55 minutes 49 seconds West a distance of 595.04 feet to a point of curvature; thence Southeasterly on a curve to the left having

an initial tangent bearing of South 15 degrees 43 minutes 32 seconds East, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet to a point of reverse curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 27 degrees 58 minutes 43 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point on the North line of LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said North line the following two courses, North 33 degrees 33 minutes 21 seconds West a distance of 487.26 feet; thence North 89 degrees 56 minutes 33 seconds West a distance of 1804.18 feet to a point on the West line of the Southwest One-Quarter of said Section 30; thence along said West line, North 00 degrees 22 minutes 39 seconds East a distance of 198.02 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 64.94 acres, more or less.

TRACT 2:

Part of the West one half of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 31; thence along the West line of the Northwest One Quarter of said Section 31, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet; thence South 89 degrees 37 minutes 49 seconds East a distance of 606.80 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 89 degrees 38 minutes 18 seconds East, a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 52 degrees 01 minutes 48 seconds East a distance of 214.02 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 37 degrees 58 minutes 12 seconds East a distance of 574.44 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along

said Northerly right of way line the following five courses, South 51 degrees 42 minutes 11 seconds West a distance of 1918.75 feet; thence North 38 degrees 17 minutes 49 seconds West a distance of 88.00 feet; thence North 20 degrees 56 minutes 51 seconds West a distance of 143.53 feet; thence North 04 degrees 36 minutes 29 seconds West a distance of 36.06 feet; thence South 89 degrees 46 minutes 33 seconds West a distance of 40.42 feet to a point on the West line of the Southwest One-Quarter of said Section 31, thence along said West line, North 00 degrees 31 minutes 53 seconds East a distance of 838.80 feet to the Point of Beginning and containing 30.85 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northwest One Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of said Section 31; thence along the West line of said Northwest One Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 584.44 feet to the Point of Beginning; thence South 89 degrees 38 minutes 18 seconds East a distance of 463.70 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 463.50 feet; thence North 89 degrees 39 minutes 53 seconds West a distance of 463.49 feet to a point on the said West line of said Northwest One Quarter; thence along said West line, North 00 degrees 20 minutes 07 seconds East a distance of 463.71 feet to the Point of Beginning and containing 4.93 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes 17 seconds West a distance of 449.82 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 30.00 feet; thence North 89 degrees 31 minutes 17 seconds west a distance of 8.75 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 83 degrees 22 minutes 18 seconds West a distance of 204.18 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 09 degrees 08 minutes 01 seconds East a distance of 110.42 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence North 00 degrees 28 minutes 43 seconds East a distance of 196.87 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance

of 1012.24 feet to the Point of Beginning and containing 15.85 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence North 40 degrees 33 minutes 37 seconds West a distance of 477.61 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence North 67 degrees 14 minutes 52 seconds West a distance of 429.20 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 77.58 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 303.10 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 234.90 feet; thence South 45 degrees 53 minutes 02 seconds East a distance of 289.69 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 36 degrees 25 minutes 16 seconds East, a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 115.28 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 447.52 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 22 degrees 34 minutes 51 seconds West a distance of 218.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 3659.72 feet, a central angle of 04 degrees 27 minutes 28 seconds and an arc length of 284.73 feet; thence South 36 degrees 43 minutes 17 seconds West a distance of 601.18 feet; thence South 75 degrees 32 minutes 11 seconds West a distance of 188.16 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1074.93 feet, a central angle of 11 degrees 41 minutes 53 seconds and an arc length of 219.47 feet; thence North 40 degrees 33 minutes 37 seconds West a distance of 116.48 feet to the Point of Beginning and containing 36.48 acres more or less, Except that part taken or used for road right of way.

TRACT 6:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the North line of said Section 31 and the South line of said Section 30, South 89 degrees 49 minutes 07 seconds East a distance of 1977.67 feet to the Point of Beginning; thence North 19 degrees 56 minutes 29 seconds West a distance of 1153.00 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said Easterly right of way line the following two courses, North 24 degrees 27 minutes 06 seconds East a distance of 367.04 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 2560.00 feet, a central angle of 07 degrees 29 minutes 47 seconds and an arc length of 334.94 feet; thence South 57 degrees 25 minutes 29 seconds East a distance of 1235.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 165.37 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 305.30 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 696.64 feet; thence North 19 degrees 56 minutes 29 seconds West a distance of 109.62 feet to the Point of Beginning and containing 31.90 acres more or less, Except that part taken or used for road right of way.

EXHIBIT 1C

Legal Description – Redevelopment Project Area 3

TRACT 1:

Part of the Southeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter of Section 30; thence along the North line of the said Southeast One Quarter, North 89 degrees 37 minutes 38 seconds West a distance of 76.56 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following two courses, South 00 degrees 03 minutes 38 seconds East a distance of 139.05 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet to the Point of Beginning; thence continuing along said Westerly right of way line the following two courses, South 01 degrees 06 minutes 43 seconds East a distance of 426.12 feet; thence South 22 degrees 34 minutes 51 seconds West a distance of 953.20 feet; thence departing said right of way line, North 66 degrees 50 minutes 08 seconds West a distance of 447.52 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 116.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet thence North 23 degrees 09 minutes 52 seconds East a distance of 244.84 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 587.65 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 359.86 feet to the Point of Beginning and containing 9.60 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 1000.40 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 549.99 feet; thence South 89 degrees 39 minutes 53 seconds East a distance of 463.49 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 231.50 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 333.88 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence South 45 degrees 07 minutes 02 seconds East a distance of 106.57 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 50.00 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of

700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence South 05 degrees 35 minutes 27 seconds East a distance of 205.64 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 07 degrees 45 minutes 47 seconds and an arc length of 94.84 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 26 seconds West, a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet; thence North 70 degrees 22 minutes 27 seconds West a distance of 752.53 feet to the Point of Beginning and containing 17.15 acres more or less, Except that part taken or used for road right of way.

EXHIBIT 1D

Legal Description – Redevelopment Project Area 4

TRACT 1:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 14 seconds East a distance of 1112.34 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 774.80 feet; thence North 61 degrees 33 minutes 56 seconds West a distance of 1387.38 feet; thence North 52 degrees 08 minutes 01 seconds East a distance of 254.09 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1200.00 feet, a central angle of 19 degrees 30 minutes 44 seconds and an arc length of 408.66 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 1515.19 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 31.87 acres, more or less.

TRACT 2:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet to the Point of Beginning; thence continuing along the West line of

the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 783.45 feet; thence South 70 degrees 22 minutes 27 seconds East a distance of 752.53 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 13 degrees 21 minutes 14 seconds East, a radius of 700.00 feet, a central angle of 25 degrees 01 minutes 52 seconds and an arc length of 305.81 feet; thence South 38 degrees 23 minutes 06 seconds East a distance of 77.65 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 38.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 89 degrees 37 minutes 49 seconds West a distance of 606.80 feet to the Point of Beginning and containing 13.56 acres more or less, Except that part taken or used for road right of way.

Tract 3:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence South 40 degrees 33 minutes 37 seconds East a distance of 116.48 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established, said point being a point of curvature; thence along said Westerly right of way line the following two courses, Southwesterly on a curve to the left having an initial tangent bearing of South 63 degrees 50 minutes 18 seconds West, a radius of 1074.93 feet, a central angle of 32 degrees 46 minutes 06 seconds and an arc length of 614.77 feet; thence South 35 degrees 10 minutes 56 seconds West a distance of 189.34 feet; thence departing said right of way line, North 75 degrees 19 minutes 22 seconds West a distance of 370.59 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 14 degrees 40 minutes 38 seconds East, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 61 degrees 23 minutes 43 seconds East, a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet; thence North 22 degrees 49 minutes 32 seconds East a distance of 27.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 40 degrees 33 minutes 37 seconds East distance of 314.25 feet to the Point of Beginning and containing 7.32 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 30; thence along the North line of the said Southwest One-Quarter, South 89 degrees 45 minutes 47 seconds East a distance of 2195.33 feet to the Point of Beginning; thence North 78 degrees 55 minutes 49 seconds East a distance of 448.63 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 112.64 feet; thence South 26 degrees 55 minutes 59 seconds West a distance of 480.59 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 1437.26 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 780.32 feet; thence South 66 degrees 02 minutes 09 seconds East a distance of 73.74 feet to a point of curvature: thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 511.87 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 587.65 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 244.84 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet; thence South 70 degrees 30 minutes 08 seconds West a distance of 231.39 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 71 degrees 34 minutes 22 seconds West, a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet; thence North 45 degrees 53 minutes 02 seconds West a distance of 289.69 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 234.90 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 303.10 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 165.37 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence North 57 degrees 25 minutes 29 seconds West a distance of 1235.20 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being a point of curvature; thence along said Easterly right of way line, Northeasterly on a curve to the right having an initial tangent bearing of North 31 degrees 56 minutes 53 seconds East, a radius of 2560.00 feet, a central angle of 08 degrees 06 minutes 10 seconds and an arc length of 362.04 feet; thence along the North line of said LIBERTY SECOND HIGH SCHOOL, North 33 degrees 33 minutes 21 seconds West a distance of 31.81 feet to a point of curvature; thence Northerly and Northwesterly on a curve to the left having an initial tangent bearing of North 37 degrees 17 minutes 34 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point of reverse curvature;

thence Northwesterly on a curve to the right having an initial tangent bearing of North 27 degrees 58 minutes 43 seconds West, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet; thence North 78 degrees 55 minutes 49 seconds East a distance of 146.41 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 70.09 acres, more or less.

EXHIBIT 1E

Legal Description – Redevelopment Project Area 5

TRACT 1:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 1515.19 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 32 degrees 37 minutes 17 seconds East, a radius of 1200.00 feet, a central angle of 32 degrees 16 minutes 07 seconds and an arc length of 675.83 feet; thence North 00 degrees 21 minutes 10 seconds East a distance of 252.58 feet to a point on the North line of the said Northeast One-Quarter of Section 30; thence along said North line, South 89 degrees 40 minutes 33 seconds East a distance of 1320.39 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 27.08 acres, more or less.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet to the Point of Beginning; thence continuing along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 1181.08 feet; thence North 89 degrees 31 minutes 46 seconds West a distance of 578.48 feet;

thence South 45 degrees 24 minutes 50 seconds West a distance of 169.94 feet; thence North 89 degrees 30 minutes 51 seconds West a distance of 395.22 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 1301.42 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 1096.07 feet to the Point of Beginning and containing 30.95 acres more or less, Except that part taken or used for road right of way.

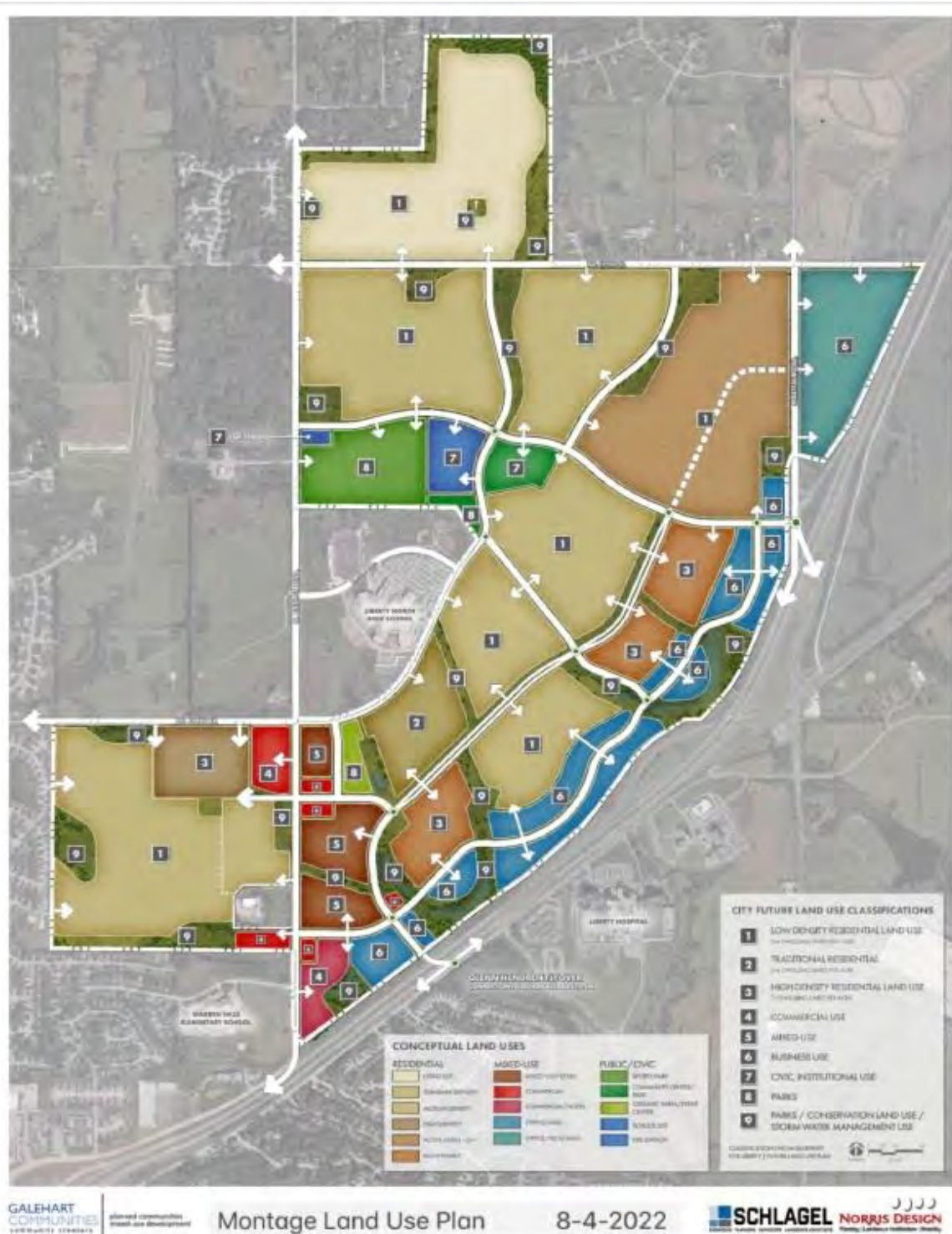
EXHIBIT 2

Redevelopment Area Map



EXHIBIT 3

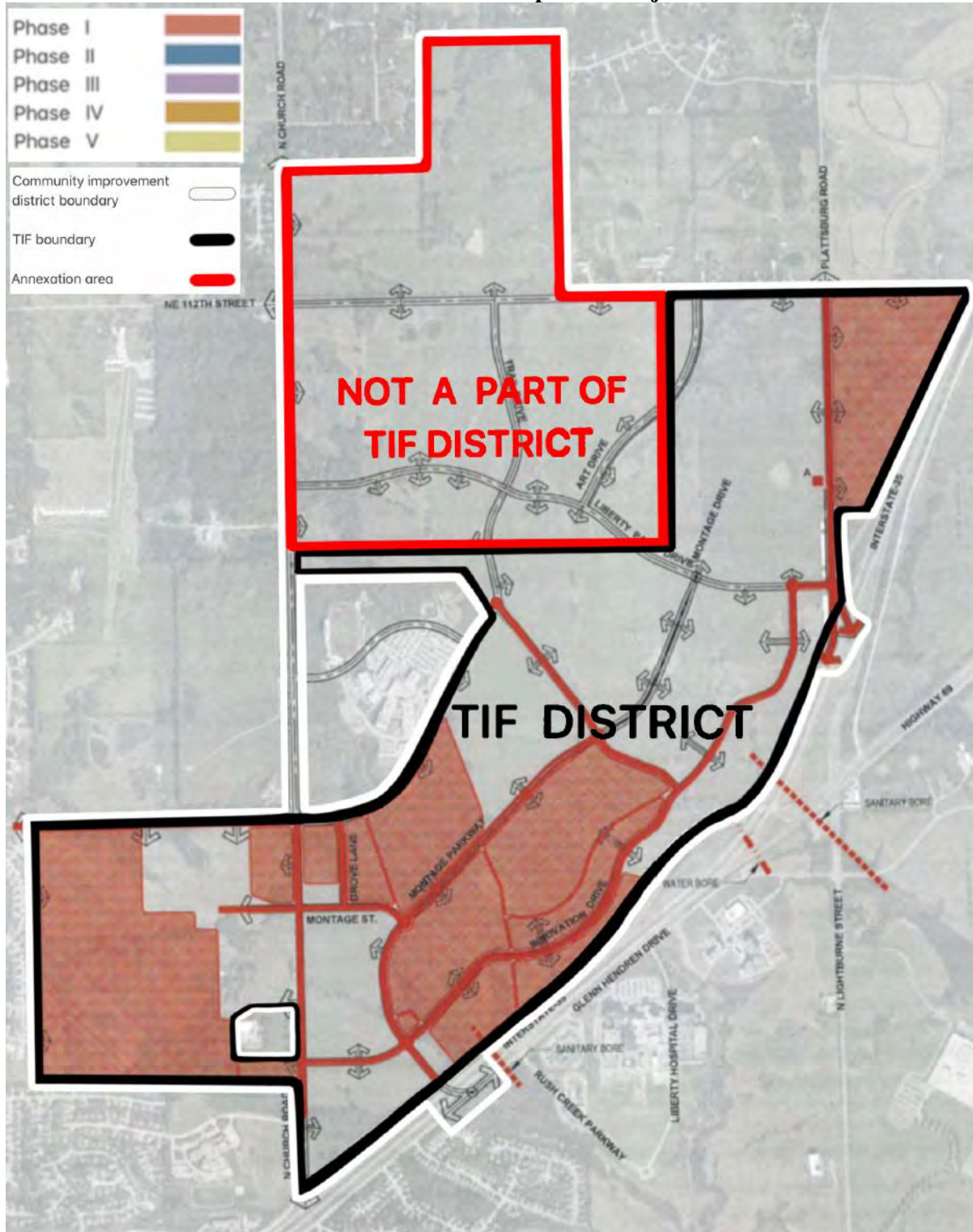
Site Plan – Redevelopment Projects



*Area outlined in red is outside the Redevelopment Area, however, ancillary and incidental infrastructure improvements within such area are included as part of the Public Infrastructure Improvements.

EXHIBIT 3A

Site Plan – Redevelopment Project 1



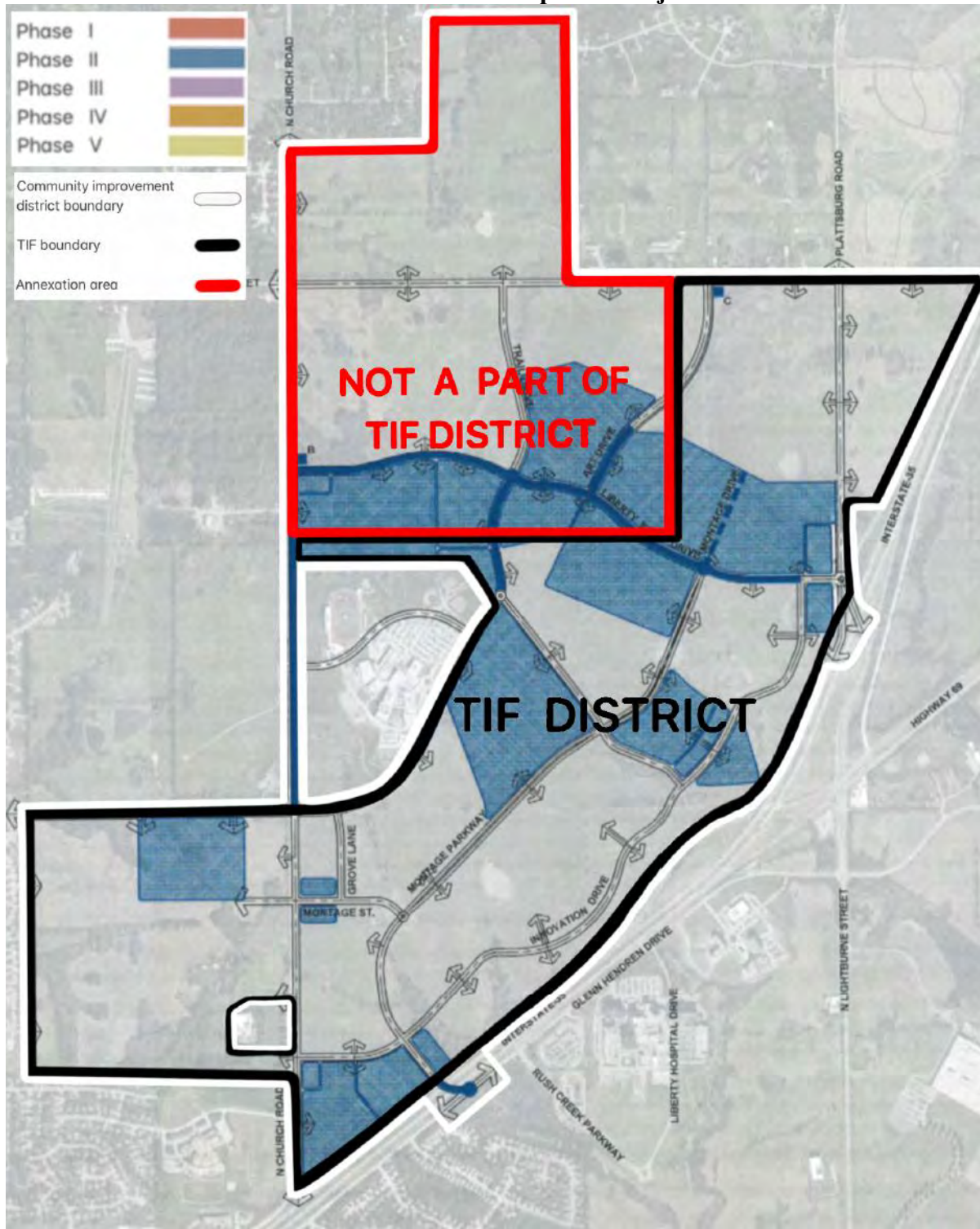
*Area outlined in red is outside the Redevelopment Area, however, ancillary and incidental infrastructure improvements within such area are included as part of the Public Infrastructure Improvements.

The following Public Infrastructure Improvements are included as part of Redevelopment Project 1, but are located outside of the Redevelopment Area:

- Three highway bores under I-35 for water and sewer/sanitary systems;
- New southbound on-ramp to I-35 initiating from a Super round-about within the District on Plattsburg; and
- Improvements to Plattsburg in immediate proximity south of the Super round-about, west of I-35.

EXHIBIT 3B

Site Plan – Redevelopment Project 2



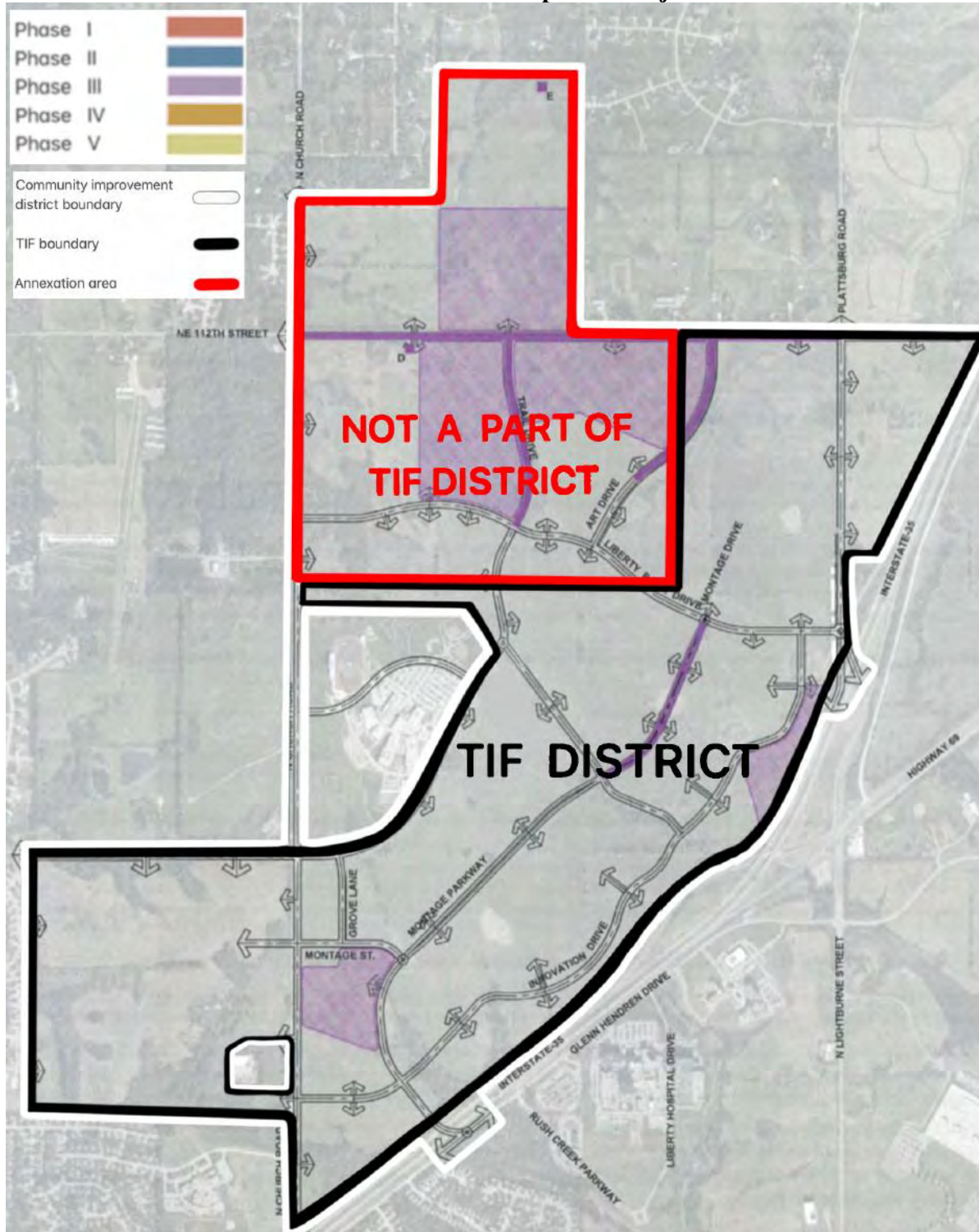
*Area outlined in red is outside the Redevelopment Area, however, ancillary and incidental infrastructure improvements within such area are included as part of the Public Infrastructure Improvements.

The following Public Infrastructure Improvements are included as part of Redevelopment Project 2, but are located outside of the Redevelopment Area:

- Flyover connection west to east over I-35 landing with round-about on Glenn Hendren Drive;
- .25 mile (1,320 linear feet) of Church Road extending from Liberty North high school to proposed Liberty Park Drive;
- .50 mile (2,640 linear feet) of Liberty Park Drive;
- .30 mile (1,584 linear feet) of Art Avenue (Liberty Park Dr north);
- 1 mile (5,280 linear feet) of walking and biking trail ;
- Approximately 10% of the City Master Plan Water Improvements;
- 1 pump station;
- 1 regional stormwater basin;
- One-half of the Westerly watershed ;
- Liberty Park with Grand Lawn and amphitheater;
- Liberty Sports Park Complex;
- Utilities to serve integrated City fire station, police substation and small park; and
- Public neighborhood infrastructure for approximately 80 single family homes.

EXHIBIT 3C

Site Plan – Redevelopment Project 3



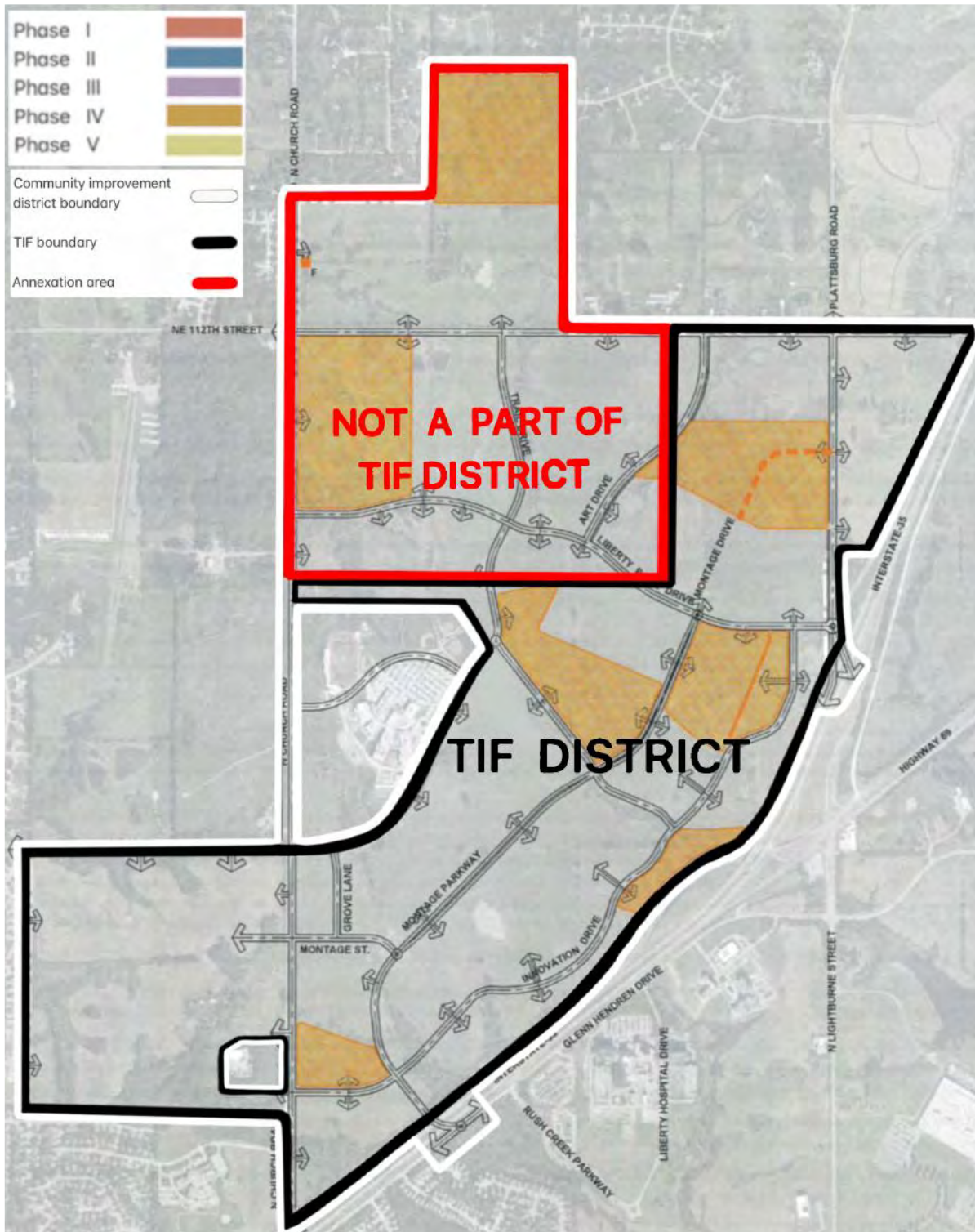
*Area outlined in red is outside the Redevelopment Area, however, ancillary and incidental infrastructure improvements within such area are included as part of the Public Infrastructure Improvements.

The following Public Infrastructure Improvements are included as part of Redevelopment Project 3, but are located outside of the Redevelopment Area:

- .70 mile (3,696 linear feet) of Church Road extending from Liberty Park Drive north;
- .80 mile (4,224 linear feet) of NE 112th Street from Church Road east;
- .40 mile (2,112 linear feet) of Trail Avenue (Liberty Park Dr north to 112th);
- .30 mile (1,584 linear feet) of Art Avenue from NE 112th south;
- .60 mile ((3,168 linear feet) of walking and biking trail ;
- Approximately 6% of the City Master Plan Water Improvements;
- 2 pump stations;
- 2 regional stormwater basins;
- One-half of the Westerly watershed ; and
- Public neighborhood infrastructure for approximately 248 single family homes.

EXHIBIT 3D

Site Plan- Redevelopment Project 4



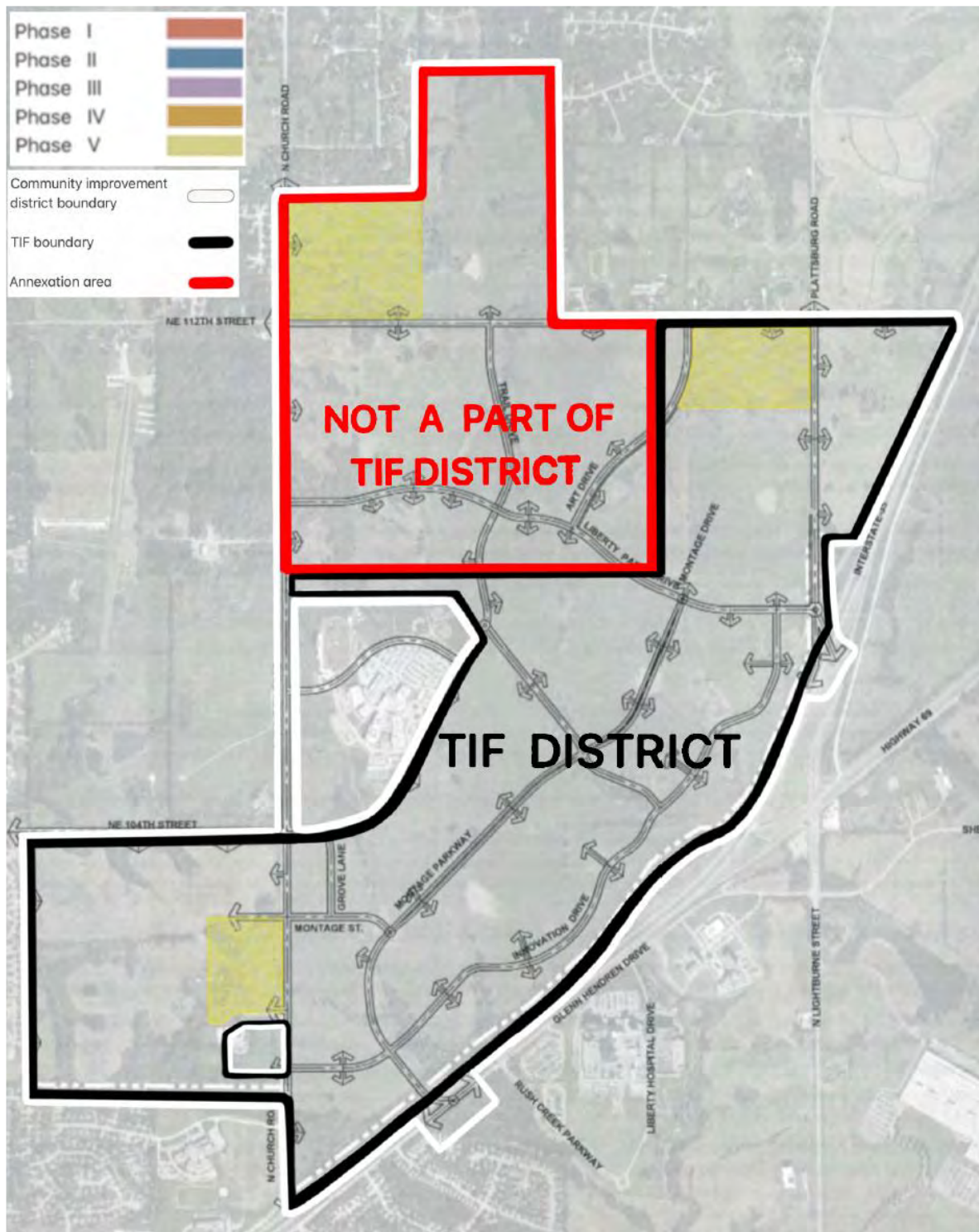
*Area outlined in red is outside the Redevelopment Area, however, ancillary and incidental infrastructure improvements within such area are included as part of the Public Infrastructure Improvements.

The following Public Infrastructure Improvements are included as part of Redevelopment Project 4, but are located outside of the Redevelopment Area:

- Approximately 8% of the City Master Plan Water Improvements;
- 1.2 miles (6,336 linear feet) of walking and biking trail;
- 1 pump station;
- 1 regional stormwater basin;
- Neighborhood stable;
- Art Center; and
- Public neighborhood infrastructure for approximately 161 single family homes.

EXHIBIT 3E

Site Plan - Redevelopment Project 5



*Area outlined in red is outside the Redevelopment Area, however, ancillary and incidental infrastructure improvements within such area are included as part of the Public Infrastructure Improvements.

The following Public Infrastructure Improvements are included as part of Redevelopment Project 5, but are located outside of the Redevelopment Area:

- Approximately 2% of the City Master Plan Water Improvements;
- .60 mile ((3,168 linear feet) of walking and biking trail; and
- Public neighborhood infrastructure for approximately 83 single family homes.

EXHIBIT 4

Estimated Redevelopment Project Costs

Redevelopment Project Costs*	Total Project Costs	Private Capital	TIF Reimbursable Costs	CID Reimbursable Costs**
Site Acquisition	\$ 30,543,110	\$ 24,660,365	\$ 4,882,745	\$ 1,000,000
PreDevelopment Costs	\$ 6,259,086	\$ 4,093,588	\$ 2,065,498	\$ 100,000
Public Backbone Infrastructure	\$ 114,035,100	\$ 47,395,224	\$ 59,139,876	\$ 7,500,000
Public Neighborhood Infrastructure	\$ 56,394,000	\$ 9,483,643	\$ 43,610,357	\$ 3,300,000
Regional And Local Amenities & Green Space	\$ 47,035,556	\$ 45,626,184	\$ 1,209,600	\$ 199,772
Soft Costs	\$ 13,023,400	\$ 8,545,678	\$ 3,297,722	\$ 1,180,000
Contingency	\$ 23,143,579	\$ 14,811,650	\$ 7,741,929	\$ 590,000
Developer Fee	\$ 14,256,124	\$ 14,256,124	\$ -	\$ -
Total Development Costs (before Debt Service & Financing Costs)	\$ 304,689,954	\$ 164,693,252	\$ 126,126,930	\$ 13,869,772
Percentage of Total Project Costs		54.05%	41.40%	4.55%
Percentage of Overall Incremental Taxes (of \$1,080MM)				35.06%
Percentage of Horizontal & Vertical Costs (\$2B)				18.91%
*Plus Debt Service and Financing Costs				
**Non-Captured CID Revenue				

EXHIBIT 5

Development Schedule

Public Infrastructure Improvements	Estimated Substantial Completion Date
Redevelopment Project 1 – Public Infrastructure Improvements	Q4 2027
Redevelopment Project 2 – Public Infrastructure Improvements	Q4 2029
Redevelopment Project 3 – Public Infrastructure Improvements	Q4 2032
Redevelopment Project 4 – Public Infrastructure Improvements	Q4 2035
Redevelopment Project 5 – Public Infrastructure Improvements	Q4 2038

EXHIBIT 6

Commitments to Finance

PIPER | SANDLER

1000 (17th Street) Suite 1200, Denver, CO 80202-1000

P 303.433.0800 F 303.433.0801 E info@psand.com

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Tom Hart and David Gale
GaleHart Communities
400 SW Longview Blvd, Suite 109
Lee's Summit, MO 64081

July 8, 2022

Re: Montage - Municipal Bond Market Update

To Whom It May Concern:

The Special District Group at Piper Sandler has been retained by GaleHart Communities to serve as underwriter on behalf of the Montage development. As a team at Piper Sandler, and with our predecessor finance group at DA Davidson, we have raised over \$17 billion in public and private debt on behalf of our clients since 2001, including within the City of Liberty, Missouri.

Based on our team's experience and the current capital markets, we feel we can execute an early-stage financing for the Montage development by issuing debt in phases over several years. As proposed, the debt issuances in total would have an aggregate principal amount of approximately \$246 million. We have already assembled a team of consultants with experience in drafting tax-exempt non-rated Limited Offering Memorandums (LOM) for high yield investors. Once the LOM process is complete, our team of investment sales professionals will diligently market the bonds for sale to various eligible investors. Dependent on market conditions and the City's approval process, we expect to be in the market with the first issuance in the first quarter of 2023.

Since the start of 2022, market conditions have been volatile due to the Ukrainian crisis and inflationary concerns causing investors to demand higher credit quality. As a result of the volatility, the benchmark index for municipal bonds has increased significantly and municipal bond funds continue to see outflows of capital. With expected higher yields to accommodate for similar risk, the capital markets are more receptive to conservative bond structures similar to how we have structured the initial Montage debt issuance.

If you have any questions about what can be done in this market, please let me know. We look forward to working with the Montage team and the City of Liberty!

Sincerely,


Shelby Noble
Managing Director, Special District Group
Piper Sandler & Co.

COMMITMENT TO FINANCE

To Whom It May Concern:

With a history of its principals spanning a combined 70 years and 20,000 acres of land development, **GaleHart Communities LLC** is uniquely qualified to conceive, design, entitle, service, build, manage and govern the Kansas City region's largest mixed-use project of the last 30 years. The partners have built "national caliber projects" like the 1,300 acre, environmental award winning **Winterset** in Lee's Summit and the country's most respected and highly successful 5,000 acre community, **Stapleton**, in Denver (rebranded as **Central Park**).

Now, after nine years of investigation and planning, **GaleHart Communities** is prepared to develop **Montage Liberty**, an intentionally conceived 1,100 acre planned community. Designed with 170 acres of greenspace, neighborhood parks and pocket parks, an on-site demonstration farm, and 7 miles of pedestrian, running and bike trails with a link to Liberty's Rush Creek Regional Trail System. The built environment will include 4,000 residential units with a wide ranging mix of price points, life style choices and sizes, along with 2 million square feet of office, tech, light industrial, retail and mixed-uses. Also included are regional and neighborhood amenities including a soccer and lacrosse sports park with pickle ball, community center, elementary school, fire and police station, an art center, neighborhood stable with horse trails, and much more.

To date, **GaleHart Communities** has invested over \$3 million of developer contributed equity for due diligence studies and other pre-development expenses of **Montage Liberty** and will continue to provide additional capital. Please consider this letter as our **Commitment to Finance** as part of the Montage capital stack which includes developer capital, financial partner equity, conventional lender debt and privately-issued Special Reimbursement District corporate bonds.

Sincerely,



G. David Gale



Thomas Hart

c:\f\...\\gh\commitment to finance letter.docx



June 9, 2022

RE: GaleHart Communities, LLC
400 SW Longview Blvd., Ste. 109
Lee's Summit, MO 64081

Montage - Mixed-use, Planned Community | Liberty, Missouri

To Whom It May Concern:

The purpose of this letter is to express Hawthorn Bank's preliminary interest in providing financing for Montage – a proposed mixed-use, planned community to be developed in Liberty, Missouri by GaleHart Communities. Hawthorn Bank and GaleHart Communities and its predecessor firms have a long-standing, good relationship involving more than **\$32 million of financing over the last 18 years.**

Please be advised that Hawthorn is interested in providing financing for this Project subject to appraisal, borrower statements, project proforma, and other customary contingencies. *This correspondence is intended to serve as an expression of Hawthorn Bank's preliminary interest only and is not, nor commits to, providing a commitment or financing funds for the project.* Any potential funding will be considered on a phase-by-phase basis subject to full underwriting.

Should you have any questions, please do not hesitate to call.

Sincerely,

A handwritten signature in dark ink, appearing to read "Keith A. Asel".

Keith A. Asel

President - Northwest Region



June 23, 2021

GaleHart Communities, LLC
400 SW Longview Blvd., Ste. 109
Lee's Summit, MO 64081

RE: Montage – Mixed-use Planned Community | Liberty, Missouri

To Whom It May Concern:

The purpose of this letter is to express Arvest Bank's preliminary interest in providing financing for Montage – a proposed mixed-use, planned community to be developed in Liberty, Missouri by GaleHart Communities (the "Project"). Arvest and GaleHart Communities (and its predecessor firms) have a long-standing relationship involving \$67.1 million of financing over the last 20 years.

Please be advised that Arvest is interested in providing financing for this Project subject to appraisal, borrower statements, project proforma, and other customary contingencies. *This correspondence is intended to serve as an expression of Arvest Bank's preliminary interest; this is not a commitment to lend anything on this project. All commitments require appropriate underwriting, due-diligence, and committee approvals.*

Any potential funding will be considered on a phase-by-phase basis.

Should you have any questions, please do not hesitate to call. (816) 322-5720

Sincerely,

A handwritten signature in blue ink, appearing to read "David W. Hughes", with a long, sweeping horizontal line extending to the right.

David W. Hughes
Senior Vice President
Arvest Bank
9300 Blue Ridge Blvd.
Kansas City Missouri 64138



1120 NW Eagle Ridge Blvd – Grain Valley, MO 64029 – 816-229-8115

To Whom It May Concern:

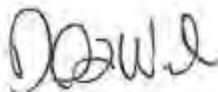
Please let us introduce ourselves. Our family own numerous entities that collectively own and control over \$150 million in assets. One of the companies we own and control was the third largest homebuilder in the Kansas City Metropolitan area. We recently acquired the fourth largest residential builder and have combined those operations with our earlier company to create the second-largest homebuilder in the Kansas City Market.

We have provided pre-development financial backing to GaleHart Communities' Montage project in Liberty, Missouri.

While the Special Reimbursement District corporate bonds managed by Piper Sandler Investment Bankers will provide the majority of funds to construct the infrastructure for the project, please consider this letter as our non-binding commitment to provide Phase One financing of the equity capital and financial statement necessary for GaleHart Communities to execute its Development Program for Montage. This correspondence is intended to serve as an expression of our preliminary interest. This is not a commitment to lend or provide funds or guaranty obligations. All commitments require and are subject to appropriate terms, underwriting, due diligence, and our satisfactory approvals.

Any potential funding and use of our financial statement will be considered on a phase -by- phase basis, subject to market conditions and other customary contingencies.

Sincerely,


David Ward


Tony Ward

EXHIBIT 7

Qualifications Analysis

DEVELOPMENT  INITIATIVES

Qualification Analysis Montage Special Reimbursement District (SRD) Liberty, Missouri

Prepared For:

GaleHart Communities, LLC
400 SW Longview Blvd., Suite 109
Lee's Summit, MO 64081

Prepared By:

Development Initiatives
4501 Fairmount Avenue
Kansas City, Missouri, 64111

Date Prepared:

July 8, 2022

Copyright Statement

This document was prepared for the intended use of GaleHart Communities, LLC, and the City of Liberty, Missouri and for redevelopment of certain real estate properties referenced within the report.

With the exception of the unlimited use by GaleHart Communities, LLC and The City of Liberty no part of this document may be reproduced, duplicated, or transmitted by mechanical, digital, or other means without per Liberty in writing from Development Initiatives. Development Initiatives retains all copyrights to the material located within this document and the material located herein is subjected to the U.S. Copyright Law found in the United States Code, Title 17, Chapter 1-13.

Limiting Conditions

The reported analyses, opinions, and conclusions contained herein are limited only by the reported assumptions and limiting conditions and are Development Initiatives' unbiased professional analyses, opinions, and conclusions.

Information provided and utilized by various secondary sources is assumed to be accurate. Development Initiatives cannot guarantee information obtained from secondary sources. Such information and the results of its application within this analysis are subject to change without notice.

The nature of real estate development is unpredictable and often tumultuous. Development Initiatives deems our projections as reasonable considering the existing market and various obtained information. It should be understood that fluctuations in local, regional, and/or national economies could have substantial effects on the particular findings and recommendations contained within this document.

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Exhibit B:	Property Inspection Sheet
Exhibit C:	Supplemental Photo Log
Exhibit D:	Cost Benefit Analysis Data
Exhibit E:	Consultant Certification
Exhibit F:	Consultant Qualifications & Bios

July 8, 2022

Mr. Tom Hart
GaleHart Communities, LLC
400 SW Longview Blvd., Suite 109
Lee's Summit, MO 64081

RE: Qualifications Analysis: Montage Special Reimbursement District.

Dear Mr. Hart:

We are pleased to transmit this Qualifications Analysis Report that has been prepared for your Montage Special Reimbursement District, Liberty, Clay County, Missouri. The purpose of this Report is to determine whether this portion of the City qualifies, as a Economic Development Area, as defined in Section 99.805 (5) Revised Statutes of Missouri. This analysis represents an accumulation of our findings based on research and investigations performed as of the report's effective date, July 8 2022. The Redevelopment Area is composed of four (4) parcels of land containing of 30,224,106 square feet or 693 acres. Presently, the Redevelopment Area is undeveloped, comprising of agriculture oriented land uses.

As determined in the following study, it is our opinion that the subject property represents a "Economic Development Area" which is defined in Section 99.805 (5) RSMo. The primary factors include:

1. Increased employment within the municipality,
2. Enhancement of the tax base for the municipality.

We have concluded these facts based on the current condition of the Redevelopment Area, general access and visibility of the area, existing conditions of improvements located within the Redevelopment Area, and the potential redevelopment opportunities existing for the site. Please feel free to contact me if you have any questions or comments.

Sincerely,



James Potter, AICP, LEED GA
development initiatives

Section I

Introduction

The purpose of this analysis is to determine if the proposed Redevelopment Area, located in the general vicinity of N. Church Road, Clay County, Missouri, is a “economic development area” according to Missouri Revised Statutes Chapter 99 “Municipal Housing, Housing Authorities Law: Real Property Tax Increment Allocation Redevelopment”.

Pursuant to Section 99.810.1(5) of the Act, this analysis shows the impact on the economy if the redevelopment project proposed by the Plan (the “Redevelopment Project”) is not built versus it being built pursuant to the Plan. A fiscal impact study on every affected political subdivision, and sufficient information from the developer for the City of Liberty, Missouri to evaluate whether the Redevelopment Project is financially feasible.

Effective Date of Report

The effective date of this study is July 8, 2022. Unless otherwise stated, all factors pertinent to a determination of an economic development area were considered as of that date.

Methodology

Development Initiatives has analyzed the Redevelopment Area to determine if such area contains factors that support a finding that the Redevelopment Area qualifies under Section 99.805 (5) RSMo.

This analysis includes a detailed field survey of site and building improvements. Field surveys were conducted to document the existing physical conditions.

Our analysis also includes data research, local stakeholder interviews and internal research. Data for this analysis was also gathered from the City of Liberty, Missouri and Clay County, Missouri. Pertinent Geographic Information Systems (GIS) data was obtained through the Clay County Assessor’s Office.

Definitions

In determining whether the defined Redevelopment Area qualifies we first must define the term “Economic Development Area.” For the purposes of this study, the definition found in Section 99.805 (5) RSMo. is utilized. This section provides that “Economic Development Area” shall mean:

99.805 (5) “Economic Development Area”, Any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

- (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or
- (b) Result in increased employment in the municipality; or
- (c) Result in preservation or enhancement of the tax base of the municipality.

Report Format

This analysis is presented in five sections and several Exhibits. Section I presents an introduction to the analysis and scope. Section II presents an overview of the project, a definition of the study methodology. Section III presents a description of the Redevelopment Area and an overview and description. Section IV provides information on the development or redevelopment of the subject property. Section V identifies the primary conditions and assumptions utilized for the Cost Benefit Analysis. Finally Section VI provides a conclusion derived from research.

In determining whether the Redevelopment Area qualifies pursuant to the statutory definition, Development Initiatives first reviewed the surrounding area, particularly reviewing trends. Following that a field survey of the Redevelopment Area was completed. Field survey reviewed existing conditions of site, building, and public improvements and infrastructure. Finally, reports and other documentation, provided by the Developer and the City of Liberty were reviewed for pertinent data that substantiates a finding for the Redevelopment Area. Finally a conclusion was made and documented whether the Redevelopment Area met or exceeded the definitions, pursuant to statutory definitions according to the Statute.

Section II

Area Overview and Description

Area Description

The greater Kansas City Metropolitan Area is home to over 2.5 million people, Missouri City is a bi-state region including the Missouri City, MO-KS, Lawrence, KS, St. Joseph, MO, and Topeka, KS metropolitan areas, as well as adjacent non-metro counties that include the cities of Warrensburg and Chillicothe, MO, and Atchison, KS¹. Liberty is a city in Clay County, Missouri, United States, and part of the Kansas City Metropolitan Area. The City of Liberty has a population of approximately 31,000.

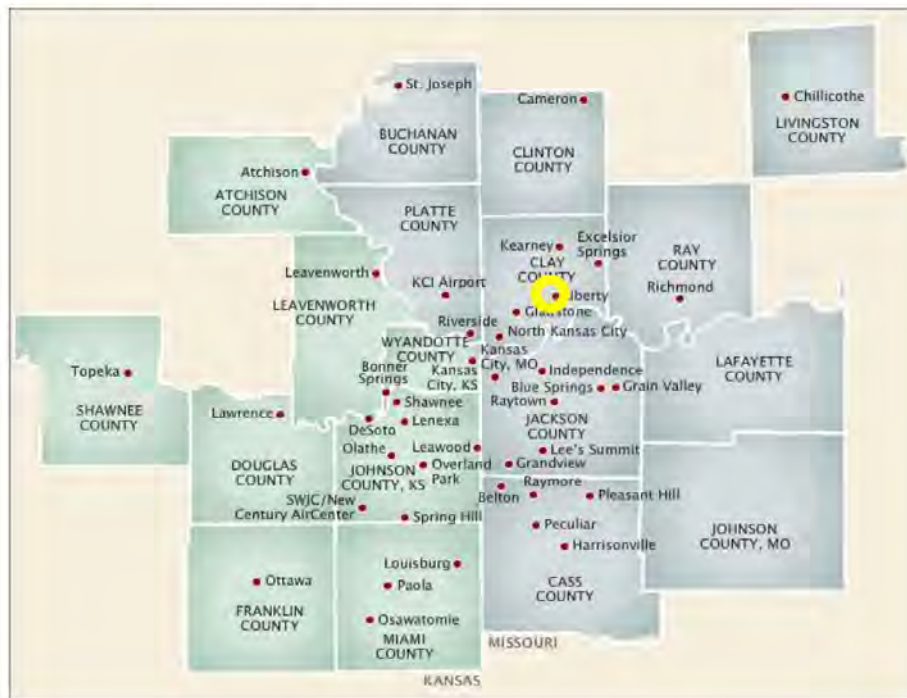


Figure 1 - Greater Missouri City Metropolitan Area.

¹ Kansas City Area Development Council (KCADC).

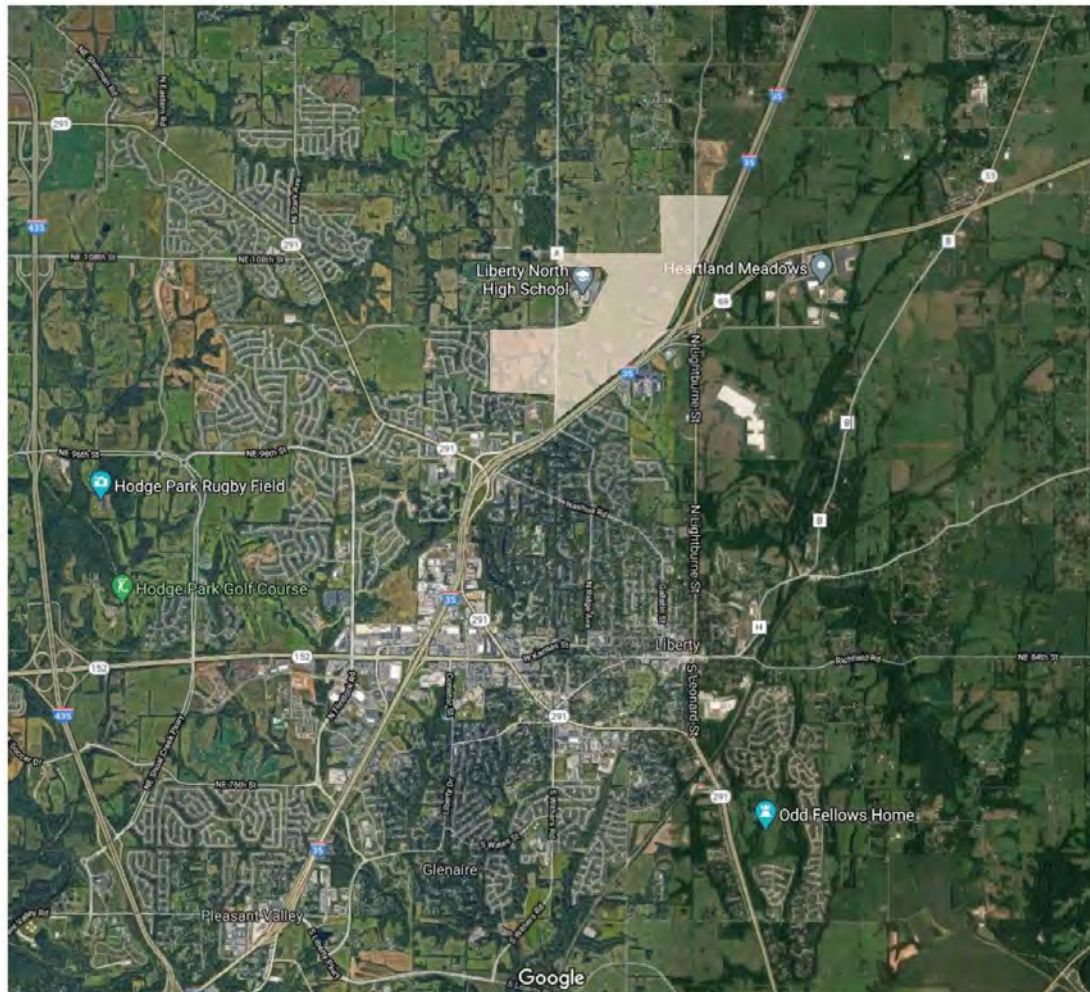


Figure 2 - City of Liberty Missouri. General Location of Redevelopment Area identified (Courtesy Google Maps).

Section III

Redevelopment Area Information

Redevelopment Area Overview

The Redevelopment Area is generally located of N. Church Road and NE 112th Street, Liberty, Clay County, Missouri. The Redevelopment Area is composed of four (4) property parcels containing of 30,224,106 square feet or 693.85 acres. Presently, the Redevelopment Area is comprised of agriculture property. The property is currently within the City Limits of the City of Liberty. The existing zoning is R1-A Residential.

Access

Regional access to the Redevelopment Area is via Interstate 35 (I-35). Local access is via N. Church Road, immediately west, and N. Lightburne Street, immediately east of the Redevelopment Area.

Existing Improvement Description

There are no improvements within the Redevelopment Area. One hundred percent (100%) of the property is utilized as agricultural land use. Surrounding land uses include largely agricultural uses, as well as scattered single-family residential.

Topography

The entire Redevelopment Area contains rolling topography from east to west, north to south. Average topography change is estimated to be less than seventy-five feet (75').

Easements

Development Initiatives was not provided with a title report for the subject property. This analysis does not make any determinations regarding easements for the property.



Figure 3- Aerial view of Redevelopment Area, approximate boundaries.
Courtesy Google Maps.

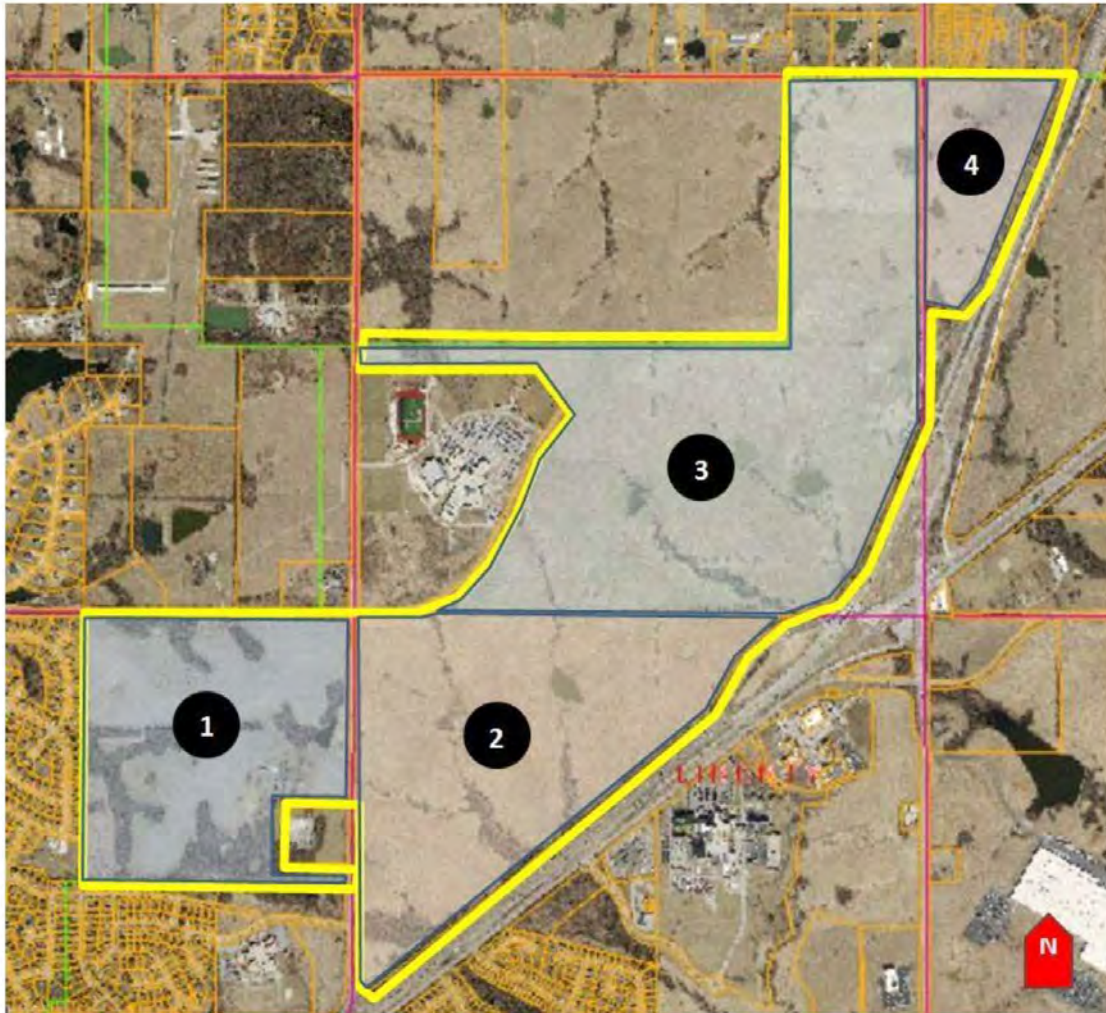


Figure 4 – Parcel ID Map. Courtesy Google Maps.

Ownership Information

Clay County Assessor Office identifies two owners of the Redevelopment Area.

Table 1 - Ownership and Parcel Information.

Ownership

Montage

#	County Parcel #	Address	Owner	Acres
1	10916000100100	2280 N. Church Road	Sieker William H & D Louise Trust 2280 N. Church Rd. Liberty, MO 64068	149.33
2	11703000100100	I-35	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	197.88
3	11701000100300	3300 N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	302.85
4	11702000100200	N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	43.79

Total Acreage: 693.85
Total Square Feet: 30,224,106
Total Parcels 4

Table 2 - Property Legal Descriptions.

Legal Description

Montage

#	County Parcel #	Address	Owner	Legal Description
1	10916000100100	2280 N. Church Road	Sieker William H & D Louise Trust 2280 N. Church Rd. Liberty, MO 64068	BEG SW COR NE 1/4, N TO SL NE 104TH ST, E TO WL N CHURCH RD, ALNG ROW S1840 W548.42 SW147.5 S439.67 E652.75 TO WL A HWY, S217 W TO POB
2	11703000100100	I-35	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	THAT PT NW 1/4 SEC 31 LYING NW OF I-35 & E OF STATE HWY A EXC PT DEEDED TO LIBERTY SCHOOL DISTRICT
3	11701000100300	3300 N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	S1/2 SEC. & E1/2 NE 1/4 SEC EXC ROW & EXC PT DEEDED TO LIBERTY SCHOOL DISTRICT
4	11702000100200	N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	BEG 20'E & 25'S OF NW COR SEC., S2180, SE290, NE1/2500, W1350 TO POB

Zoning

The existing zoning classification for the subject property is R1-A: Residential. The balance of the project boundaries are outside of the City Limits of Liberty. This report makes no determination as to zoning related issues within the Redevelopment Project.

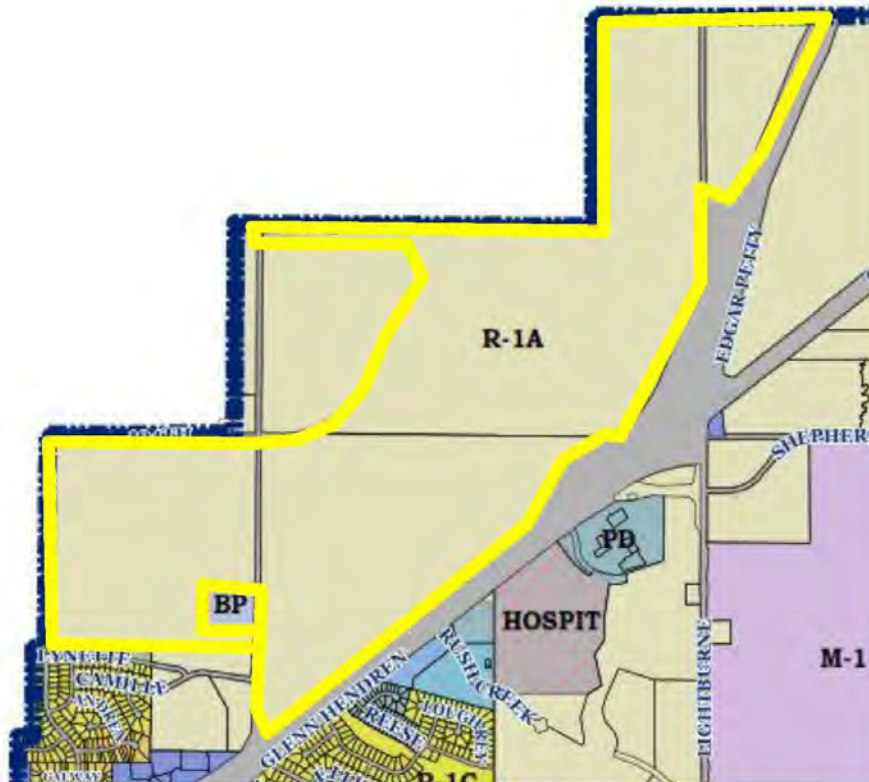


Figure 5 - Zoning Map. Approximate Redevelopment Area boundaries identified.

Courtesy City of Liberty.

Utilities

All utilities are available to the area surrounding the Redevelopment Area including water, sewers, storm water, natural gas, cable, and electricity. All utilities are provided by the following utility providers:

UTILITIES	PROVIDER
Electric	Evergy
Natural Gas	Spire
Sewer	City of Liberty
Water	City of Liberty
Stormwater	City of Liberty
Cable	Various
Trash	City of Liberty

Table 3: Redevelopment Area Utility Providers.

Utility Improvements

While utilities are accessible to the Redevelopment Area, availability of utilities within the Area is non-existent. Generally these conditions can be described as external accessibility issues to and from the facility, internal ingress/egress issues throughout the property or inadequate general access. While utilities are accessible to the Redevelopment Area, availability of utilities within the Area is non-existent. The Area is largely agriculture in use and historically no utility improvements (i.e. road network, utilities: electric, gas, water, sewer, storm water, etc.) have been constructed.

Direct access to the interior of the area is presently limited. In addition, sidewalks, curbs and gutters, as well as other infrastructure improvements are not present to the site. Another site condition which supports a finding for the Redevelopment Area is the extraordinary land development costs required to develop the area to its highest and best use. It is estimated that over the course of the redevelopment, infrastructure costs for development within the Redevelopment Area could total as much as \$168 Million. These

costs include; site excavation and demolition, storm and sanitary sewers, road and sidewalk construction, site lighting, utility extensions and relocations, and traffic signal improvements.

Infrastructure expenses to the area include improvements which are currently not in place or not planned without the consideration of this project. These include:

Sanitary and storm sewer. Presently the Redevelopment Area does not contain any sanitary or storm sewer system improvements. As part of these improvements, thirteen (13) individual storm-water retention basins will be required to be constructed. Additionally, four (4) different sanitary pump stations and three (3) force mains will be constructed. These sanitary and storm sewer improvement are estimated to cost approximately \$23,000,000 through completion of the entire Redevelopment Area.

Site Excavation/Mass Grading. As part of the redevelopment of the area, the project presently anticipates significant clearing, grading and filling. It is anticipated that much of the site will require mass grading which will eventually level the topography of the site and create buildable lots.

Water Service. Currently water service is non-existent within the interior of the Redevelopment Area. Total development and construction of water supply systems will be required. Water system improvements which are required are water mains and service extensions. It is estimated that the construction of new water services throughout the site could total in excess of \$27,000,000 for the Redevelopment Project.

Streets, Signalization, Flyover. As part of the redevelopment of the area, the project presently anticipates significant development and construction of street-grid network and associated infrastructure. Construction includes mass grading for road network, road base, intersection signalization, roundabout construction and I-35 flyover. It is estimated that these basic infrastructure costs could total as much as \$117,500,000 through completion the Redevelopment Project.

Basic Utilities. Additionally, basic utility infrastructure (gas, electric, phone, cable) is non-existent within the Redevelopment Area. Total design, development and construction of each of these utility systems will be required for each phase of the Redevelopment Project. Cost estimates of these systems are not currently available, but estimated to cost up to \$15,000,000 throughout the completion of the Redevelopment Area.

Presently, the property's prime location, combined with local area developments indicate even more evidence of the site's underutilized nature. As currently improved, the site is an economic underutilization of the existing land resource, and improvements are required to maximize the site's economic utilization and/or potential. If improved the subject property should generate significant tax revenue and economic development, capturing resident and non-resident dollars for the community/surrounding businesses and generating local employment and tax revenue.

Integration of infrastructure into and across the Redevelopment Area contributes to an overall burden to the development of the Redevelopment Area. Again, the overall cost estimates for basic utility and road construction infrastructure construction are anticipated to cost as much as \$73,800,000.

***Note:** Please refer to Plan Submittal for current cost estimates.

Flood Zone Information

The Redevelopment Area is currently not located within a flood zone as defined by the Federal Emergency Management Agency (FEMA) Flood Insurance Rate Map identified on Maps Numbered.: 29047C0145E and 29047C0135E both bearing on effective date of August 3, 2015.



Figure 6 - Flood Zone Map. Courtesy FEMA.

Environmental

Development Initiatives was not provided with any environmental reports for the Redevelopment Area. Based on the current and previous uses within the property, agricultural, we would not anticipate any environmental liabilities.

Assessed Valuation

The following data was obtained from the Clay County Assessor's Office and shows the Assessor's calculation of the assessed value for the property parcel within the Redevelopment Area. All property is anticipated to be re-assessed in odd-numbered years, except new construction (including remodeling) which can be assessed in any year.

The current valuation of the parcel was done in 2020 by the Clay County Assessor's Office, and shows a cumulative appraised and assessed value of \$935,200 and \$160,010, respectively. Valuation data prior to 2019 was not available for this analysis.

Table 4 – Appraised and Assessed Value. Courtesy Clay County Assessor.

Montage	Property Valuation					
	Valuation	Parcel 1	Parcel 2	Parcel 3	Parcel 4	Totals
2020	Appraised Value	\$771,900	\$50,800	\$94,900	\$17,600	\$935,200
	Assessed Value	\$140,410	\$6,100	\$11,390	\$2,110	\$160,010
2019	Appraised Value	\$771,900	\$50,800	\$94,900	\$17,600	\$935,200
	Assessed Value	\$140,410	\$6,100	\$11,390	\$2,110	\$160,010

Section IV

Proposed Improvements

The proposed development project, Montage, is a multi-phase planned 1,055 acre mixed-use master planned community. Development program anticipates the planning, development and construction of all associated street networks, as well as utilities (i.e. electric, gas, water, sewer, storm-sewer, etc.). Residential development and construction contemplates over 1,867 single-family homes and 1,442 multi-family homes. Commercial, retail, office hotel and mixed use development will an additional two million square feet of improvements.

Open space and recreational parkland, accounting for nearly 200 acres (18%) of the site is anchored by a regional community center and will include soccer and lacrosse fields, walking & biking trails, community pool, organic farm and neighborhood equestrian barn. Future planning for a new grade school is also contemplated as part of this project.

Anticipated budget for all improvements within the Redevelopment Area are expected to total approximately \$318+ million over the course of the Plan. This budget accounts for all site acquisition costs, pre-development costs, infrastructure (public & private) and financing costs.

Please refer to the actual Plan Submittal for further detail.





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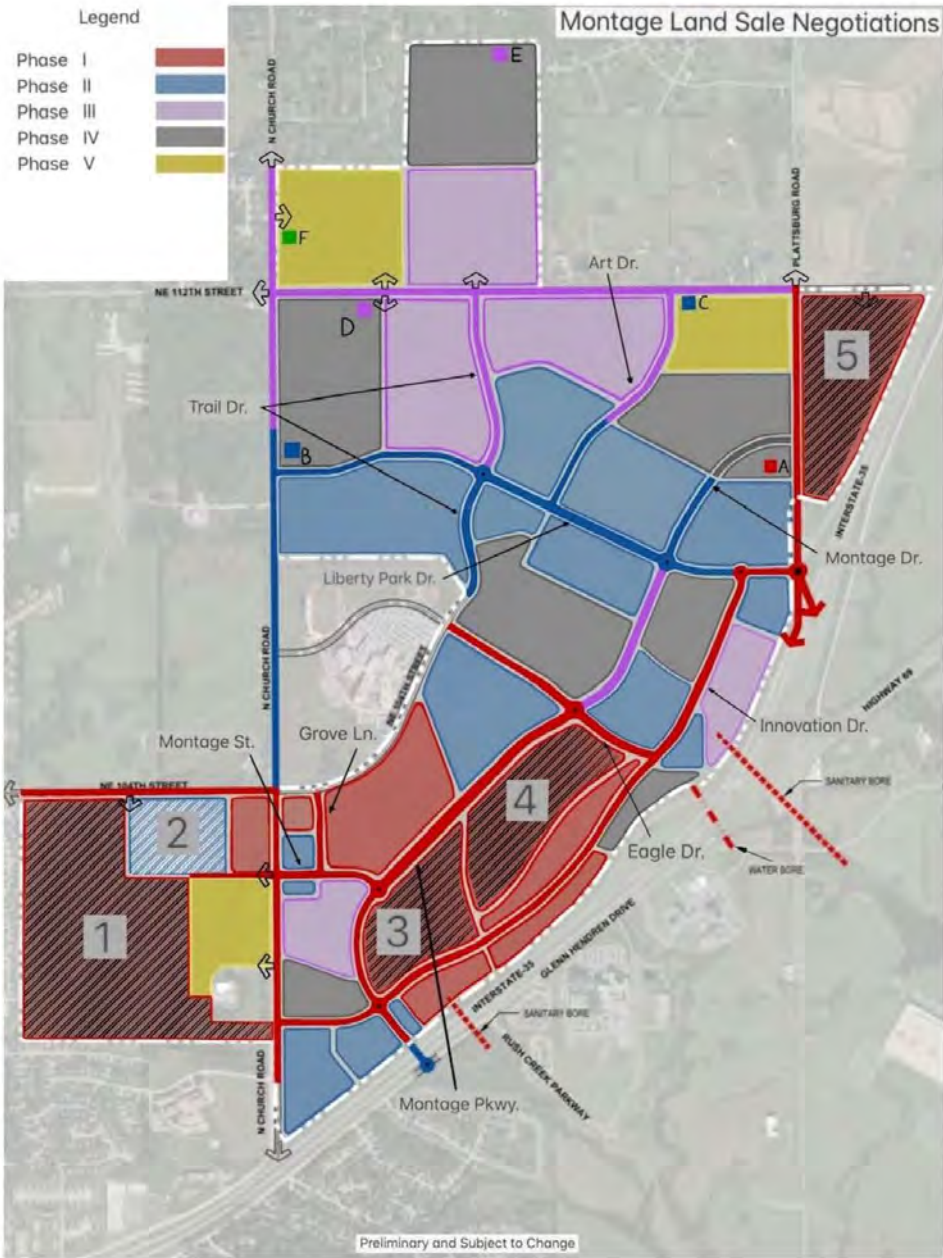


Figure 8 – Preliminary Phasing. Courtesy GaleHart Communities.



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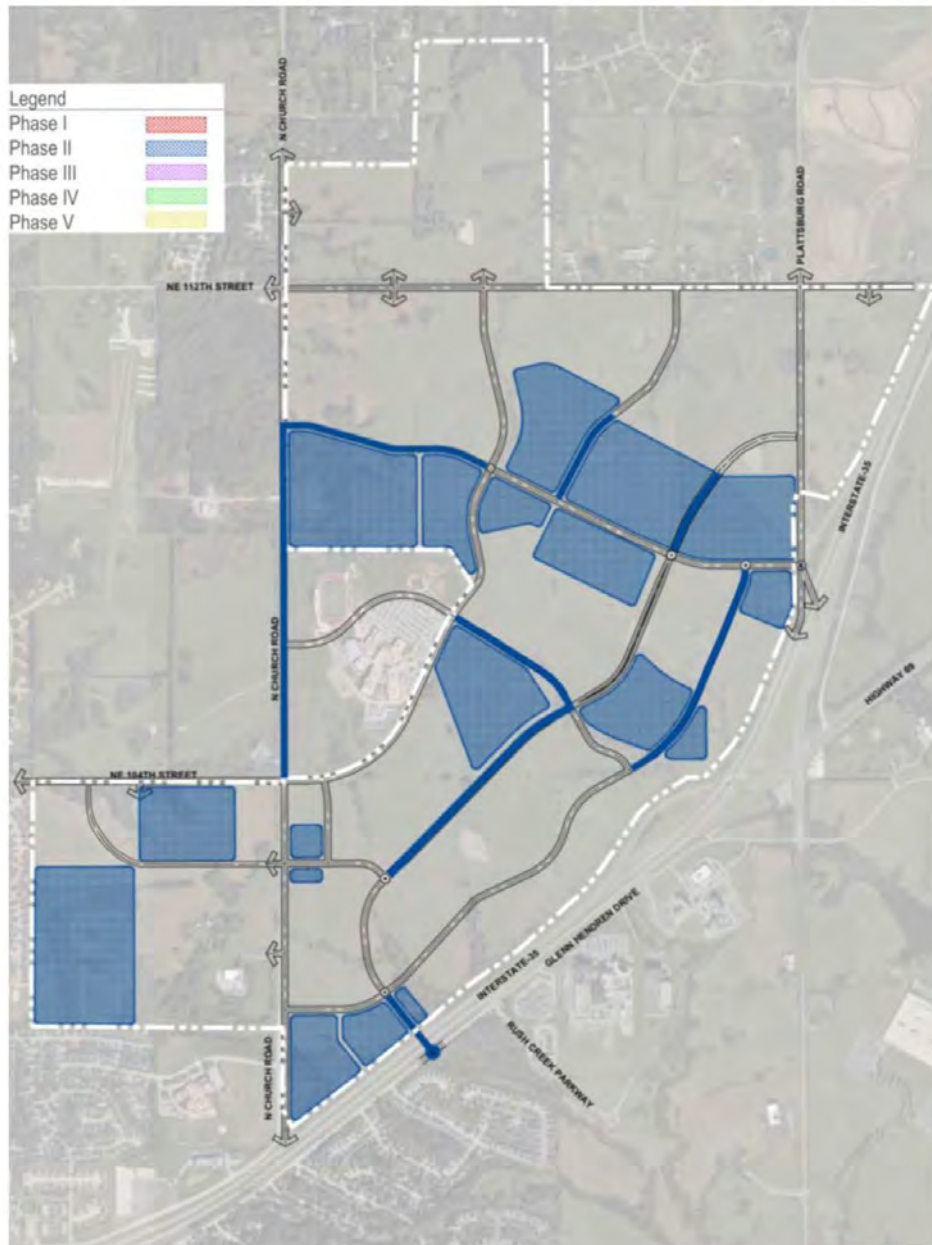


Figure 10 – Phase 2. Courtesy GaleHart Communities.

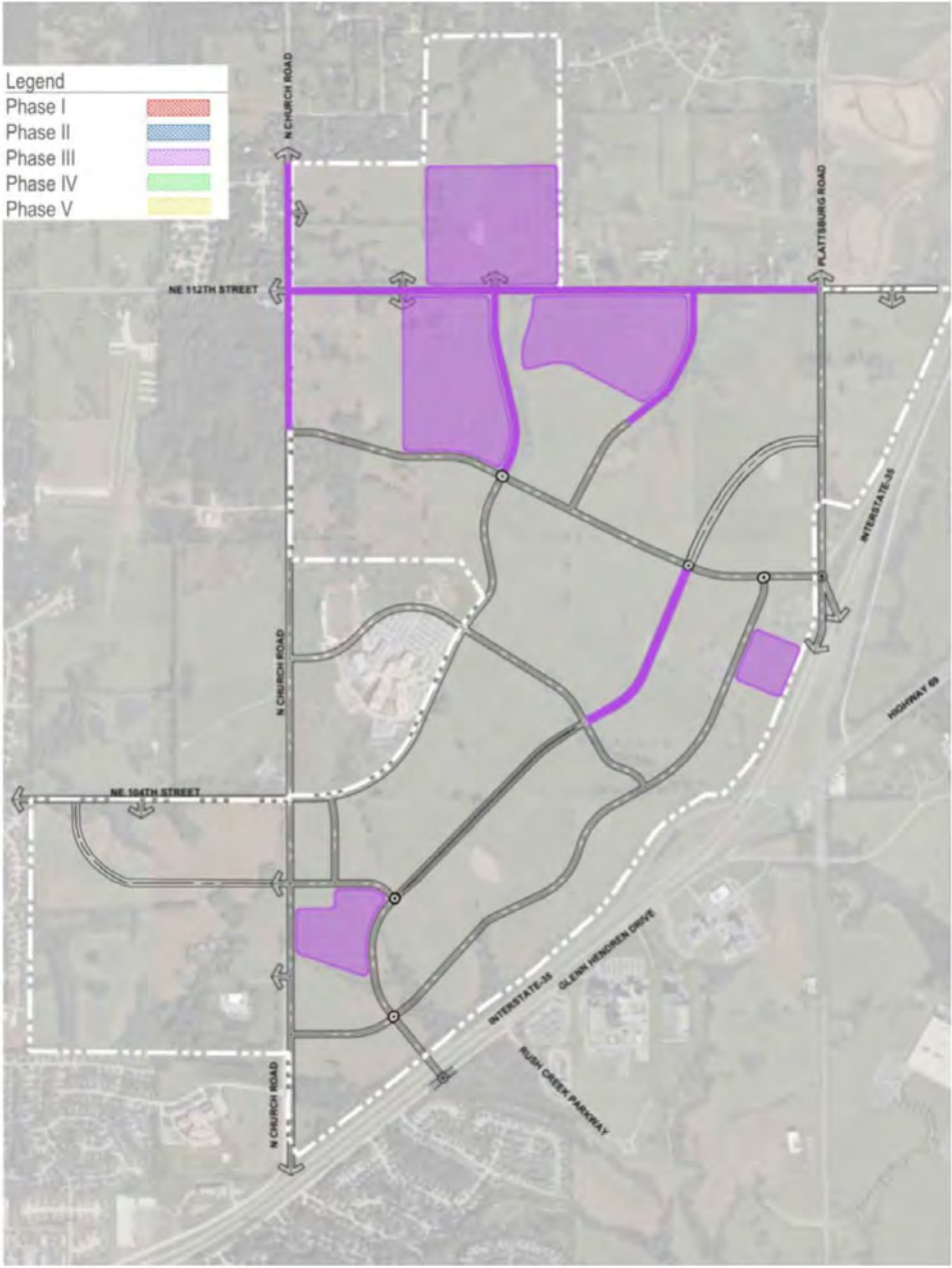


Figure 11 – Phase 3. Courtesy GaleHart Communities.

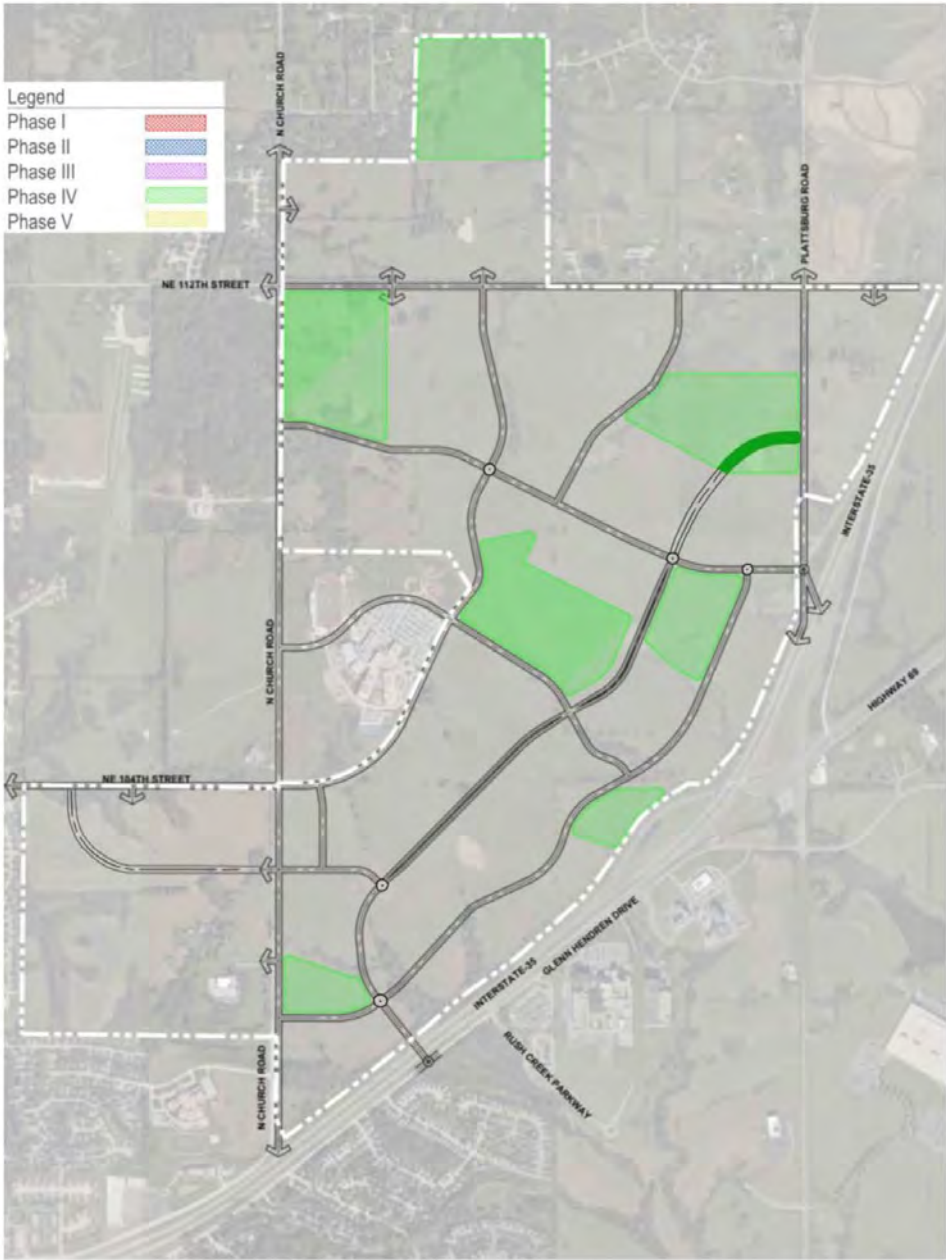


Figure 12 – Phase 4. Courtesy GaleHart Communities.

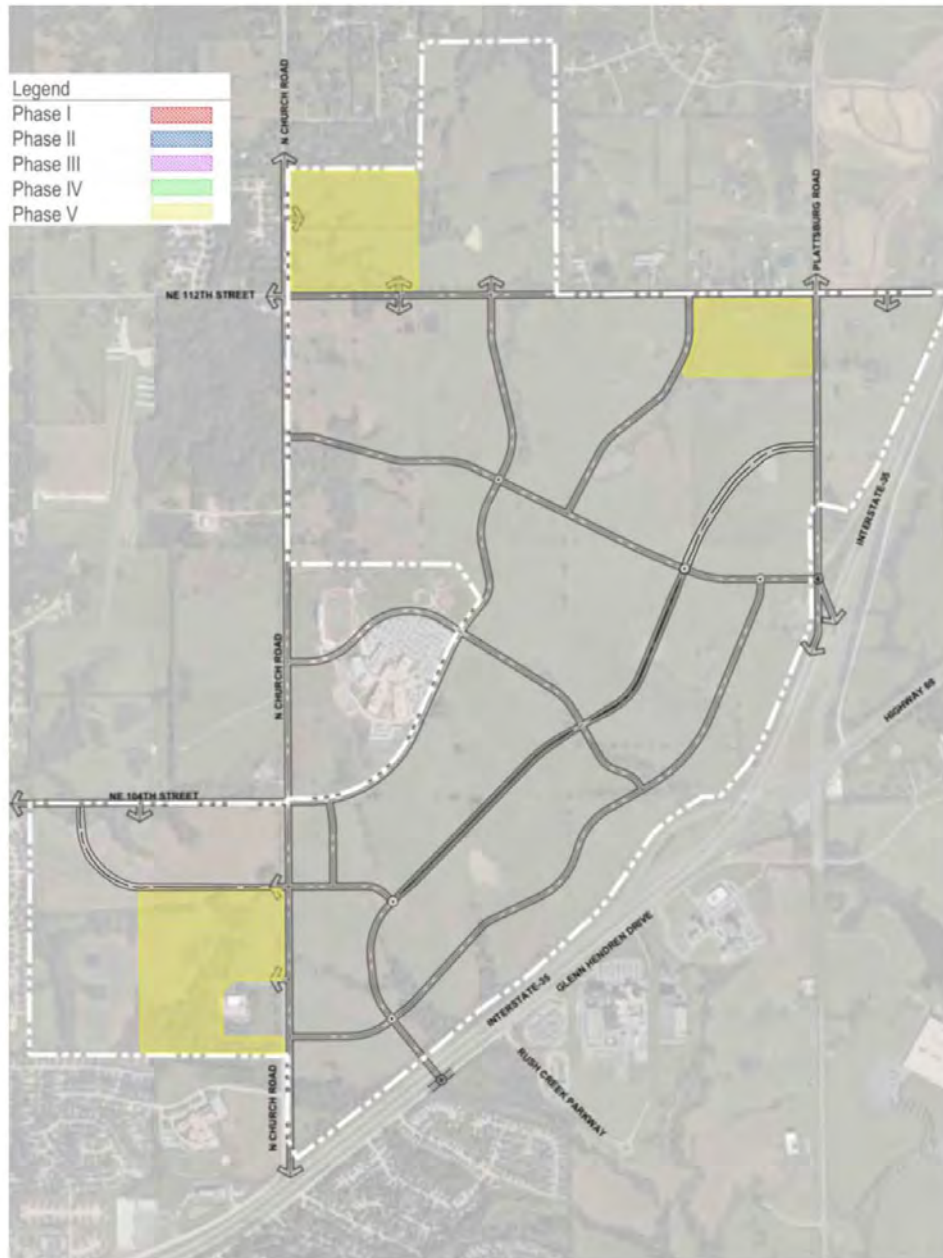


Figure 13 – Phase 5. Courtesy GaleHart Communities.

Section V

Cost Benefit Analysis

This Section discusses the Redevelopment Area in regards to determining whether the defined Project and Area qualifies as a “Economic Development Area.” For the purposes of this study, the definition found in Section 99.805 (5) RSMo. is utilized. This section provides that “Economic Development Area” shall mean:

99.805 (5) “Economic Development Area”, Any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of this section, and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will:

- (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or
- (b) Result in increased employment in the municipality; or
- (c) Result in preservation or enhancement of the tax base of the municipality.

It is our opinion that the overall proposed Redevelopment Project does adhere to the above definition. Generally, it is projected that the development would substantially enhance the existing tax base to the local taxing jurisdictions.

Furthermore, pursuant to Section 99.810.1(5) of the Act, this analysis shows the impact on the economy if the redevelopment project proposed by the Plan (the “Redevelopment Project”) is not built and is built pursuant to the Plan.

99.810.1 (5) “A cost-benefit analysis showing the economic impact of the plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area. The analysis shall show the impact on the economy if the project is not built, and it built pursuant to the Redevelopment Plan under consideration. The cost-benefit analysis shall include a fiscal impact study on every affected political subdivision, and sufficient information from the developer for the

commission established in section 99.820 to evaluate whether the project as proposed is financially feasible.”

Cost Benefit

The Act enables the City to finance the Redevelopment Project through the “capture” of certain incremental increases in real property and economic activity taxes generated by development within the Redevelopment Area. The captured revenues include incremental increases in real property taxes resulting from increases in the assessed valuation of the Redevelopment Area, referred to in the Act as Payments in Lieu of Taxes (“PILOTs”).

Certain tax revenues are not affected by the implementation of tax increment financing, including state income tax, blind pension tax, replacement tax, gross receipt tax, personal property taxes and the state sales tax.

Assumptions

The following assumptions and levy rates have been considered as part of this analysis.

Table 5 – Real Property Assumptions.

Real Property Assumptions		Personal Property Assumptions	
Assessment Ratios		Assessment Ratio	33%
Commercial	32%	Base Market Value	\$0
Residential	19%	Annual Growth/Inflation Rate: 10% depreciation per year; 110% replacement value; 7 year replacement life	
Agricultural	12%		
Bi-annual Growth/Inflation Rate	2.00%		

Table 6 – Sales Assumptions.

Sales Assumptions	
Base Sales	\$0
Sales Annual Growth Rate:	1.5%
Taxable Sales psf	\$200

Table 7 - SRD Capture.

Special Revenue District (SRD) Capture	
Commercial	100%
Apartment	95%
Residential	15.00%

Table 8 -SRD Surplus.

SRD Surplus	
Commercial	0%
Apartment	5%
Residential	85.00%

Table 9 - Real Property Levy Rates.

Real Property Levy Rates			
Taxing District	Rate	% Share Subject to SRD	Available for Project Use
City	0.7968%	10.1766%	0.7968%
Hospital	0.1352%	1.7268%	0.1352%
Handicap	0.1028%	1.3129%	0.1028%
Library	0.3468%	4.4293%	0.3468%
Health	0.0857%	1.0946%	0.0857%
County Services	0.1462%	1.8672%	0.1462%
Mental Health	0.0857%	1.0946%	0.0857%
School	5.9277%	75.7079%	5.9277%
KCJC	0.2028%	2.5901%	0.2028%
Levy Rate Subject to SRD*	7.8297%	100%	7.8297%
Blind Pension	0.0300%		
Replacement Tax	1.5900%		
Total	9.4497%		

Table 10 - Personal Property Levy Rates.

Personal Property Levy Rates		
Taxing District	Rate	% Share
City	0.7968%	10.1766%
Hospital	0.1352%	1.7268%
Handicap	0.1028%	1.3129%
Library	0.3468%	4.4293%
Health	0.0857%	1.0946%
County Services	0.1462%	1.8672%
Mental Health	0.0857%	1.0946%
School	5.9277%	75.7079%
KCJC	0.2028%	2.5901%
Total	7.8297%	100%

Table 11 - Sales Tax Subject to Special Revenue District (SRD).

Sales Taxes Subject to SRD			Available for Project Use
Taxing District	Rate	% Share	
City	3.3750%	72.973%	1.5000%
County	1.1250%	24.324%	0.5625%
Zoo District	0.1250%	2.7027%	0.069%
Rate Subject to SRD**	4.6250%	100%	2.1313%

Projections show that cumulatively, the taxing districts will receive a net benefit from the construction of the Redevelopment Projects as stipulated within the Plan.

Pursuant to the TIF Act, each ad valorem taxing district will continue to receive the same amount of real property taxes generated from the Redevelopment Area as in the year before adoption of tax increment financing. Moreover, the construction of the Redevelopment Project is projected to increase other tax revenues that are not captured by TIF.

Upon completion of the Redevelopment Project, a significant amount of personal property will be located in the Redevelopment Area, this amount is projected to be abated. Due to the high quality of the Redevelopment Project, it is also likely that the assessed valuation of adjacent property outside of the Redevelopment Area will rise.

Once any Redevelopment Project costs eligible for payment by revenues have been satisfied, and no later than 32 years from the approval of the Redevelopment Project, the taxing districts will receive 100% of all tax revenues attributable to the Redevelopment Project.

PROJECT BUILT PURSUANT TO PLAN – COST BENEFIT

Section 99.810(5) of the Act requires that an analysis be made of the direct tax effect upon the various taxing districts based upon the assumption that the Redevelopment Project is built pursuant to Plan. Under the “Project Is Built Pursuant To Plan” scenario, Total Project Revenues for All Taxing Districts over the benefit time period is estimated at \$700,000,686 (Please refer to Table 12 – Cost Benefit Projections).

PROJECT NOT BUILT- COST BENEFIT

Again, Section 99.810(5) of the Act requires that an analysis be made of the direct tax effect upon the various taxing districts based upon the assumption that the Redevelopment Project is not built. Therefore, for the purposes of this study, it is assumed under this “Project Is Not Built” scenario that the proposed Redevelopment Area will be used as its existing use, agricultural property (Please refer to Table 12 – Cost Benefit Analysis Projections for revenue estimates without development).

Table 12 - Cost Benefit Analysis Projections.

Year	With Development							Without Development				
	State Tax	SRD Exempt Taxes*	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	SRD E&T Surplus	Total	State Tax	SRD Exempt Taxes*	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$9,676	\$0	\$0	\$0	\$9,676	\$0	\$37	\$9,676	\$0	\$9,713
2	\$165,386	\$229,154	\$230,489	\$0	\$0	\$0	\$625,029	\$0	\$39	\$9,869	\$0	\$9,907
3	\$335,696	\$514,302	\$1,265,870	\$0	\$0	\$0	\$2,115,868	\$0	\$38	\$9,869	\$0	\$9,907
4	\$383,300	\$651,336	\$2,391,525	\$0	\$0	\$0	\$3,326,161	\$0	\$39	\$10,066	\$0	\$10,105
5	\$432,229	\$666,194	\$3,990,218	\$0	\$0	\$0	\$5,088,642	\$0	\$39	\$10,066	\$0	\$10,105
6	\$482,503	\$959,902	\$4,974,819	\$0	\$0	\$0	\$6,417,224	\$0	\$39	\$10,268	\$0	\$10,307
7	\$838,956	\$1,229,888	\$5,555,201	\$0	\$0	\$0	\$7,624,065	\$0	\$39	\$10,268	\$0	\$10,307
8	\$1,377,004	\$1,419,167	\$6,440,588	\$0	\$0	\$0	\$9,236,760	\$0	\$40	\$10,473	\$0	\$10,513
9	\$1,643,293	\$1,535,420	\$7,247,947	\$0	\$0	\$0	\$10,426,660	\$0	\$40	\$10,473	\$0	\$10,513
10	\$1,667,943	\$1,568,650	\$8,022,301	\$0	\$0	\$0	\$11,258,894	\$0	\$41	\$10,683	\$0	\$10,724
11	\$1,850,472	\$1,988,158	\$9,079,879	\$0	\$0	\$0	\$12,918,509	\$0	\$41	\$10,683	\$0	\$10,724
12	\$2,038,455	\$2,151,973	\$10,221,518	\$0	\$0	\$0	\$14,411,946	\$0	\$42	\$10,896	\$0	\$10,938
13	\$2,231,295	\$2,459,178	\$11,192,671	\$0	\$0	\$0	\$15,883,144	\$0	\$42	\$10,896	\$0	\$10,938
14	\$2,429,742	\$2,633,146	\$12,584,880	\$0	\$0	\$0	\$17,657,768	\$0	\$43	\$11,114	\$0	\$11,157
15	\$2,466,189	\$2,755,251	\$13,137,202	\$0	\$0	\$0	\$18,358,642	\$0	\$43	\$11,114	\$0	\$11,157
16	\$2,503,181	\$2,812,965	\$14,065,170	\$0	\$0	\$0	\$19,381,317	\$0	\$43	\$11,336	\$0	\$11,380
17	\$2,540,729	\$2,937,408	\$14,566,285	\$0	\$0	\$0	\$20,044,423	\$0	\$43	\$11,336	\$0	\$11,380
18	\$2,578,840	\$2,997,989	\$15,287,808	\$0	\$0	\$0	\$20,864,637	\$0	\$44	\$11,563	\$0	\$11,607
19	\$2,617,523	\$2,998,804	\$15,492,352	\$0	\$0	\$0	\$21,108,679	\$0	\$44	\$11,563	\$0	\$11,607
20	\$2,656,786	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,598,690	\$0	\$45	\$11,794	\$0	\$11,840
21	\$2,696,637	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,638,541	\$0	\$45	\$11,794	\$0	\$11,840
22	\$2,737,087	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,057,710	\$0	\$46	\$12,030	\$0	\$12,076
23	\$2,778,143	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,098,767	\$0	\$46	\$12,030	\$0	\$12,076
24	\$3,212,022	\$3,182,677	\$21,411,710	\$0	\$0	\$0	\$27,806,409	\$0	\$47	\$12,271	\$0	\$12,318
25	\$3,260,202	\$3,182,677	\$21,409,631	\$0	\$5,081,978	\$932,136	\$33,866,624	\$0	\$47	\$12,271	\$0	\$12,318
26	\$3,630,860	\$3,246,330	\$27,312,335	\$0	\$10,349,734	\$1,756,941	\$46,296,199	\$0	\$48	\$12,516	\$0	\$12,564
27	\$3,685,323	\$3,246,330	\$27,308,504	\$0	\$10,349,734	\$1,783,295	\$46,373,186	\$0	\$48	\$12,516	\$0	\$12,564
28	\$4,856,443	\$3,311,257	\$27,854,640	\$0	\$10,556,742	\$1,810,044	\$49,389,126	\$0	\$49	\$12,767	\$0	\$12,816
29	\$4,929,290	\$3,311,257	\$31,541,741	\$0	\$6,870,038	\$704,617	\$47,356,944	\$0	\$49	\$12,767	\$0	\$12,816
30	\$5,003,229	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$715,186	\$49,275,391	\$0	\$50	\$13,022	\$0	\$13,072
31	\$5,078,278	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$725,914	\$49,361,167	\$0	\$50	\$13,022	\$0	\$13,072
32	\$5,891,255	\$3,448,008	\$39,543,617	\$0	\$244,019	\$0	\$49,123,899	\$0	\$51	\$13,282	\$0	\$13,333
Total	\$78,998,304	\$74,448,106	\$480,608,998	\$0	\$57,467,144	\$8,428,134	\$700,000,686	\$0	\$1,396	\$364,298	\$0	\$365,694

* Replacement tax and blind pension fund portion of real estate taxes, both of which are exempt from SRD. The following sheets set forth the portion of Replacement Tax estimated to be distributed to each taxing district. None of the blind pension fund revenue is distributed to the taxing district.

The factors previously shown within this report combine to create economic liability or an economic underutilization. Supporting this opinion is the potential trend of a general decline in property within the Redevelopment Area without investment. As indicated previously in this document, current valuation of the parcel was done in 2020 by the Clay County Assessor's Office, and shows an appraised and assessed value of \$960,500 and \$165,420, respectively.

It should also be noted that the benefit from this project is significant and if not pursued could also lend to a continued economic underutilization or liability for the Redevelopment Area. As previously stated, benefits from this development can promote new investment within the Redevelopment Area and can increase economic utilization and generate significantly increased tax revenue and jobs, and remediate many of the conditions which may burden the area.

Again, as previously stated, Cost-Benefit-Analysis submitted as part of this Plan, it is projected that the benefits of proposed project greatly outweigh the option of not utilizing them. Over the course of the benefit period (32-yr term), total tax benefits without any improvement to the subject property are projected to generate approximately \$364,298 to local taxing jurisdictions. That equates to approximately \$11,384 per year on average.

Conversely, projected benefits with redevelopment utilizing the estimated total impact to taxing jurisdictions of \$480,658,998 total benefit over the term of the Plan (32-yr). That figure equates to an annual impact of \$15,020,594 to local taxing jurisdictions.

Note the above figures do not include employment based on construction of improvements within the Redevelopment Area or on-going employment as the result of improvements within the Redevelopment Area.

Section VI

Conclusion

The preceding analysis indicates that the Redevelopment Area contains a total lack of improvements which do not permit the area to be utilized to its full potential. Without improvements, it could be expected that the current trend of a decline in valuation would occur and potentially continue the negative effect the taxable revenue of the area.

The preceding analysis indicates that the Redevelopment Area suffers from two primary unfavorable factors – conditions which constitute an economic liability. This is the primary test as delineated in RSMo. Section 99.805 (1) and summarized below.

Benefits from Special Benefit Districts can promote new investment within the Redevelopment Area and can increase economic utilization and generate significantly increased tax revenue and jobs, and remediate many of the conditions which may burden the area. This analysis clearly shows that the Redevelopment Area is an economic liability to the City and local taxing jurisdictions due to its inability pay taxes at a higher rate, based on the highest and best use of the property. If development occurs through the use of public incentives (example: tax abatement and/or special assessments), a substantial gain in revenue to the local taxing jurisdictions is expected to occur. The current lack of revenue from such a large parcel substantially impairs development and growth of the area and potentially the municipality overall.

As a result of the factors discussed above, we have determined that according to RSMo. Section 99.805 (5), the Redevelopment Area as a whole meets the definition of a “Economic Development Area” and suffers from a lack of site improvements. Additionally this factor has led to conditions which have become an economic liability.

Exhibit A: Ownership Information (Courtesy Clay County Assessor).

Table 13 - Montage Redevelopment Area Ownership.

Ownership**Montage**

#	County Parcel #	Address	Owner	Acres
1	10916000100100	2280 N. Church Road	Sieker William H & D Louise Trust 2280 N. Church Rd. Liberty, MO 64068	149.33
2	11703000100100	I-35	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	197.88
3	11701000100300	3300 N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	302.85
4	11702000100200	N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	43.79

Total Acreage: 693.85
Total Square Feet: 30,224,106
Total Parcels 4

Table 14 - Montage Redevelopment Area Legal Descriptions.

Legal Description		Montage		
#	County Parcel #	Address	Owner	Legal Description
1	10916000100100	2280 N. Church Road	Sieker William H & D Louise Trust 2280 N. Church Rd. Liberty, MO 64068	BEG SW COR NE 1/4, N TO SL NE 104TH ST, E TO WL N CHURCH RD, ALNG ROW S1840 W548.42 SW147.5 S439.67 E652.75 TO WL A HWY, S217 W TO POB
2	11703000100100	I-35	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	THAT PT NW 1/4 SEC 31 LYING NW OF I-35 & E OF STATE HWY A EXC PT DEEDED TO LIBERTY SCHOOL DISTRICT
3	11701000100300	3300 N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	S1/2 SEC & E1/2 NE 1/4 SEC EXC ROW & EXC PT DEEDED TO LIBERTY SCHOOL DISTRICT
4	11702000100200	N. Lightburne St.	Hallmark Cards, Inc. PO Box 419479 Kansas City, MO 64141	BEG 20'E & 25'S OF NW COR SEC, S2180, SE290, NELY2500, W1350 TO POB

Exhibit B: Property Inspection Sheet

Property / Facility Inspection Form					Tract 1	
Date:			12/18/20		Inspector:	
City:			Liberty, MO		Project/Survey Area:	
Address:			2280 N. Church Rd.		Parcel Number:	
Building Use:			N/A		Building Material:	
Is Property improved:			Yes	X	No	Property Size:
Basement:			Yes	X	No	# of Stories:
						

Inspection Notes: Property parcel composed of agriculture uses. No development has occurred. Total lack of infrastructure present including streets, roads, curbs, gutters, sidewalks, utilities (i.e. electricity, gas, sewer, water sanitary sewer, etc). Topography can be extreme in certain locations rising or falling approximately 25'.

Property / Facility Inspection Form					Tract 2	
Date: 12/18/20			Inspector: JPotter			
City: Liberty, MO			Project/Survey Area: Montage Tax Increment Financing Plan			
Address: No Address assigned, I-35			Parcel Number: 11703000100100			
Building Use: N/A			Building Material: N/A			
Is Property improved:	☐	Yes	☒	No	Property Size: 197.88 acres	
Basement:	☐	Yes	☒	No	# of Stories: 0	
						

Inspection Notes: Property parcel composed of agriculture uses. No development has occurred. Total lack of infrastructure present including streets, roads, curbs, gutters, sidewalks, utilities (i.e. electricity, gas, sewer, water sanitary sewer, etc). Topography can be extreme in certain locations rising or falling approximately 50'.

Property / Facility Inspection Form					Tract 3	
Date: 12/18/20			Inspector: JPotter			
City: Liberty, MO			Project/Survey Area: Montage Tax Increment Financing Plan			
Address: 3300 N. Lightburne St.			Parcel Number: 11701000100300			
Building Use: N/A			Building Material: N/A			
Is Property improved:	Yes	X	No	Property Size: 302.85 acres		
Basement:	Yes	X	No	# of Stories: 0		
						

Inspection Notes: Property parcel composed of agriculture uses. No development has occurred. Total lack of infrastructure present including streets, roads, curbs, gutters, sidewalks, utilities (i.e. electricity, gas, sewer, water sanitary sewer, etc). Topography can be extreme in certain locations rising or falling approximately 75'.

Property / Facility Inspection Form					Tract 4	
Date: 12/18/20			Inspector: JPotter			
City: Liberty, MO			Project/Survey Area: Montage Tax Increment Financing Plan			
Address: No Address Assigned: N. Lightburne St.			Parcel Number: 11702000100200			
Building Use: N/A			Building Material: N/A			
Is Property improved:	☐	Yes	☒	No	Property Size: 43.79 acres	
Basement:	☐	Yes	☒	No	# of Stories: 0	
						

Inspection Notes: Property parcel composed of agriculture uses. No development has occurred. Total lack of infrastructure present including streets, roads, curbs, gutters, sidewalks, utilities (i.e. electricity, gas, sewer, water sanitary sewer, etc). Topography can be extreme in certain locations rising or falling approximately 25'.

Exhibit C: Supplemental Photo Log

The following supplemental photograph log (not included in report) presents a review of the property within the proposed Redevelopment Area. Photos include images of property condition, infrastructure condition, and surrounding adjacent property. All photos were taken by Development Initiatives staff. Since site inspection the Redevelopment Area has not changed.



Photo 1 - Typical view of the Redevelopment Area. View of the central portion of the proposed Redevelopment Area, just east of NE 104th Street. View looking southeast.



Photo 2 – View of the dead-end at northern portion of NE 104th Street just north of the Eagle Drive intersection. Road and pedestrian infrastructure abruptly ends at this location. Photo looking north.



Photo 5 – Gas pipeline relief valve located just south of the north central portion of the proposed Redevelopment Area. Immediately adjacent to the right of this location the gas line moves north through the Redevelopment Area. Photo looking west.



Photo 6 – Gas pipeline continuation north through Redevelopment Area. Photo looking north.



Photo 7 – View east along the boundary of the Redevelopment Area and school property.
Photo looking west.



Photo 9 – Typical view of the proposed Redevelopment Area (to left). NE 104th Street right-of-way to right in picture. Photo looking south.



Photo 10 – Same location as Photo 9. Typical view of the proposed Redevelopment Area (to right).
Photo looking north.



Photo 11 – View west across NE 104th Street towards Liberty North High School. Photo looking west.



Photo 12 – Typical view of the proposed Redevelopment Area (to right). Photo looking south.



Photo 13 – View east along NE 112th Street. NE 112th Street is the northern border of the Redevelopment Area at this location. Additionally, NE 112th Street has numerous locations with very limited sightlines and vehicular turning points.



Photo 14 – A new single-family housing development, *The Villas at Prairie Field*. Located at the northeast corner of the intersection of NE 112th Street and Plattsburg Road. This development is located immediately northeast of the Redevelopment Area.



Photo 15 – View west along NE 112th Street, east of Plattsburg Road. The *Villas at Prairie Fields* development to the right. The subject Redevelopment Area is located to the left in the photo.



Photo 16 – View north along Plattsburg Road. Note limited sightlines and vehicular turning points.



Photo 18 – View east along NE 104th Street. Photo taken from the City Limit boundary of Liberty and Kansas City, Missouri. Note improved infrastructure until the Liberty City Limits. Proposed Redevelopment Area to the right.

Exhibit D: Cost Benefit Analysis Data

Table 15 - Special Reimbursement District Estimated Revenue: Total Revenue.

Year	With Development							Without Development				
	Sales Tax	SRD Exempt Taxes ¹	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	SRD EATs Surplus	Total	Sales Tax	SRD Exempt Taxes ¹	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$9,676	\$0	\$0	\$0	\$9,676	\$0	\$37	\$9,676	\$0	\$9,713
2	\$165,386	\$229,154	\$230,489	\$0	\$0	\$0	\$625,029	\$0	\$38	\$9,869	\$0	\$9,907
3	\$335,696	\$614,302	\$1,265,870	\$0	\$0	\$0	\$2,115,868	\$0	\$38	\$9,869	\$0	\$9,907
4	\$383,300	\$551,336	\$2,391,525	\$0	\$0	\$0	\$3,326,161	\$0	\$39	\$10,066	\$0	\$10,105
5	\$432,229	\$666,194	\$3,990,218	\$0	\$0	\$0	\$5,088,642	\$0	\$39	\$10,066	\$0	\$10,105
6	\$482,503	\$959,902	\$4,974,819	\$0	\$0	\$0	\$6,417,224	\$0	\$39	\$10,268	\$0	\$10,307
7	\$838,966	\$1,229,888	\$5,565,201	\$0	\$0	\$0	\$7,624,055	\$0	\$39	\$10,268	\$0	\$10,307
8	\$1,377,004	\$1,419,167	\$6,440,588	\$0	\$0	\$0	\$9,236,760	\$0	\$40	\$10,473	\$0	\$10,513
9	\$1,643,293	\$1,535,420	\$7,247,947	\$0	\$0	\$0	\$10,426,660	\$0	\$40	\$10,473	\$0	\$10,513
10	\$1,667,943	\$1,568,660	\$8,022,301	\$0	\$0	\$0	\$11,258,894	\$0	\$41	\$10,683	\$0	\$10,724
11	\$1,850,472	\$1,888,158	\$9,079,879	\$0	\$0	\$0	\$12,918,509	\$0	\$41	\$10,693	\$0	\$10,724
12	\$2,038,455	\$2,151,973	\$10,221,518	\$0	\$0	\$0	\$14,411,946	\$0	\$42	\$10,896	\$0	\$10,938
13	\$2,231,295	\$2,469,178	\$11,192,671	\$0	\$0	\$0	\$15,893,144	\$0	\$42	\$10,896	\$0	\$10,938
14	\$2,429,742	\$2,633,146	\$12,594,880	\$0	\$0	\$0	\$17,657,768	\$0	\$43	\$11,114	\$0	\$11,157
15	\$2,466,189	\$2,766,261	\$13,137,202	\$0	\$0	\$0	\$18,358,642	\$0	\$43	\$11,114	\$0	\$11,157
16	\$2,503,181	\$2,812,965	\$14,065,170	\$0	\$0	\$0	\$19,381,317	\$0	\$43	\$11,336	\$0	\$11,380
17	\$2,540,729	\$2,937,408	\$14,566,285	\$0	\$0	\$0	\$20,044,423	\$0	\$43	\$11,336	\$0	\$11,380
18	\$2,578,840	\$2,997,989	\$15,287,808	\$0	\$0	\$0	\$20,864,637	\$0	\$44	\$11,563	\$0	\$11,607
19	\$2,617,523	\$2,998,804	\$15,492,352	\$0	\$0	\$0	\$21,108,679	\$0	\$44	\$11,563	\$0	\$11,607
20	\$2,656,796	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,598,690	\$0	\$45	\$11,794	\$0	\$11,840
21	\$2,696,637	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,638,541	\$0	\$45	\$11,794	\$0	\$11,840
22	\$2,737,087	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,057,710	\$0	\$46	\$12,030	\$0	\$12,076
23	\$2,778,143	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,098,767	\$0	\$46	\$12,030	\$0	\$12,076
24	\$3,212,022	\$3,182,677	\$21,411,710	\$0	\$0	\$0	\$27,806,409	\$0	\$47	\$12,271	\$0	\$12,318
25	\$3,260,202	\$3,182,677	\$21,409,631	\$0	\$8,081,978	\$932,136	\$33,866,624	\$0	\$47	\$12,271	\$0	\$12,318
26	\$3,630,860	\$3,246,330	\$27,312,335	\$0	\$10,349,734	\$1,766,941	\$46,296,199	\$0	\$48	\$12,516	\$0	\$12,564
27	\$3,685,323	\$3,246,330	\$27,308,504	\$0	\$10,349,734	\$1,783,295	\$46,373,186	\$0	\$48	\$12,516	\$0	\$12,564
28	\$4,856,443	\$3,311,257	\$27,854,640	\$0	\$10,656,742	\$1,810,044	\$48,389,126	\$0	\$49	\$12,767	\$0	\$12,816
29	\$4,929,290	\$3,311,257	\$31,541,741	\$0	\$6,870,038	\$704,617	\$47,356,944	\$0	\$49	\$12,767	\$0	\$12,816
30	\$5,003,229	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$715,186	\$48,275,391	\$0	\$50	\$13,022	\$0	\$13,072
31	\$5,078,278	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$725,914	\$48,361,167	\$0	\$50	\$13,022	\$0	\$13,072
32	\$5,891,255	\$3,445,008	\$39,543,617	\$0	\$244,019	\$0	\$49,123,899	\$0	\$51	\$13,282	\$0	\$13,333
Total	\$78,998,304	\$74,448,106	\$480,658,998	\$0	\$57,467,144	\$8,428,134	\$700,000,686	\$0	\$1,396	\$364,298	\$0	\$365,694

¹ Replacement tax and blind pension fund portion of real estate taxes, both of which are exempt from SRD. The following sheets set forth the portion of Replacement Tax estimated to be distributed to each taxing district. None of the blind pension fund revenue is distributed to the taxing district.

Table 16 - Special Reimbursement District Estimated Revenue: City of Liberty.

Year	With Development							Without Development				
	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD FIDT Surplus	SRD EATS Surplus	Total	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$985	\$0	\$0	\$0	\$985	\$0	\$4	\$985	\$0	\$989
2	\$120,887	\$22,789	\$23,456	\$0	\$0	\$0	\$166,932	\$0	\$4	\$1,004	\$0	\$1,008
3	\$244,968	\$50,729	\$128,823	\$0	\$0	\$0	\$424,519	\$0	\$4	\$1,004	\$0	\$1,008
4	\$279,706	\$53,842	\$243,377	\$0	\$0	\$0	\$576,924	\$0	\$4	\$1,024	\$0	\$1,028
5	\$315,411	\$64,893	\$406,070	\$0	\$0	\$0	\$786,373	\$0	\$4	\$1,024	\$0	\$1,028
6	\$352,097	\$93,526	\$506,289	\$0	\$0	\$0	\$951,893	\$0	\$4	\$1,045	\$0	\$1,049
7	\$012,218	\$120,086	\$565,333	\$0	\$0	\$0	\$1,297,637	\$0	\$4	\$1,045	\$0	\$1,049
8	\$1,004,841	\$135,489	\$665,436	\$0	\$0	\$0	\$1,785,745	\$0	\$4	\$1,066	\$0	\$1,070
9	\$1,199,180	\$149,758	\$737,597	\$0	\$0	\$0	\$2,086,535	\$0	\$4	\$1,066	\$0	\$1,070
10	\$1,217,147	\$152,753	\$816,400	\$0	\$0	\$0	\$2,186,301	\$0	\$4	\$1,087	\$0	\$1,091
11	\$1,350,344	\$193,963	\$924,026	\$0	\$0	\$0	\$2,468,334	\$0	\$4	\$1,087	\$0	\$1,091
12	\$1,487,521	\$209,587	\$1,040,207	\$0	\$0	\$0	\$2,737,315	\$0	\$4	\$1,109	\$0	\$1,113
13	\$1,628,242	\$239,877	\$1,139,037	\$0	\$0	\$0	\$3,007,157	\$0	\$4	\$1,109	\$0	\$1,113
14	\$1,773,055	\$256,655	\$1,281,735	\$0	\$0	\$0	\$3,311,445	\$0	\$4	\$1,131	\$0	\$1,135
15	\$1,799,651	\$260,635	\$1,336,925	\$0	\$0	\$0	\$3,405,211	\$0	\$4	\$1,131	\$0	\$1,135
16	\$1,826,646	\$274,007	\$1,431,361	\$0	\$0	\$0	\$3,532,014	\$0	\$4	\$1,154	\$0	\$1,158
17	\$1,854,046	\$286,227	\$1,482,358	\$0	\$0	\$0	\$3,622,630	\$0	\$4	\$1,154	\$0	\$1,158
18	\$1,881,850	\$291,951	\$1,525,784	\$0	\$0	\$0	\$3,729,582	\$0	\$5	\$1,177	\$0	\$1,181
19	\$1,910,084	\$291,951	\$1,576,600	\$0	\$0	\$0	\$3,778,635	\$0	\$5	\$1,177	\$0	\$1,181
20	\$1,938,735	\$297,790	\$1,616,336	\$0	\$0	\$0	\$3,852,862	\$0	\$5	\$1,200	\$0	\$1,205
21	\$1,967,816	\$297,790	\$1,616,336	\$0	\$0	\$0	\$3,881,943	\$0	\$5	\$1,200	\$0	\$1,205
22	\$1,997,334	\$303,746	\$1,646,651	\$0	\$0	\$0	\$3,948,730	\$0	\$5	\$1,224	\$0	\$1,229
23	\$2,027,294	\$303,746	\$1,646,651	\$0	\$0	\$0	\$3,978,690	\$0	\$5	\$1,224	\$0	\$1,229
24	\$2,343,968	\$309,921	\$2,178,992	\$0	\$0	\$0	\$4,832,721	\$0	\$5	\$1,249	\$0	\$1,254
25	\$2,379,067	\$309,921	\$2,179,790	\$0	\$517,174	\$880,208	\$6,065,049	\$0	\$5	\$1,249	\$0	\$1,254
26	\$2,649,547	\$316,017	\$2,770,477	\$0	\$1,053,255	\$1,282,092	\$8,090,387	\$0	\$5	\$1,274	\$0	\$1,279
27	\$2,699,290	\$318,017	\$2,779,887	\$0	\$1,053,255	\$1,301,323	\$8,136,972	\$0	\$5	\$1,274	\$0	\$1,279
28	\$3,543,891	\$322,338	\$7,634,665	\$0	\$1,074,321	\$1,320,845	\$9,096,058	\$0	\$5	\$1,299	\$0	\$1,304
29	\$3,587,050	\$322,338	\$3,208,888	\$0	\$809,139	\$514,180	\$8,342,594	\$0	\$5	\$1,299	\$0	\$1,304
30	\$3,651,005	\$328,784	\$3,274,031	\$0	\$713,123	\$521,893	\$8,488,837	\$0	\$5	\$1,325	\$0	\$1,330
31	\$3,705,770	\$328,784	\$3,274,031	\$0	\$713,123	\$529,721	\$8,551,430	\$0	\$5	\$1,325	\$0	\$1,330
32	\$4,299,024	\$335,360	\$4,024,210	\$0	\$24,833	\$0	\$8,683,427	\$0	\$5	\$1,352	\$0	\$1,357
Total	\$57,647,411	\$7,251,853	\$48,914,912	\$0	\$5,848,222	\$6,150,260	\$125,812,658	\$0	\$142	\$37,073	\$0	\$37,215

Table 17 - Special Reimbursement District Estimated Revenue: County.

Year	With Development							Without Development				
	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PLDIT Surplus	SRD EXRT Surplus	Total	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$181	\$0	\$0	\$0	\$181	\$0	\$1	\$181	\$0	\$181
2	\$40,229	\$4,181	\$4,354	\$0	\$0	\$0	\$48,714	\$0	\$1	\$184	\$0	\$185
3	\$81,656	\$9,308	\$28,837	\$0	\$0	\$0	\$114,801	\$0	\$1	\$184	\$0	\$185
4	\$33,235	\$9,879	\$44,656	\$0	\$0	\$0	\$147,770	\$0	\$1	\$185	\$0	\$189
5	\$105,137	\$11,870	\$74,567	\$0	\$0	\$0	\$191,514	\$0	\$1	\$188	\$0	\$189
6	\$117,866	\$17,181	\$92,892	\$0	\$0	\$0	\$227,419	\$0	\$1	\$192	\$0	\$192
7	\$204,073	\$22,034	\$103,739	\$0	\$0	\$0	\$329,836	\$0	\$1	\$192	\$0	\$192
8	\$334,947	\$25,407	\$120,262	\$0	\$0	\$0	\$480,616	\$0	\$1	\$196	\$0	\$196
9	\$399,720	\$27,478	\$135,337	\$0	\$0	\$0	\$562,535	\$0	\$1	\$196	\$0	\$196
10	\$405,716	\$28,028	\$143,796	\$0	\$0	\$0	\$583,540	\$0	\$1	\$199	\$0	\$200
11	\$450,115	\$35,592	\$169,544	\$0	\$0	\$0	\$655,249	\$0	\$1	\$199	\$0	\$200
12	\$495,640	\$38,456	\$190,861	\$0	\$0	\$0	\$725,158	\$0	\$1	\$203	\$0	\$204
13	\$542,747	\$44,014	\$205,995	\$0	\$0	\$0	\$792,756	\$0	\$1	\$203	\$0	\$204
14	\$591,019	\$47,092	\$235,179	\$0	\$0	\$0	\$873,288	\$0	\$1	\$208	\$0	\$208
15	\$599,884	\$49,290	\$245,304	\$0	\$0	\$0	\$894,478	\$0	\$1	\$208	\$0	\$208
16	\$608,882	\$50,276	\$262,632	\$0	\$0	\$0	\$921,790	\$0	\$1	\$212	\$0	\$212
17	\$616,015	\$52,518	\$271,669	\$0	\$0	\$0	\$942,522	\$0	\$1	\$212	\$0	\$212
18	\$627,285	\$53,588	\$285,461	\$0	\$0	\$0	\$966,315	\$0	\$1	\$216	\$0	\$217
19	\$636,685	\$55,688	\$282,281	\$0	\$0	\$0	\$974,594	\$0	\$1	\$216	\$0	\$217
20	\$640,365	\$54,640	\$296,571	\$0	\$0	\$0	\$997,457	\$0	\$1	\$220	\$0	\$221
21	\$652,939	\$54,640	\$296,572	\$0	\$0	\$0	\$1,007,150	\$0	\$1	\$220	\$0	\$221
22	\$665,773	\$55,733	\$302,501	\$0	\$0	\$0	\$1,024,011	\$0	\$1	\$225	\$0	\$225
23	\$676,785	\$55,733	\$302,501	\$0	\$0	\$0	\$1,033,998	\$0	\$1	\$225	\$0	\$225
24	\$751,803	\$56,847	\$399,810	\$0	\$0	\$0	\$1,207,960	\$0	\$1	\$229	\$0	\$230
25	\$753,022	\$56,847	\$399,771	\$0	\$94,883	\$236,736	\$1,571,270	\$0	\$1	\$229	\$0	\$230
26	\$853,182	\$57,964	\$509,989	\$0	\$193,255	\$427,364	\$2,071,775	\$0	\$1	\$234	\$0	\$235
27	\$896,430	\$57,964	\$509,918	\$0	\$193,255	\$433,774	\$2,091,362	\$0	\$1	\$234	\$0	\$235
28	\$1,181,297	\$59,144	\$620,116	\$0	\$197,121	\$440,281	\$2,397,958	\$0	\$1	\$238	\$0	\$239
29	\$1,199,017	\$59,144	\$685,963	\$0	\$128,281	\$171,363	\$2,146,797	\$0	\$1	\$238	\$0	\$239
30	\$1,217,002	\$60,327	\$600,732	\$0	\$139,847	\$172,964	\$2,182,871	\$0	\$1	\$243	\$0	\$244
31	\$1,235,257	\$60,327	\$600,732	\$0	\$139,847	\$176,574	\$2,203,736	\$0	\$1	\$243	\$0	\$244
32	\$1,433,008	\$61,533	\$738,378	\$0	\$4,596	\$0	\$2,237,475	\$0	\$1	\$248	\$0	\$249
Total	\$19,215,934	\$1,330,598	\$8,975,101	\$0	\$1,073,095	\$2,050,087	\$37,644,644	\$0	\$25	\$6,802	\$0	\$6,828

Table 18 - Special Reimbursement District Estimated Revenue: Hospital.

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax	Total
1	\$0	\$167	\$0	\$0	\$167	\$1	\$167	\$0	\$168
2	\$3,867	\$3,980	\$0	\$0	\$7,847	\$1	\$170	\$0	\$171
3	\$8,608	\$21,859	\$0	\$0	\$30,466	\$1	\$170	\$0	\$171
4	\$9,136	\$41,296	\$0	\$0	\$50,432	\$1	\$174	\$0	\$174
5	\$10,977	\$68,901	\$0	\$0	\$79,878	\$1	\$174	\$0	\$174
6	\$15,869	\$85,903	\$0	\$0	\$101,773	\$1	\$177	\$0	\$178
7	\$20,376	\$95,925	\$0	\$0	\$116,301	\$1	\$177	\$0	\$178
8	\$23,495	\$111,213	\$0	\$0	\$134,709	\$1	\$181	\$0	\$182
9	\$25,411	\$125,155	\$0	\$0	\$150,566	\$1	\$181	\$0	\$182
10	\$25,919	\$138,526	\$0	\$0	\$164,445	\$1	\$184	\$0	\$185
11	\$32,911	\$156,788	\$0	\$0	\$189,699	\$1	\$184	\$0	\$185
12	\$35,563	\$176,501	\$0	\$0	\$212,063	\$1	\$188	\$0	\$189
13	\$40,702	\$193,270	\$0	\$0	\$233,972	\$1	\$188	\$0	\$189
14	\$43,549	\$217,483	\$0	\$0	\$261,032	\$1	\$192	\$0	\$193
15	\$45,582	\$226,848	\$0	\$0	\$272,429	\$1	\$192	\$0	\$193
16	\$46,493	\$242,871	\$0	\$0	\$289,365	\$1	\$196	\$0	\$197
17	\$48,567	\$251,525	\$0	\$0	\$300,091	\$1	\$196	\$0	\$197
18	\$49,538	\$263,984	\$0	\$0	\$313,521	\$1	\$200	\$0	\$200
19	\$49,538	\$267,515	\$0	\$0	\$317,053	\$1	\$200	\$0	\$200
20	\$50,529	\$274,258	\$0	\$0	\$324,786	\$1	\$204	\$0	\$204
21	\$50,529	\$274,258	\$0	\$0	\$324,786	\$1	\$204	\$0	\$204
22	\$51,539	\$279,741	\$0	\$0	\$331,280	\$1	\$208	\$0	\$209
23	\$51,539	\$279,741	\$0	\$0	\$331,280	\$1	\$208	\$0	\$209
24	\$52,570	\$369,729	\$0	\$0	\$422,299	\$1	\$212	\$0	\$213
25	\$52,570	\$369,693	\$0	\$87,753	\$510,016	\$1	\$212	\$0	\$213
26	\$53,621	\$471,618	\$0	\$178,715	\$703,954	\$1	\$216	\$0	\$217
27	\$53,621	\$471,552	\$0	\$178,715	\$703,888	\$1	\$216	\$0	\$217
28	\$54,694	\$480,982	\$0	\$182,289	\$717,966	\$1	\$220	\$0	\$221
29	\$54,694	\$544,650	\$0	\$118,629	\$717,972	\$1	\$220	\$0	\$221
30	\$55,788	\$555,533	\$0	\$121,002	\$732,323	\$1	\$225	\$0	\$226
31	\$55,788	\$555,533	\$0	\$121,002	\$732,323	\$1	\$225	\$0	\$226
32	\$56,903	\$682,823	\$0	\$4,214	\$743,940	\$1	\$229	\$0	\$230
Total	\$1,230,485	\$8,299,819	\$0	\$992,319	\$10,522,623	\$24	\$6,291	\$0	\$6,315

Table 19 - Special Reimbursement District Estimated Revenue: Handicap.

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$127	\$0	\$0	\$127	\$0	\$127	\$0	\$128
2	\$2,940	\$3,028	\$0	\$0	\$5,968	\$0	\$130	\$0	\$130
3	\$6,545	\$16,620	\$0	\$0	\$23,165	\$0	\$130	\$0	\$130
4	\$6,946	\$31,400	\$0	\$0	\$38,346	\$1	\$132	\$0	\$133
5	\$8,346	\$52,390	\$0	\$0	\$60,736	\$1	\$132	\$0	\$133
6	\$12,066	\$65,317	\$0	\$0	\$77,383	\$1	\$135	\$0	\$135
7	\$15,493	\$72,937	\$0	\$0	\$88,430	\$1	\$135	\$0	\$136
8	\$17,965	\$84,562	\$0	\$0	\$102,428	\$1	\$138	\$0	\$139
9	\$19,321	\$95,162	\$0	\$0	\$114,483	\$1	\$138	\$0	\$139
10	\$19,708	\$105,329	\$0	\$0	\$125,038	\$1	\$140	\$0	\$141
11	\$25,024	\$119,214	\$0	\$0	\$144,238	\$1	\$140	\$0	\$141
12	\$27,040	\$134,203	\$0	\$0	\$161,244	\$1	\$143	\$0	\$144
13	\$30,948	\$146,954	\$0	\$0	\$177,902	\$1	\$143	\$0	\$144
14	\$33,113	\$165,364	\$0	\$0	\$198,477	\$1	\$146	\$0	\$146
15	\$34,658	\$172,485	\$0	\$0	\$207,143	\$1	\$146	\$0	\$148
16	\$35,351	\$184,889	\$0	\$0	\$220,240	\$1	\$149	\$0	\$149
17	\$36,928	\$191,248	\$0	\$0	\$228,176	\$1	\$149	\$0	\$149
18	\$37,668	\$200,721	\$0	\$0	\$238,389	\$1	\$152	\$0	\$152
19	\$37,666	\$203,407	\$0	\$0	\$241,073	\$1	\$152	\$0	\$152
20	\$38,420	\$208,533	\$0	\$0	\$246,953	\$1	\$155	\$0	\$155
21	\$38,420	\$208,533	\$0	\$0	\$246,953	\$1	\$155	\$0	\$155
22	\$39,188	\$212,702	\$0	\$0	\$251,891	\$1	\$158	\$0	\$159
23	\$39,188	\$212,702	\$0	\$0	\$251,891	\$1	\$158	\$0	\$159
24	\$39,072	\$281,125	\$0	\$0	\$321,007	\$1	\$161	\$0	\$162
25	\$39,072	\$281,098	\$0	\$68,724	\$387,793	\$1	\$161	\$0	\$162
26	\$40,771	\$358,597	\$0	\$135,887	\$535,255	\$1	\$164	\$0	\$165
27	\$40,771	\$358,547	\$0	\$135,887	\$535,205	\$1	\$164	\$0	\$165
28	\$41,587	\$365,717	\$0	\$138,605	\$545,909	\$1	\$168	\$0	\$168
29	\$41,587	\$414,127	\$0	\$80,200	\$545,914	\$1	\$168	\$0	\$168
30	\$42,418	\$422,403	\$0	\$92,004	\$556,825	\$1	\$171	\$0	\$172
31	\$42,418	\$422,403	\$0	\$92,004	\$556,825	\$1	\$171	\$0	\$172
32	\$43,267	\$519,188	\$0	\$3,204	\$565,659	\$1	\$174	\$0	\$175
Total	\$935,805	\$6,310,808	\$0	\$754,515	\$8,000,930	\$18	\$4,783	\$0	\$4,801

Table 20 - Special Reimbursement District Estimated Revenue: Library.

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$429	\$0	\$0	\$429	\$2	\$429	\$0	\$430
2	\$9,919	\$10,209	\$0	\$0	\$20,128	\$2	\$437	\$0	\$439
3	\$22,079	\$56,069	\$0	\$0	\$78,148	\$2	\$437	\$0	\$439
4	\$23,434	\$105,928	\$0	\$0	\$129,362	\$2	\$446	\$0	\$448
5	\$28,157	\$176,738	\$0	\$0	\$204,895	\$2	\$446	\$0	\$448
6	\$40,707	\$220,349	\$0	\$0	\$261,056	\$2	\$455	\$0	\$457
7	\$52,266	\$246,056	\$0	\$0	\$298,322	\$2	\$455	\$0	\$457
8	\$60,267	\$285,272	\$0	\$0	\$345,540	\$2	\$464	\$0	\$466
9	\$65,181	\$321,032	\$0	\$0	\$386,213	\$2	\$464	\$0	\$466
10	\$66,484	\$355,331	\$0	\$0	\$421,815	\$2	\$473	\$0	\$475
11	\$84,421	\$402,174	\$0	\$0	\$486,595	\$2	\$473	\$0	\$475
12	\$91,221	\$452,741	\$0	\$0	\$543,962	\$2	\$483	\$0	\$484
13	\$104,405	\$495,756	\$0	\$0	\$600,160	\$2	\$483	\$0	\$484
14	\$111,707	\$557,864	\$0	\$0	\$669,570	\$2	\$492	\$0	\$494
15	\$116,921	\$581,885	\$0	\$0	\$698,805	\$2	\$492	\$0	\$494
16	\$119,259	\$622,987	\$0	\$0	\$742,246	\$2	\$502	\$0	\$504
17	\$124,578	\$645,183	\$0	\$0	\$769,760	\$2	\$502	\$0	\$504
18	\$127,069	\$677,141	\$0	\$0	\$804,210	\$2	\$512	\$0	\$514
19	\$127,069	\$686,201	\$0	\$0	\$813,270	\$2	\$512	\$0	\$514
20	\$129,610	\$703,496	\$0	\$0	\$833,106	\$2	\$522	\$0	\$524
21	\$129,610	\$703,496	\$0	\$0	\$833,106	\$2	\$522	\$0	\$524
22	\$132,203	\$717,560	\$0	\$0	\$849,763	\$2	\$533	\$0	\$535
23	\$132,203	\$717,560	\$0	\$0	\$849,763	\$2	\$533	\$0	\$535
24	\$134,847	\$948,386	\$0	\$0	\$1,083,233	\$2	\$544	\$0	\$546
25	\$134,847	\$948,294	\$0	\$225,095	\$1,308,237	\$2	\$544	\$0	\$546
26	\$137,544	\$1,209,742	\$0	\$458,420	\$1,805,705	\$2	\$554	\$0	\$557
27	\$137,544	\$1,209,572	\$0	\$458,420	\$1,805,536	\$2	\$554	\$0	\$557
28	\$140,295	\$1,233,762	\$0	\$467,589	\$1,841,645	\$2	\$565	\$0	\$568
29	\$140,295	\$1,397,075	\$0	\$304,294	\$1,841,663	\$2	\$565	\$0	\$568
30	\$143,100	\$1,424,993	\$0	\$310,380	\$1,878,473	\$2	\$577	\$0	\$579
31	\$143,100	\$1,424,993	\$0	\$310,380	\$1,878,473	\$2	\$577	\$0	\$579
32	\$145,962	\$1,751,501	\$0	\$10,808	\$1,908,272	\$2	\$588	\$0	\$591
Total	\$3,156,303	\$21,289,774	\$0	\$2,545,386	\$26,991,463	\$62	\$16,136	\$0	\$16,198

Table 21 - Special Reimbursement District Estimated Revenue: Health.

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$106	\$0	\$0	\$106	\$0	\$106	\$0	\$106
2	\$2,451	\$2,523	\$0	\$0	\$4,974	\$0	\$108	\$0	\$108
3	\$5,456	\$13,856	\$0	\$0	\$19,312	\$0	\$108	\$0	\$108
4	\$5,791	\$26,176	\$0	\$0	\$31,967	\$0	\$110	\$0	\$111
5	\$6,958	\$43,675	\$0	\$0	\$50,633	\$0	\$110	\$0	\$111
6	\$10,059	\$54,452	\$0	\$0	\$64,511	\$0	\$112	\$0	\$113
7	\$12,916	\$60,804	\$0	\$0	\$73,720	\$0	\$112	\$0	\$113
8	\$14,893	\$70,495	\$0	\$0	\$85,389	\$0	\$115	\$0	\$115
9	\$16,107	\$79,332	\$0	\$0	\$95,440	\$0	\$115	\$0	\$115
10	\$16,429	\$87,808	\$0	\$0	\$104,238	\$0	\$117	\$0	\$117
11	\$20,862	\$99,384	\$0	\$0	\$120,246	\$0	\$117	\$0	\$117
12	\$22,542	\$111,880	\$0	\$0	\$134,422	\$0	\$119	\$0	\$120
13	\$25,800	\$122,509	\$0	\$0	\$148,309	\$0	\$119	\$0	\$120
14	\$27,605	\$137,857	\$0	\$0	\$165,462	\$0	\$122	\$0	\$122
15	\$28,893	\$143,793	\$0	\$0	\$172,686	\$0	\$122	\$0	\$122
16	\$29,471	\$153,950	\$0	\$0	\$183,421	\$0	\$124	\$0	\$125
17	\$30,785	\$159,435	\$0	\$0	\$190,220	\$0	\$124	\$0	\$125
18	\$31,401	\$167,333	\$0	\$0	\$198,734	\$0	\$127	\$0	\$127
19	\$31,401	\$169,572	\$0	\$0	\$200,972	\$0	\$127	\$0	\$127
20	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
21	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
22	\$32,689	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
23	\$32,689	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
24	\$33,323	\$234,362	\$0	\$0	\$267,685	\$1	\$134	\$0	\$135
25	\$33,323	\$234,339	\$0	\$55,825	\$323,287	\$1	\$134	\$0	\$135
26	\$33,989	\$298,947	\$0	\$113,283	\$446,220	\$1	\$137	\$0	\$138
27	\$33,989	\$298,905	\$0	\$113,283	\$446,178	\$1	\$137	\$0	\$138
28	\$34,689	\$304,883	\$0	\$115,549	\$455,101	\$1	\$140	\$0	\$140
29	\$34,689	\$345,240	\$0	\$75,196	\$455,105	\$1	\$140	\$0	\$140
30	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
31	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
32	\$36,070	\$432,825	\$0	\$2,671	\$471,565	\$1	\$145	\$0	\$146
Total	\$779,975	\$5,261,054	\$0	\$629,007	\$6,670,036	\$15	\$3,987	\$0	\$4,003

Table 22 - Special Reimbursement District Estimated Revenue: School.

Year	With Development				Without Development				
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$7,325	\$0	\$0	\$7,325	\$28	\$7,325	\$0	\$7,353
2	\$169,536	\$174,499	\$0	\$0	\$344,034	\$29	\$7,472	\$0	\$7,500
3	\$377,391	\$968,363	\$0	\$0	\$1,335,754	\$29	\$7,472	\$0	\$7,500
4	\$400,552	\$1,810,573	\$0	\$0	\$2,211,125	\$29	\$7,621	\$0	\$7,650
5	\$481,275	\$3,020,910	\$0	\$0	\$3,502,184	\$29	\$7,621	\$0	\$7,650
6	\$695,779	\$3,766,330	\$0	\$0	\$4,462,109	\$30	\$7,774	\$0	\$7,803
7	\$693,367	\$4,205,725	\$0	\$0	\$5,099,092	\$30	\$7,774	\$0	\$7,803
8	\$1,030,125	\$4,876,033	\$0	\$0	\$6,906,158	\$30	\$7,929	\$0	\$7,959
9	\$1,114,107	\$5,487,267	\$0	\$0	\$6,601,374	\$30	\$7,929	\$0	\$7,959
10	\$1,136,389	\$6,073,514	\$0	\$0	\$7,209,903	\$31	\$8,088	\$0	\$8,119
11	\$1,442,967	\$6,874,164	\$0	\$0	\$8,317,151	\$31	\$8,088	\$0	\$8,119
12	\$1,559,202	\$7,738,495	\$0	\$0	\$9,297,696	\$32	\$8,249	\$0	\$8,281
13	\$1,784,940	\$8,473,734	\$0	\$0	\$10,258,274	\$32	\$8,249	\$0	\$8,281
14	\$1,909,353	\$9,535,317	\$0	\$0	\$11,444,670	\$32	\$8,414	\$0	\$8,447
15	\$1,998,475	\$9,945,896	\$0	\$0	\$11,944,373	\$32	\$8,414	\$0	\$8,447
16	\$2,038,445	\$10,648,442	\$0	\$0	\$12,686,887	\$33	\$8,583	\$0	\$8,615
17	\$2,129,350	\$11,027,828	\$0	\$0	\$13,157,176	\$33	\$8,583	\$0	\$8,615
18	\$2,171,937	\$11,574,076	\$0	\$0	\$13,746,012	\$34	\$8,754	\$0	\$8,788
19	\$2,171,937	\$11,728,932	\$0	\$0	\$13,900,868	\$34	\$8,754	\$0	\$8,788
20	\$2,215,375	\$12,024,542	\$0	\$0	\$14,239,918	\$34	\$8,929	\$0	\$8,964
21	\$2,215,375	\$12,024,542	\$0	\$0	\$14,239,918	\$34	\$8,929	\$0	\$8,964
22	\$2,259,683	\$12,264,943	\$0	\$0	\$14,524,626	\$35	\$9,108	\$0	\$9,143
23	\$2,259,683	\$12,264,943	\$0	\$0	\$14,524,626	\$35	\$9,108	\$0	\$9,143
24	\$2,304,876	\$16,210,352	\$0	\$0	\$18,515,229	\$36	\$9,290	\$0	\$9,326
25	\$2,304,876	\$16,208,778	\$0	\$3,847,458	\$22,361,112	\$36	\$9,290	\$0	\$9,326
26	\$2,350,974	\$20,677,590	\$0	\$7,835,564	\$30,864,128	\$36	\$9,476	\$0	\$9,512
27	\$2,350,974	\$20,674,690	\$0	\$7,835,564	\$30,861,228	\$36	\$9,476	\$0	\$9,512
28	\$2,397,993	\$21,088,158	\$0	\$7,992,286	\$31,478,437	\$37	\$9,665	\$0	\$9,702
29	\$2,397,993	\$23,879,584	\$0	\$5,201,160	\$31,478,738	\$37	\$9,665	\$0	\$9,702
30	\$2,445,953	\$24,356,772	\$0	\$5,305,192	\$32,107,918	\$38	\$9,859	\$0	\$9,896
31	\$2,445,953	\$24,356,772	\$0	\$5,305,192	\$32,107,918	\$38	\$9,859	\$0	\$9,896
32	\$2,494,872	\$29,937,635	\$0	\$184,742	\$32,617,249	\$39	\$10,056	\$0	\$10,094
Total	\$53,949,306	\$363,896,745	\$0	\$43,507,157	\$461,353,209	\$1,057	\$275,802	\$0	\$276,859

Table 23 - Special Reimbursement District Estimated Revenue: KCJC.

Year	With Development					Without Development				
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total	
1	\$0	\$251	\$0	\$0	\$251	\$1	\$251	\$0	\$252	
2	\$5,800	\$5,970	\$0	\$0	\$11,770	\$1	\$256	\$0	\$257	
3	\$12,911	\$32,788	\$0	\$0	\$45,699	\$1	\$256	\$0	\$257	
4	\$13,704	\$61,944	\$0	\$0	\$75,648	\$1	\$261	\$0	\$262	
5	\$16,465	\$103,352	\$0	\$0	\$119,818	\$1	\$261	\$0	\$262	
6	\$23,804	\$128,855	\$0	\$0	\$152,659	\$1	\$266	\$0	\$267	
7	\$30,564	\$143,887	\$0	\$0	\$174,451	\$1	\$266	\$0	\$267	
8	\$35,243	\$166,820	\$0	\$0	\$202,063	\$1	\$271	\$0	\$272	
9	\$38,116	\$187,732	\$0	\$0	\$225,848	\$1	\$271	\$0	\$272	
10	\$38,878	\$207,789	\$0	\$0	\$246,667	\$1	\$277	\$0	\$278	
11	\$49,367	\$235,181	\$0	\$0	\$284,549	\$1	\$277	\$0	\$278	
12	\$53,344	\$264,751	\$0	\$0	\$318,095	\$1	\$282	\$0	\$283	
13	\$61,053	\$289,908	\$0	\$0	\$350,959	\$1	\$282	\$0	\$283	
14	\$65,323	\$326,225	\$0	\$0	\$391,548	\$1	\$288	\$0	\$289	
15	\$68,372	\$340,272	\$0	\$0	\$408,644	\$1	\$288	\$0	\$289	
16	\$69,740	\$364,307	\$0	\$0	\$434,047	\$1	\$294	\$0	\$295	
17	\$72,850	\$377,287	\$0	\$0	\$450,137	\$1	\$294	\$0	\$295	
18	\$74,307	\$395,975	\$0	\$0	\$470,282	\$1	\$300	\$0	\$301	
19	\$74,307	\$401,273	\$0	\$0	\$475,580	\$1	\$300	\$0	\$301	
20	\$75,793	\$411,387	\$0	\$0	\$487,180	\$1	\$305	\$0	\$307	
21	\$75,793	\$411,387	\$0	\$0	\$487,180	\$1	\$305	\$0	\$307	
22	\$77,309	\$419,611	\$0	\$0	\$496,920	\$1	\$312	\$0	\$313	
23	\$77,309	\$419,611	\$0	\$0	\$496,920	\$1	\$312	\$0	\$313	
24	\$78,855	\$554,593	\$0	\$0	\$633,448	\$1	\$318	\$0	\$319	
25	\$78,855	\$554,539	\$0	\$131,630	\$765,024	\$1	\$318	\$0	\$319	
26	\$80,432	\$707,427	\$0	\$268,072	\$1,055,931	\$1	\$324	\$0	\$325	
27	\$80,432	\$707,328	\$0	\$268,072	\$1,055,832	\$1	\$324	\$0	\$325	
28	\$82,041	\$721,473	\$0	\$273,434	\$1,076,948	\$1	\$331	\$0	\$332	
29	\$82,041	\$816,974	\$0	\$177,943	\$1,076,959	\$1	\$331	\$0	\$332	
30	\$83,882	\$833,300	\$0	\$181,503	\$1,098,484	\$1	\$337	\$0	\$339	
31	\$83,882	\$833,300	\$0	\$181,503	\$1,098,484	\$1	\$337	\$0	\$339	
32	\$85,355	\$1,024,234	\$0	\$6,320	\$1,115,910	\$1	\$344	\$0	\$345	
Total	\$1,845,728	\$12,449,729	\$0	\$1,488,478	\$15,783,935	\$36	\$9,436	\$0	\$9,472	

Table 24 - Special Reimbursement District Estimated Revenue: Mental Health.

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$106	\$0	\$0	\$106	\$0	\$106	\$0	\$106
2	\$2,451	\$2,523	\$0	\$0	\$4,974	\$0	\$108	\$0	\$108
3	\$5,456	\$13,856	\$0	\$0	\$19,312	\$0	\$108	\$0	\$108
4	\$5,791	\$28,176	\$0	\$0	\$33,967	\$0	\$110	\$0	\$111
5	\$6,958	\$43,675	\$0	\$0	\$50,633	\$0	\$110	\$0	\$111
6	\$10,059	\$54,452	\$0	\$0	\$64,511	\$0	\$112	\$0	\$113
7	\$12,916	\$60,804	\$0	\$0	\$73,720	\$0	\$112	\$0	\$113
8	\$14,893	\$70,495	\$0	\$0	\$85,389	\$0	\$115	\$0	\$115
9	\$16,107	\$79,332	\$0	\$0	\$95,440	\$0	\$115	\$0	\$115
10	\$16,429	\$87,808	\$0	\$0	\$104,238	\$0	\$117	\$0	\$117
11	\$20,862	\$99,384	\$0	\$0	\$120,246	\$0	\$117	\$0	\$117
12	\$22,542	\$111,880	\$0	\$0	\$134,422	\$0	\$119	\$0	\$120
13	\$25,800	\$122,509	\$0	\$0	\$148,309	\$0	\$119	\$0	\$120
14	\$27,605	\$137,857	\$0	\$0	\$165,462	\$0	\$122	\$0	\$122
15	\$28,893	\$143,793	\$0	\$0	\$172,686	\$0	\$122	\$0	\$122
16	\$29,471	\$153,950	\$0	\$0	\$183,421	\$0	\$124	\$0	\$125
17	\$30,785	\$159,435	\$0	\$0	\$190,220	\$0	\$124	\$0	\$125
18	\$31,401	\$167,333	\$0	\$0	\$198,734	\$0	\$127	\$0	\$127
19	\$31,401	\$169,572	\$0	\$0	\$200,972	\$0	\$127	\$0	\$127
20	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
21	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
22	\$32,669	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
23	\$32,669	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
24	\$33,323	\$234,362	\$0	\$0	\$267,685	\$1	\$134	\$0	\$135
25	\$33,323	\$234,339	\$0	\$55,625	\$323,287	\$1	\$134	\$0	\$135
26	\$33,989	\$298,947	\$0	\$113,283	\$446,220	\$1	\$137	\$0	\$138
27	\$33,989	\$298,905	\$0	\$113,283	\$446,178	\$1	\$137	\$0	\$138
28	\$34,669	\$304,883	\$0	\$115,549	\$455,101	\$1	\$140	\$0	\$140
29	\$34,669	\$345,240	\$0	\$75,196	\$455,105	\$1	\$140	\$0	\$140
30	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
31	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
32	\$36,070	\$432,825	\$0	\$2,671	\$471,565	\$1	\$145	\$0	\$146
Total	\$779,975	\$5,261,054	\$0	\$629,007	\$6,670,036	\$15	\$3,987	\$0	\$4,003

Table 25 - Special Reimbursement District Estimated Revenue: Zoo.

Year	With Development					Total	Without Development				
	Salary Tax	SRD Exempt Taxes	SRD Red Property Tax	Personal Property Tax	SRD EATF Surplus		Salary Tax	SRD Exempt Taxes	Non-SRD Red Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$4,470	\$0	\$0	\$0	\$0	\$4,470	\$0	\$0	\$0	\$0	\$0
3	\$9,073	\$0	\$0	\$0	\$0	\$9,073	\$0	\$0	\$0	\$0	\$0
4	\$10,359	\$0	\$0	\$0	\$0	\$10,359	\$0	\$0	\$0	\$0	\$0
5	\$11,692	\$0	\$0	\$0	\$0	\$11,692	\$0	\$0	\$0	\$0	\$0
6	\$13,041	\$0	\$0	\$0	\$0	\$13,041	\$0	\$0	\$0	\$0	\$0
7	\$22,675	\$0	\$0	\$0	\$0	\$22,675	\$0	\$0	\$0	\$0	\$0
8	\$37,216	\$0	\$0	\$0	\$0	\$37,216	\$0	\$0	\$0	\$0	\$0
9	\$44,413	\$0	\$0	\$0	\$0	\$44,413	\$0	\$0	\$0	\$0	\$0
10	\$45,080	\$0	\$0	\$0	\$0	\$45,080	\$0	\$0	\$0	\$0	\$0
11	\$50,013	\$0	\$0	\$0	\$0	\$50,013	\$0	\$0	\$0	\$0	\$0
12	\$55,093	\$0	\$0	\$0	\$0	\$55,093	\$0	\$0	\$0	\$0	\$0
13	\$60,305	\$0	\$0	\$0	\$0	\$60,305	\$0	\$0	\$0	\$0	\$0
14	\$65,689	\$0	\$0	\$0	\$0	\$65,689	\$0	\$0	\$0	\$0	\$0
15	\$66,654	\$0	\$0	\$0	\$0	\$66,654	\$0	\$0	\$0	\$0	\$0
16	\$67,654	\$0	\$0	\$0	\$0	\$67,654	\$0	\$0	\$0	\$0	\$0
17	\$68,668	\$0	\$0	\$0	\$0	\$68,668	\$0	\$0	\$0	\$0	\$0
18	\$69,699	\$0	\$0	\$0	\$0	\$69,699	\$0	\$0	\$0	\$0	\$0
19	\$70,744	\$0	\$0	\$0	\$0	\$70,744	\$0	\$0	\$0	\$0	\$0
20	\$71,805	\$0	\$0	\$0	\$0	\$71,805	\$0	\$0	\$0	\$0	\$0
21	\$72,882	\$0	\$0	\$0	\$0	\$72,882	\$0	\$0	\$0	\$0	\$0
22	\$73,975	\$0	\$0	\$0	\$0	\$73,975	\$0	\$0	\$0	\$0	\$0
23	\$75,085	\$0	\$0	\$0	\$0	\$75,085	\$0	\$0	\$0	\$0	\$0
24	\$86,811	\$0	\$0	\$0	\$0	\$86,811	\$0	\$0	\$0	\$0	\$0
25	\$88,114	\$0	\$0	\$0	\$25,193	\$113,308	\$0	\$0	\$0	\$0	\$0
26	\$99,131	\$0	\$0	\$0	\$47,485	\$146,616	\$0	\$0	\$0	\$0	\$0
27	\$99,603	\$0	\$0	\$0	\$48,197	\$147,800	\$0	\$0	\$0	\$0	\$0
28	\$131,255	\$0	\$0	\$0	\$48,920	\$180,175	\$0	\$0	\$0	\$0	\$0
29	\$133,224	\$0	\$0	\$0	\$19,044	\$152,268	\$0	\$0	\$0	\$0	\$0
30	\$135,222	\$0	\$0	\$0	\$19,329	\$154,552	\$0	\$0	\$0	\$0	\$0
31	\$137,251	\$0	\$0	\$0	\$19,619	\$156,870	\$0	\$0	\$0	\$0	\$0
32	\$159,223	\$0	\$0	\$0	\$0	\$159,223	\$0	\$0	\$0	\$0	\$0
Total	\$2,135,089	\$0	\$0	\$0	\$227,787	\$2,362,877	\$0	\$0	\$0	\$0	\$0

Exhibit E: Certification

I certify that, to the best of my knowledge and belief...

1. The Statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are my personal, unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. My compensation is not contingent on an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.
6. This study is not based on a requested result or a specific conclusion.
7. I have not relied on unsupported conclusions relating to characteristics such as race, color, religion, national origin, gender, marital status, familial status, age, receipt of public assistance income, handicap, or an unsupported conclusion that homogeneity of such characteristics is necessary to maximize value.

Jim Potter

Development Initiatives

Exhibit F: Consultant Qualifications

Partner Profile

Education

MASTER OF ARCHITECTURE,
UNIVERSITY OF KANSAS

B.G.S. ENVIRONMENTAL
STUDIES,
UNIVERSITY OF KANSAS

B.S. GEOGRAPHY, UNIVERSITY
OF KANSAS

Certifications

American Institute of Certified
Planners (AICP)
American Planning
Association

USGBC
LEED Green Associate

Kansas Licensed Real Estate
Salesperson

Missouri Licensed Real Estate
Salesperson

Professional Affiliations

MEMBER, AMERICAN PLANNING
ASSOCIATION (APA)

PAST-PRESIDENT,
KC METRO SECTION,
AMERICAN PLANNING
ASSOCIATION (APA)

CHAIRMAN,
RIVER MARKET COMMUNITY
IMPROVEMENT DISTRICT (CID)

BOARD MEMBER,
SUSTAINABLE ADVISORY BOARD,
LEAWOOD, KS

Member, USGBC

James C. Potter, AICP, LEED GA

Jim is the founding partner at Development Initiatives and is responsible for instilling the firm's vision of excellence in the staff. His background has run the spectrum of urban redevelopment to community planning projects. From environmental due diligence activities to managing multi-million dollar bond projects, Jim has experience in a myriad of development functions.

Jim has degrees in Environmental Science and Geography, as well as a Master of Architecture, all from the University of Kansas. His past employment with the Kansas City Economic Development Corporation has educated Jim in the intricacies of 60 to 80 different City, State, and Federal tax incentives programs.

Since the establishment of Development Initiatives in 1999, Jim has coordinated numerous urban renewal and tax increment financing projects for countless communities across the Midwest. Jim uses his experience and relationships with local and state development officials to maximize the effectiveness of the projects he manages and the incentives sought on behalf of our clients.

Jim has yet another layer of expertise that he adds to DI's repertoire, real estate development. Potter has partnered in such notable residential projects as 4646 Broadway on the Plaza, City Homes in the River Market and the 5 Delaware Condominiums all in Kansas City.

Jim resides in Leawood, Kansas with his wife Amy and their 11 year old son, Hayden.

EXHIBIT 8

Projection of TIF Revenue

Year	Total PILOTS	Surplus PILOTS Returned to SAF	Total Available for SRD Reimbursement	Total Non-SRD Residential Taxes	Post SRD Taxes	SRD PILOT Surplus	EATS	Non-Captured CID	CID Contribution
1	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
2	\$ 1,361,652	\$ 220,662	\$ 1,140,991	\$ -	\$ -	\$ -	\$ 174,505	\$ 33,160	\$ 66,320
3	\$ 4,127,672	\$ 1,256,042	\$ 2,871,629	\$ -	\$ -	\$ -	\$ 354,206	\$ 67,308	\$ 134,615
4	\$ 5,805,821	\$ 2,174,902	\$ 3,630,919	\$ 206,717	\$ -	\$ -	\$ 404,435	\$ 76,852	\$ 153,704
5	\$ 7,954,781	\$ 3,360,162	\$ 4,594,620	\$ 620,150	\$ -	\$ -	\$ 456,062	\$ 86,663	\$ 173,325
6	\$ 10,662,724	\$ 4,261,996	\$ 6,400,728	\$ 702,837	\$ -	\$ -	\$ 509,108	\$ 96,743	\$ 193,485
7	\$ 13,010,976	\$ 4,842,378	\$ 8,168,598	\$ 702,837	\$ -	\$ -	\$ 885,225	\$ 168,214	\$ 336,427
8	\$ 14,825,493	\$ 5,273,260	\$ 9,552,233	\$ 1,157,271	\$ -	\$ -	\$ 1,452,929	\$ 276,091	\$ 552,182
9	\$ 15,610,710	\$ 5,476,380	\$ 10,134,331	\$ 1,761,509	\$ -	\$ -	\$ 1,733,901	\$ 329,482	\$ 658,965
10	\$ 16,110,565	\$ 5,745,368	\$ 10,365,197	\$ 2,266,817	\$ -	\$ -	\$ 1,759,909	\$ 334,425	\$ 668,849
11	\$ 19,366,682	\$ 6,259,746	\$ 13,106,935	\$ 2,810,017	\$ -	\$ -	\$ 1,952,503	\$ 371,022	\$ 742,044
12	\$ 21,370,097	\$ 6,705,879	\$ 14,664,217	\$ 3,505,523	\$ -	\$ -	\$ 2,150,851	\$ 408,713	\$ 817,426
13	\$ 23,213,663	\$ 7,027,072	\$ 16,186,591	\$ 4,155,483	\$ -	\$ -	\$ 2,354,323	\$ 447,377	\$ 894,755
14	\$ 24,830,153	\$ 7,654,230	\$ 17,175,923	\$ 4,930,534	\$ -	\$ -	\$ 2,563,713	\$ 487,166	\$ 974,333
15	\$ 25,561,993	\$ 7,783,561	\$ 17,778,432	\$ 5,343,525	\$ -	\$ -	\$ 2,602,169	\$ 494,474	\$ 988,948
16	\$ 26,177,954	\$ 8,028,210	\$ 18,149,744	\$ 6,026,844	\$ -	\$ -	\$ 2,641,201	\$ 501,891	\$ 1,003,782
17	\$ 27,089,251	\$ 8,300,224	\$ 18,789,027	\$ 6,255,946	\$ -	\$ -	\$ 2,680,819	\$ 509,419	\$ 1,018,839
18	\$ 27,951,193	\$ 8,738,326	\$ 19,212,867	\$ 6,539,366	\$ -	\$ -	\$ 2,721,032	\$ 517,061	\$ 1,034,121
19	\$ 28,005,596	\$ 8,784,568	\$ 19,221,028	\$ 6,697,668	\$ -	\$ -	\$ 2,761,847	\$ 524,817	\$ 1,049,633
20	\$ 28,565,848	\$ 8,960,343	\$ 19,605,505	\$ 6,912,355	\$ -	\$ -	\$ 2,803,275	\$ 532,689	\$ 1,065,378
21	\$ 28,565,848	\$ 8,960,343	\$ 19,605,505	\$ 6,912,355	\$ -	\$ -	\$ 2,845,324	\$ 540,679	\$ 1,081,358
22	\$ 29,137,306	\$ 9,139,634	\$ 19,997,672	\$ 7,050,602	\$ -	\$ -	\$ 2,888,004	\$ 548,789	\$ 1,097,579
23	\$ 29,137,306	\$ 9,139,634	\$ 19,997,672	\$ 7,050,602	\$ -	\$ -	\$ 2,931,324	\$ 557,021	\$ 1,114,042
24	\$ 22,504,768	\$ 6,993,627	\$ 15,511,141	\$ 7,191,614	\$ 7,216,353	\$ -	\$ 2,583,087	\$ 565,376	\$ 1,130,753
25	\$ 22,504,768	\$ 6,993,627	\$ 10,429,163	\$ 7,191,614	\$ 7,216,353	\$ 5,081,978	\$ 1,689,697	\$ 573,857	\$ 1,147,714
26	\$ 13,471,865	\$ 3,122,132	\$ -	\$ 7,335,447	\$ 16,846,720	\$ 10,349,734	\$ 582,465	\$ 582,465	\$ 1,164,930
27	\$ 13,471,865	\$ 3,122,132	\$ -	\$ 7,335,447	\$ 16,846,720	\$ 10,349,734	\$ 591,202	\$ 591,202	\$ 1,182,404
28	\$ 13,741,366	\$ 3,184,624	\$ -	\$ 7,482,156	\$ 17,183,654	\$ 10,556,742	\$ 600,070	\$ 600,070	\$ 1,200,140
29	\$ 9,893,246	\$ 3,023,207	\$ -	\$ 7,482,156	\$ 21,032,172	\$ 6,870,038	\$ 609,071	\$ 609,071	\$ 1,218,142
30	\$ 10,091,166	\$ 3,083,716	\$ -	\$ 7,631,799	\$ 21,452,815	\$ 7,007,450	\$ 618,207	\$ 618,207	\$ 1,236,414
31	\$ 10,091,166	\$ 3,083,716	\$ -	\$ 7,631,799	\$ 21,452,815	\$ 7,007,450	\$ 627,480	\$ 627,480	\$ 1,254,960
32	\$ 1,626,794	\$ 1,382,775	\$ -	\$ 7,784,435	\$ 30,542,633	\$ 244,019	\$ 636,892	\$ 636,892	\$ 1,273,785
Total	\$ 545,840,290	\$ 172,082,478	\$ 316,290,668	\$ 148,675,427	\$ 159,790,234	\$ 57,467,144	\$ 50,164,837	\$ 13,314,677	\$ 26,629,353

EXHIBIT 9

Projection of Incremental Non-TIF Revenue

Year	Post-SRD Real Property Taxes	Surplus PILOTS	Pre-SRD Real Property Taxes	Replacement Tax	Blind Pension Tax	Non-SRD Residential Property Taxes	SRD PILOT Surplus	Base Real Property Taxes	Post-Development Sales Taxes	SRD EATS Surplus	Total Incremental Non-SRD Revenue
1	\$ -	\$ -	\$ 7,596	\$ -	\$ -	\$ -	\$ -	\$ 2,079	\$ -	\$ -	\$ 9,676
2	\$ -	\$ 220,662	\$ 7,748	\$ 223,934	\$ 5,220	\$ -	\$ -	\$ 2,079	\$ 165,386	\$ -	\$ 395,875
3	\$ -	\$ 1,256,042	\$ 3,918	\$ 498,482	\$ 15,819	\$ -	\$ -	\$ 5,910	\$ 335,696	\$ -	\$ 1,601,566
4	\$ -	\$ 2,174,902	\$ 3,996	\$ 529,076	\$ 22,260	\$ 206,717	\$ -	\$ 5,910	\$ 383,300	\$ -	\$ 2,568,108
5	\$ -	\$ 3,360,162	\$ 3,996	\$ 635,699	\$ 30,495	\$ 620,150	\$ -	\$ 5,910	\$ 432,229	\$ -	\$ 3,802,297
6	\$ -	\$ 4,261,996	\$ 3,583	\$ 919,031	\$ 40,871	\$ 702,837	\$ -	\$ 6,403	\$ 482,503	\$ -	\$ 4,754,485
7	\$ -	\$ 4,842,378	\$ 3,583	\$ 1,180,018	\$ 49,870	\$ 702,837	\$ -	\$ 6,403	\$ 838,966	\$ -	\$ 5,691,330
8	\$ -	\$ 5,273,260	\$ 3,654	\$ 1,360,657	\$ 58,510	\$ 1,157,271	\$ -	\$ 6,403	\$ 1,377,004	\$ -	\$ 6,660,321
9	\$ -	\$ 5,476,380	\$ 2,923	\$ 1,471,586	\$ 63,834	\$ 1,761,509	\$ -	\$ 7,134	\$ 1,643,293	\$ -	\$ 7,129,730
10	\$ -	\$ 5,745,368	\$ -	\$ 1,501,018	\$ 67,632	\$ 2,266,817	\$ -	\$ 10,116	\$ 1,667,943	\$ -	\$ 7,423,427
11	\$ -	\$ 6,259,746	\$ -	\$ 1,905,967	\$ 82,191	\$ 2,810,017	\$ -	\$ 10,116	\$ 1,850,472	\$ -	\$ 8,120,334
12	\$ -	\$ 6,705,879	\$ -	\$ 2,059,497	\$ 92,476	\$ 3,505,523	\$ -	\$ 10,116	\$ 2,038,455	\$ -	\$ 8,754,450
13	\$ -	\$ 7,027,072	\$ -	\$ 2,357,139	\$ 102,039	\$ 4,155,483	\$ -	\$ 10,116	\$ 2,231,295	\$ -	\$ 9,268,483
14	\$ -	\$ 7,654,230	\$ -	\$ 2,522,001	\$ 111,145	\$ 4,930,534	\$ -	\$ 10,116	\$ 2,429,742	\$ -	\$ 10,094,088
15	\$ -	\$ 7,783,561	\$ -	\$ 2,639,719	\$ 115,532	\$ 5,343,525	\$ -	\$ 10,116	\$ 2,466,189	\$ -	\$ 10,259,866
16	\$ -	\$ 8,028,210	\$ -	\$ 2,692,513	\$ 120,452	\$ 6,026,844	\$ -	\$ 10,116	\$ 2,503,181	\$ -	\$ 10,541,507
17	\$ -	\$ 8,300,224	\$ -	\$ 2,812,586	\$ 124,822	\$ 6,255,946	\$ -	\$ 10,116	\$ 2,540,729	\$ -	\$ 10,851,069
18	\$ -	\$ 8,738,326	\$ -	\$ 2,868,838	\$ 129,151	\$ 6,539,366	\$ -	\$ 10,116	\$ 2,578,840	\$ -	\$ 11,327,282
19	\$ -	\$ 8,784,568	\$ -	\$ 2,868,838	\$ 129,966	\$ 6,697,668	\$ -	\$ 10,116	\$ 2,617,523	\$ -	\$ 11,412,207
20	\$ -	\$ 8,960,343	\$ -	\$ 2,926,215	\$ 132,875	\$ 6,912,355	\$ -	\$ 10,116	\$ 2,656,786	\$ -	\$ 11,627,245
21	\$ -	\$ 8,960,343	\$ -	\$ 2,926,215	\$ 132,875	\$ 6,912,355	\$ -	\$ 10,116	\$ 2,696,637	\$ -	\$ 11,667,097
22	\$ -	\$ 9,139,634	\$ -	\$ 2,984,739	\$ 135,532	\$ 7,050,602	\$ -	\$ 10,116	\$ 2,737,087	\$ -	\$ 11,886,837
23	\$ -	\$ 9,139,634	\$ -	\$ 2,984,739	\$ 135,532	\$ 7,050,602	\$ -	\$ 10,116	\$ 2,778,143	\$ -	\$ 11,927,893
24	\$ 7,216,353	\$ 6,993,627	\$ -	\$ 3,044,434	\$ 138,243	\$ 7,191,614	\$ -	\$ 10,116	\$ 3,212,022	\$ -	\$ 17,432,118
25	\$ 7,216,353	\$ 6,993,627	\$ -	\$ 3,044,434	\$ 138,243	\$ 7,191,614	\$ 5,081,978	\$ 8,036	\$ 3,260,202	\$ 932,136	\$ 23,492,333
26	\$ 16,846,720	\$ 3,122,132	\$ -	\$ 3,105,323	\$ 141,008	\$ 7,335,447	\$ 10,349,734	\$ 8,036	\$ 3,630,860	\$ 1,756,941	\$ 35,714,423
27	\$ 16,846,720	\$ 3,122,132	\$ -	\$ 3,105,323	\$ 141,008	\$ 7,335,447	\$ 10,349,734	\$ 4,206	\$ 3,685,323	\$ 1,783,295	\$ 35,791,409
28	\$ 17,183,654	\$ 3,184,624	\$ -	\$ 3,167,429	\$ 143,828	\$ 7,482,156	\$ 10,556,742	\$ 4,206	\$ 4,856,443	\$ 1,810,044	\$ 37,595,714
29	\$ 21,032,172	\$ 3,023,207	\$ -	\$ 3,167,429	\$ 143,828	\$ 7,482,156	\$ 6,870,038	\$ 4,206	\$ 4,929,290	\$ 704,617	\$ 36,563,531
30	\$ 21,452,815	\$ 3,083,716	\$ -	\$ 3,230,778	\$ 146,704	\$ 7,631,799	\$ 7,007,450	\$ 3,713	\$ 5,003,229	\$ 715,186	\$ 37,266,110
31	\$ 21,452,815	\$ 3,083,716	\$ -	\$ 3,230,778	\$ 146,704	\$ 7,631,799	\$ 7,007,450	\$ 3,713	\$ 5,078,278	\$ 725,914	\$ 37,351,886
32	\$ 30,372,694	\$ 1,382,775	\$ -	\$ 3,295,393	\$ 149,615	\$ 7,784,435	\$ 244,019	\$ 3,713	\$ 5,891,255	\$ -	\$ 37,894,456
Total	\$ 159,620,296	\$ 172,082,478	\$ 40,998	\$ 71,259,828	\$ 3,188,278	\$ 148,675,427	\$ 57,467,144	\$ 239,799	\$ 78,998,304	\$ 8,428,134	\$ 476,877,153

EXHIBIT 10

Cost Benefit Analysis All Taxing Jurisdictions

Year	With Development							Without Development				
	Sales Tax	SRD Exempt Taxes*	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	SRD EATs Surplus	Total	Sales Tax	SRD Exempt Taxes*	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$9,676	\$0	\$0	\$0	\$9,676	\$0	\$37	\$9,676	\$0	\$9,713
2	\$165,386	\$229,154	\$230,489	\$0	\$0	\$0	\$625,029	\$0	\$38	\$9,869	\$0	\$9,907
3	\$335,696	\$514,302	\$1,265,870	\$0	\$0	\$0	\$2,115,868	\$0	\$38	\$9,869	\$0	\$9,907
4	\$383,300	\$551,336	\$2,391,525	\$0	\$0	\$0	\$3,326,161	\$0	\$39	\$10,066	\$0	\$10,105
5	\$432,229	\$666,194	\$3,990,218	\$0	\$0	\$0	\$5,088,642	\$0	\$39	\$10,066	\$0	\$10,105
6	\$482,503	\$959,902	\$4,974,819	\$0	\$0	\$0	\$6,417,224	\$0	\$39	\$10,268	\$0	\$10,307
7	\$838,966	\$1,229,888	\$5,555,201	\$0	\$0	\$0	\$7,624,055	\$0	\$39	\$10,268	\$0	\$10,307
8	\$1,377,004	\$1,419,167	\$6,440,588	\$0	\$0	\$0	\$9,236,760	\$0	\$40	\$10,473	\$0	\$10,513
9	\$1,643,293	\$1,535,420	\$7,247,947	\$0	\$0	\$0	\$10,426,660	\$0	\$40	\$10,473	\$0	\$10,513
10	\$1,667,943	\$1,568,650	\$8,022,301	\$0	\$0	\$0	\$11,258,894	\$0	\$41	\$10,683	\$0	\$10,724
11	\$1,850,472	\$1,988,158	\$9,079,879	\$0	\$0	\$0	\$12,918,509	\$0	\$41	\$10,683	\$0	\$10,724
12	\$2,038,455	\$2,151,973	\$10,221,518	\$0	\$0	\$0	\$14,411,946	\$0	\$42	\$10,896	\$0	\$10,938
13	\$2,231,295	\$2,459,178	\$11,192,671	\$0	\$0	\$0	\$15,883,144	\$0	\$42	\$10,896	\$0	\$10,938
14	\$2,429,742	\$2,633,146	\$12,594,880	\$0	\$0	\$0	\$17,657,768	\$0	\$43	\$11,114	\$0	\$11,157
15	\$2,466,189	\$2,755,251	\$13,137,202	\$0	\$0	\$0	\$18,358,642	\$0	\$43	\$11,114	\$0	\$11,157
16	\$2,503,181	\$2,812,965	\$14,065,170	\$0	\$0	\$0	\$19,381,317	\$0	\$43	\$11,336	\$0	\$11,380
17	\$2,540,729	\$2,937,408	\$14,566,285	\$0	\$0	\$0	\$20,044,423	\$0	\$43	\$11,336	\$0	\$11,380
18	\$2,578,840	\$2,997,989	\$15,287,808	\$0	\$0	\$0	\$20,864,637	\$0	\$44	\$11,563	\$0	\$11,607
19	\$2,617,523	\$2,998,804	\$15,492,352	\$0	\$0	\$0	\$21,108,679	\$0	\$44	\$11,563	\$0	\$11,607
20	\$2,656,786	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,598,690	\$0	\$45	\$11,794	\$0	\$11,840
21	\$2,696,637	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,638,541	\$0	\$45	\$11,794	\$0	\$11,840
22	\$2,737,087	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,057,710	\$0	\$46	\$12,030	\$0	\$12,076
23	\$2,778,143	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,098,767	\$0	\$46	\$12,030	\$0	\$12,076
24	\$3,212,022	\$3,182,677	\$21,411,710	\$0	\$0	\$0	\$27,806,409	\$0	\$47	\$12,271	\$0	\$12,318
25	\$3,260,202	\$3,182,677	\$21,409,631	\$0	\$5,081,978	\$932,136	\$33,866,624	\$0	\$47	\$12,271	\$0	\$12,318
26	\$3,630,860	\$3,246,330	\$27,312,335	\$0	\$10,349,734	\$1,756,941	\$46,296,199	\$0	\$48	\$12,516	\$0	\$12,564
27	\$3,685,323	\$3,246,330	\$27,308,504	\$0	\$10,349,734	\$1,783,295	\$46,373,186	\$0	\$48	\$12,516	\$0	\$12,564
28	\$4,856,443	\$3,311,257	\$27,854,640	\$0	\$10,556,742	\$1,810,044	\$48,389,126	\$0	\$49	\$12,767	\$0	\$12,816
29	\$4,929,290	\$3,311,257	\$31,541,741	\$0	\$6,870,038	\$704,617	\$47,356,944	\$0	\$49	\$12,767	\$0	\$12,816
30	\$5,003,229	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$715,186	\$48,275,391	\$0	\$50	\$13,022	\$0	\$13,072
31	\$5,078,278	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$725,914	\$48,361,167	\$0	\$50	\$13,022	\$0	\$13,072
32	\$5,891,255	\$3,445,008	\$39,543,617	\$0	\$244,019	\$0	\$49,123,899	\$0	\$51	\$13,282	\$0	\$13,333
Total	\$78,998,304	\$74,448,106	\$480,658,998	\$0	\$57,467,144	\$8,428,134	\$700,000,686	\$0	\$1,396	\$364,298	\$0	\$365,694

* Replacement tax and blind pension fund portion of real estate taxes, both of which are exempt from SRD. The following sheets set forth the portion of Replacement Tax estimated to be distributed to each taxing district. None of the blind pension fund revenue is distributed to the taxing district.

Cost Benefit Analysis - City

Year	With Development							Without Development				
	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	SRD EATs Surplus	Total	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$985	\$0	\$0	\$0	\$985	\$0	\$4	\$985	\$0	\$988
2	\$120,687	\$22,789	\$23,456	\$0	\$0	\$0	\$166,932	\$0	\$4	\$1,004	\$0	\$1,008
3	\$244,968	\$50,729	\$128,823	\$0	\$0	\$0	\$424,519	\$0	\$4	\$1,004	\$0	\$1,008
4	\$279,706	\$53,842	\$243,377	\$0	\$0	\$0	\$576,924	\$0	\$4	\$1,024	\$0	\$1,028
5	\$315,411	\$64,693	\$406,070	\$0	\$0	\$0	\$786,173	\$0	\$4	\$1,024	\$0	\$1,028
6	\$352,097	\$93,526	\$506,269	\$0	\$0	\$0	\$951,893	\$0	\$4	\$1,045	\$0	\$1,049
7	\$612,218	\$120,086	\$565,333	\$0	\$0	\$0	\$1,297,637	\$0	\$4	\$1,045	\$0	\$1,049
8	\$1,004,841	\$138,469	\$655,435	\$0	\$0	\$0	\$1,798,745	\$0	\$4	\$1,066	\$0	\$1,070
9	\$1,199,160	\$149,758	\$737,597	\$0	\$0	\$0	\$2,086,515	\$0	\$4	\$1,066	\$0	\$1,070
10	\$1,217,147	\$152,753	\$816,400	\$0	\$0	\$0	\$2,186,301	\$0	\$4	\$1,087	\$0	\$1,091
11	\$1,350,344	\$193,963	\$924,026	\$0	\$0	\$0	\$2,468,334	\$0	\$4	\$1,087	\$0	\$1,091
12	\$1,487,521	\$209,587	\$1,040,207	\$0	\$0	\$0	\$2,737,315	\$0	\$4	\$1,109	\$0	\$1,113
13	\$1,628,242	\$239,877	\$1,139,037	\$0	\$0	\$0	\$3,007,157	\$0	\$4	\$1,109	\$0	\$1,113
14	\$1,773,055	\$256,655	\$1,281,735	\$0	\$0	\$0	\$3,311,445	\$0	\$4	\$1,131	\$0	\$1,135
15	\$1,799,651	\$268,635	\$1,336,925	\$0	\$0	\$0	\$3,405,211	\$0	\$4	\$1,131	\$0	\$1,135
16	\$1,826,646	\$274,007	\$1,431,361	\$0	\$0	\$0	\$3,532,014	\$0	\$4	\$1,154	\$0	\$1,158
17	\$1,854,046	\$286,227	\$1,482,358	\$0	\$0	\$0	\$3,622,630	\$0	\$4	\$1,154	\$0	\$1,158
18	\$1,881,856	\$291,951	\$1,555,784	\$0	\$0	\$0	\$3,729,592	\$0	\$5	\$1,177	\$0	\$1,181
19	\$1,910,084	\$291,951	\$1,576,600	\$0	\$0	\$0	\$3,778,635	\$0	\$5	\$1,177	\$0	\$1,181
20	\$1,938,735	\$297,790	\$1,616,336	\$0	\$0	\$0	\$3,852,862	\$0	\$5	\$1,200	\$0	\$1,205
21	\$1,967,816	\$297,790	\$1,616,336	\$0	\$0	\$0	\$3,881,943	\$0	\$5	\$1,200	\$0	\$1,205
22	\$1,997,334	\$303,746	\$1,648,651	\$0	\$0	\$0	\$3,949,730	\$0	\$5	\$1,224	\$0	\$1,229
23	\$2,027,294	\$303,746	\$1,648,651	\$0	\$0	\$0	\$3,979,690	\$0	\$5	\$1,224	\$0	\$1,229
24	\$2,343,908	\$309,821	\$2,178,992	\$0	\$0	\$0	\$4,832,721	\$0	\$5	\$1,249	\$0	\$1,254
25	\$2,379,067	\$309,821	\$2,178,780	\$0	\$517,174	\$680,208	\$6,065,049	\$0	\$5	\$1,249	\$0	\$1,254
26	\$2,649,547	\$316,017	\$2,779,477	\$0	\$1,053,255	\$1,282,092	\$8,080,387	\$0	\$5	\$1,274	\$0	\$1,279
27	\$2,689,290	\$316,017	\$2,779,087	\$0	\$1,053,255	\$1,301,323	\$8,138,972	\$0	\$5	\$1,274	\$0	\$1,279
28	\$3,543,891	\$322,338	\$2,834,665	\$0	\$1,074,321	\$1,320,843	\$9,096,058	\$0	\$5	\$1,299	\$0	\$1,304
29	\$3,597,050	\$322,338	\$3,209,888	\$0	\$699,139	\$514,180	\$8,342,594	\$0	\$5	\$1,299	\$0	\$1,304
30	\$3,651,005	\$328,784	\$3,274,031	\$0	\$713,123	\$521,893	\$8,488,837	\$0	\$5	\$1,325	\$0	\$1,330
31	\$3,705,770	\$328,784	\$3,274,031	\$0	\$713,123	\$529,721	\$8,551,430	\$0	\$5	\$1,325	\$0	\$1,330
32	\$4,299,024	\$335,360	\$4,024,210	\$0	\$24,833	\$0	\$8,683,427	\$0	\$5	\$1,352	\$0	\$1,357
Total	\$57,647,411	\$7,251,853	\$48,914,912	\$0	\$5,848,222	\$6,150,260	\$125,812,658	\$0	\$142	\$37,073	\$0	\$37,215

Cost Benefit Analysis - County

Year	With Development							Without Development				
	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	SRD EATs Surplus	Total	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$181	\$0	\$0	\$0	\$181	\$0	\$1	\$181	\$0	\$181
2	\$40,229	\$4,181	\$4,304	\$0	\$0	\$0	\$48,714	\$0	\$1	\$184	\$0	\$185
3	\$81,656	\$9,308	\$23,637	\$0	\$0	\$0	\$114,601	\$0	\$1	\$184	\$0	\$185
4	\$93,235	\$9,879	\$44,656	\$0	\$0	\$0	\$147,770	\$0	\$1	\$188	\$0	\$189
5	\$105,137	\$11,870	\$74,507	\$0	\$0	\$0	\$191,514	\$0	\$1	\$188	\$0	\$189
6	\$117,366	\$17,161	\$92,892	\$0	\$0	\$0	\$227,419	\$0	\$1	\$192	\$0	\$192
7	\$204,073	\$22,034	\$103,729	\$0	\$0	\$0	\$329,836	\$0	\$1	\$192	\$0	\$192
8	\$334,947	\$25,407	\$120,262	\$0	\$0	\$0	\$480,616	\$0	\$1	\$196	\$0	\$196
9	\$399,720	\$27,478	\$135,337	\$0	\$0	\$0	\$562,535	\$0	\$1	\$196	\$0	\$196
10	\$405,716	\$28,028	\$149,796	\$0	\$0	\$0	\$583,540	\$0	\$1	\$199	\$0	\$200
11	\$450,115	\$35,589	\$169,544	\$0	\$0	\$0	\$655,248	\$0	\$1	\$199	\$0	\$200
12	\$495,840	\$38,456	\$190,861	\$0	\$0	\$0	\$725,158	\$0	\$1	\$203	\$0	\$204
13	\$542,747	\$44,014	\$208,995	\$0	\$0	\$0	\$795,756	\$0	\$1	\$203	\$0	\$204
14	\$591,018	\$47,092	\$235,178	\$0	\$0	\$0	\$873,288	\$0	\$1	\$208	\$0	\$208
15	\$599,884	\$49,290	\$245,304	\$0	\$0	\$0	\$894,478	\$0	\$1	\$208	\$0	\$208
16	\$608,882	\$50,276	\$262,632	\$0	\$0	\$0	\$921,790	\$0	\$1	\$212	\$0	\$212
17	\$618,015	\$52,518	\$271,989	\$0	\$0	\$0	\$942,522	\$0	\$1	\$212	\$0	\$212
18	\$627,285	\$53,568	\$285,461	\$0	\$0	\$0	\$966,315	\$0	\$1	\$216	\$0	\$217
19	\$636,695	\$53,568	\$289,281	\$0	\$0	\$0	\$979,544	\$0	\$1	\$216	\$0	\$217
20	\$646,245	\$54,640	\$296,572	\$0	\$0	\$0	\$997,457	\$0	\$1	\$220	\$0	\$221
21	\$655,939	\$54,640	\$296,572	\$0	\$0	\$0	\$1,007,150	\$0	\$1	\$220	\$0	\$221
22	\$665,778	\$55,733	\$302,501	\$0	\$0	\$0	\$1,024,011	\$0	\$1	\$225	\$0	\$225
23	\$675,765	\$55,733	\$302,501	\$0	\$0	\$0	\$1,033,998	\$0	\$1	\$225	\$0	\$225
24	\$781,303	\$56,847	\$399,810	\$0	\$0	\$0	\$1,237,960	\$0	\$1	\$229	\$0	\$230
25	\$793,022	\$56,847	\$399,771	\$0	\$94,893	\$226,736	\$1,571,270	\$0	\$1	\$229	\$0	\$230
26	\$883,182	\$57,984	\$509,989	\$0	\$193,255	\$427,364	\$2,071,775	\$0	\$1	\$234	\$0	\$235
27	\$896,430	\$57,984	\$509,918	\$0	\$193,255	\$433,774	\$2,091,362	\$0	\$1	\$234	\$0	\$235
28	\$1,181,297	\$59,144	\$520,116	\$0	\$197,121	\$440,281	\$2,397,958	\$0	\$1	\$238	\$0	\$239
29	\$1,199,017	\$59,144	\$588,963	\$0	\$128,281	\$171,393	\$2,146,797	\$0	\$1	\$238	\$0	\$239
30	\$1,217,002	\$60,327	\$600,732	\$0	\$130,847	\$173,964	\$2,182,871	\$0	\$1	\$243	\$0	\$244
31	\$1,235,257	\$60,327	\$600,732	\$0	\$130,847	\$176,574	\$2,203,736	\$0	\$1	\$243	\$0	\$244
32	\$1,433,008	\$61,533	\$738,378	\$0	\$4,556	\$0	\$2,237,475	\$0	\$1	\$248	\$0	\$249
Total	\$19,215,804	\$1,330,598	\$8,975,101	\$0	\$1,073,055	\$2,050,087	\$32,644,644	\$0	\$26	\$6,802	\$0	\$6,828

Cost Benefit Analysis – Hospital

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax	Total
1	\$0	\$167	\$0	\$0	\$167	\$1	\$167	\$0	\$168
2	\$3,867	\$3,980	\$0	\$0	\$7,847	\$1	\$170	\$0	\$171
3	\$8,608	\$21,859	\$0	\$0	\$30,466	\$1	\$170	\$0	\$171
4	\$9,136	\$41,296	\$0	\$0	\$50,432	\$1	\$174	\$0	\$174
5	\$10,977	\$68,901	\$0	\$0	\$79,878	\$1	\$174	\$0	\$174
6	\$15,869	\$85,903	\$0	\$0	\$101,773	\$1	\$177	\$0	\$178
7	\$20,376	\$95,925	\$0	\$0	\$116,301	\$1	\$177	\$0	\$178
8	\$23,495	\$111,213	\$0	\$0	\$134,709	\$1	\$181	\$0	\$182
9	\$25,411	\$125,155	\$0	\$0	\$150,565	\$1	\$181	\$0	\$182
10	\$25,919	\$138,526	\$0	\$0	\$164,445	\$1	\$184	\$0	\$185
11	\$32,911	\$156,788	\$0	\$0	\$189,699	\$1	\$184	\$0	\$185
12	\$35,563	\$176,501	\$0	\$0	\$212,063	\$1	\$188	\$0	\$189
13	\$40,702	\$193,270	\$0	\$0	\$233,972	\$1	\$188	\$0	\$189
14	\$43,549	\$217,483	\$0	\$0	\$261,032	\$1	\$192	\$0	\$193
15	\$45,582	\$226,848	\$0	\$0	\$272,429	\$1	\$192	\$0	\$193
16	\$46,493	\$242,871	\$0	\$0	\$289,365	\$1	\$196	\$0	\$197
17	\$48,567	\$251,525	\$0	\$0	\$300,091	\$1	\$196	\$0	\$197
18	\$49,538	\$263,984	\$0	\$0	\$313,521	\$1	\$200	\$0	\$200
19	\$49,538	\$267,515	\$0	\$0	\$317,053	\$1	\$200	\$0	\$200
20	\$50,529	\$274,258	\$0	\$0	\$324,786	\$1	\$204	\$0	\$204
21	\$50,529	\$274,258	\$0	\$0	\$324,786	\$1	\$204	\$0	\$204
22	\$51,539	\$279,741	\$0	\$0	\$331,280	\$1	\$208	\$0	\$209
23	\$51,539	\$279,741	\$0	\$0	\$331,280	\$1	\$208	\$0	\$209
24	\$52,570	\$369,729	\$0	\$0	\$422,299	\$1	\$212	\$0	\$213
25	\$52,570	\$369,693	\$0	\$87,753	\$510,016	\$1	\$212	\$0	\$213
26	\$53,621	\$471,618	\$0	\$178,715	\$703,954	\$1	\$216	\$0	\$217
27	\$53,621	\$471,552	\$0	\$178,715	\$703,888	\$1	\$216	\$0	\$217
28	\$54,694	\$480,982	\$0	\$182,289	\$717,966	\$1	\$220	\$0	\$221
29	\$54,694	\$544,650	\$0	\$118,629	\$717,972	\$1	\$220	\$0	\$221
30	\$55,788	\$555,533	\$0	\$121,002	\$732,323	\$1	\$225	\$0	\$226
31	\$55,788	\$555,533	\$0	\$121,002	\$732,323	\$1	\$225	\$0	\$226
32	\$56,903	\$682,823	\$0	\$4,214	\$743,940	\$1	\$229	\$0	\$230
Total	\$1,230,485	\$8,299,819	\$0	\$992,319	\$10,522,623	\$24	\$6,291	\$0	\$6,315

Cost Benefit Analysis – Handicap

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$127	\$0	\$0	\$127	\$0	\$127	\$0	\$128
2	\$2,940	\$3,026	\$0	\$0	\$5,966	\$0	\$130	\$0	\$130
3	\$6,545	\$16,620	\$0	\$0	\$23,165	\$0	\$130	\$0	\$130
4	\$6,946	\$31,400	\$0	\$0	\$38,346	\$1	\$132	\$0	\$133
5	\$8,346	\$52,390	\$0	\$0	\$60,736	\$1	\$132	\$0	\$133
6	\$12,066	\$65,317	\$0	\$0	\$77,383	\$1	\$135	\$0	\$135
7	\$15,493	\$72,937	\$0	\$0	\$88,430	\$1	\$135	\$0	\$135
8	\$17,865	\$84,562	\$0	\$0	\$102,426	\$1	\$138	\$0	\$138
9	\$19,321	\$95,162	\$0	\$0	\$114,483	\$1	\$138	\$0	\$138
10	\$19,708	\$105,329	\$0	\$0	\$125,036	\$1	\$140	\$0	\$141
11	\$25,024	\$119,214	\$0	\$0	\$144,239	\$1	\$140	\$0	\$141
12	\$27,040	\$134,203	\$0	\$0	\$161,244	\$1	\$143	\$0	\$144
13	\$30,948	\$146,954	\$0	\$0	\$177,902	\$1	\$143	\$0	\$144
14	\$33,113	\$165,364	\$0	\$0	\$198,477	\$1	\$146	\$0	\$146
15	\$34,658	\$172,485	\$0	\$0	\$207,143	\$1	\$146	\$0	\$146
16	\$35,351	\$184,669	\$0	\$0	\$220,020	\$1	\$149	\$0	\$149
17	\$36,928	\$191,248	\$0	\$0	\$228,176	\$1	\$149	\$0	\$149
18	\$37,666	\$200,721	\$0	\$0	\$238,388	\$1	\$152	\$0	\$152
19	\$37,666	\$203,407	\$0	\$0	\$241,073	\$1	\$152	\$0	\$152
20	\$38,420	\$208,533	\$0	\$0	\$246,953	\$1	\$155	\$0	\$155
21	\$38,420	\$208,533	\$0	\$0	\$246,953	\$1	\$155	\$0	\$155
22	\$39,188	\$212,702	\$0	\$0	\$251,891	\$1	\$158	\$0	\$159
23	\$39,188	\$212,702	\$0	\$0	\$251,891	\$1	\$158	\$0	\$159
24	\$39,972	\$281,125	\$0	\$0	\$321,097	\$1	\$161	\$0	\$162
25	\$39,972	\$281,098	\$0	\$66,724	\$387,793	\$1	\$161	\$0	\$162
26	\$40,771	\$358,597	\$0	\$135,887	\$535,255	\$1	\$164	\$0	\$165
27	\$40,771	\$358,547	\$0	\$135,887	\$535,205	\$1	\$164	\$0	\$165
28	\$41,587	\$365,717	\$0	\$138,605	\$545,909	\$1	\$168	\$0	\$168
29	\$41,587	\$414,127	\$0	\$90,200	\$545,914	\$1	\$168	\$0	\$168
30	\$42,418	\$422,403	\$0	\$92,004	\$556,825	\$1	\$171	\$0	\$172
31	\$42,418	\$422,403	\$0	\$92,004	\$556,825	\$1	\$171	\$0	\$172
32	\$43,267	\$519,188	\$0	\$3,204	\$565,658	\$1	\$174	\$0	\$175
Total	\$935,605	\$6,310,809	\$0	\$754,515	\$8,000,930	\$18	\$4,783	\$0	\$4,801

Cost Benefit Analysis – Library

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$429	\$0	\$0	\$429	\$2	\$429	\$0	\$430
2	\$9,919	\$10,209	\$0	\$0	\$20,128	\$2	\$437	\$0	\$439
3	\$22,079	\$56,069	\$0	\$0	\$78,148	\$2	\$437	\$0	\$439
4	\$23,434	\$105,928	\$0	\$0	\$129,362	\$2	\$446	\$0	\$448
5	\$28,157	\$176,738	\$0	\$0	\$204,895	\$2	\$446	\$0	\$448
6	\$40,707	\$220,349	\$0	\$0	\$261,056	\$2	\$455	\$0	\$457
7	\$52,266	\$246,056	\$0	\$0	\$298,322	\$2	\$455	\$0	\$457
8	\$60,267	\$285,272	\$0	\$0	\$345,540	\$2	\$464	\$0	\$466
9	\$65,181	\$321,032	\$0	\$0	\$386,213	\$2	\$464	\$0	\$466
10	\$66,484	\$355,331	\$0	\$0	\$421,815	\$2	\$473	\$0	\$475
11	\$84,421	\$402,174	\$0	\$0	\$486,595	\$2	\$473	\$0	\$475
12	\$91,221	\$452,741	\$0	\$0	\$543,962	\$2	\$483	\$0	\$484
13	\$104,405	\$495,756	\$0	\$0	\$600,160	\$2	\$483	\$0	\$484
14	\$111,707	\$557,864	\$0	\$0	\$669,570	\$2	\$492	\$0	\$494
15	\$116,921	\$581,885	\$0	\$0	\$698,805	\$2	\$492	\$0	\$494
16	\$119,259	\$622,987	\$0	\$0	\$742,246	\$2	\$502	\$0	\$504
17	\$124,578	\$645,183	\$0	\$0	\$769,760	\$2	\$502	\$0	\$504
18	\$127,069	\$677,141	\$0	\$0	\$804,210	\$2	\$512	\$0	\$514
19	\$127,069	\$686,201	\$0	\$0	\$813,270	\$2	\$512	\$0	\$514
20	\$129,610	\$703,496	\$0	\$0	\$833,106	\$2	\$522	\$0	\$524
21	\$129,610	\$703,496	\$0	\$0	\$833,106	\$2	\$522	\$0	\$524
22	\$132,203	\$717,560	\$0	\$0	\$849,763	\$2	\$533	\$0	\$535
23	\$132,203	\$717,560	\$0	\$0	\$849,763	\$2	\$533	\$0	\$535
24	\$134,847	\$948,386	\$0	\$0	\$1,083,233	\$2	\$544	\$0	\$546
25	\$134,847	\$948,294	\$0	\$225,095	\$1,308,237	\$2	\$544	\$0	\$546
26	\$137,544	\$1,209,742	\$0	\$458,420	\$1,805,705	\$2	\$554	\$0	\$557
27	\$137,544	\$1,209,572	\$0	\$458,420	\$1,805,536	\$2	\$554	\$0	\$557
28	\$140,295	\$1,233,762	\$0	\$467,589	\$1,841,645	\$2	\$565	\$0	\$568
29	\$140,295	\$1,397,075	\$0	\$304,294	\$1,841,663	\$2	\$565	\$0	\$568
30	\$143,100	\$1,424,993	\$0	\$310,380	\$1,878,473	\$2	\$577	\$0	\$579
31	\$143,100	\$1,424,993	\$0	\$310,380	\$1,878,473	\$2	\$577	\$0	\$579
32	\$145,962	\$1,751,501	\$0	\$10,808	\$1,908,272	\$2	\$588	\$0	\$591
Total	\$3,156,303	\$21,289,774	\$0	\$2,545,386	\$26,991,463	\$62	\$16,136	\$0	\$16,198

Cost Benefit Analysis – Health

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$106	\$0	\$0	\$106	\$0	\$106	\$0	\$106
2	\$2,451	\$2,523	\$0	\$0	\$4,974	\$0	\$108	\$0	\$108
3	\$5,456	\$13,856	\$0	\$0	\$19,312	\$0	\$108	\$0	\$108
4	\$5,791	\$26,176	\$0	\$0	\$31,967	\$0	\$110	\$0	\$111
5	\$6,958	\$43,675	\$0	\$0	\$50,633	\$0	\$110	\$0	\$111
6	\$10,059	\$54,452	\$0	\$0	\$64,511	\$0	\$112	\$0	\$113
7	\$12,916	\$60,804	\$0	\$0	\$73,720	\$0	\$112	\$0	\$113
8	\$14,893	\$70,495	\$0	\$0	\$85,389	\$0	\$115	\$0	\$115
9	\$16,107	\$79,332	\$0	\$0	\$95,440	\$0	\$115	\$0	\$115
10	\$16,429	\$87,808	\$0	\$0	\$104,238	\$0	\$117	\$0	\$117
11	\$20,862	\$99,384	\$0	\$0	\$120,246	\$0	\$117	\$0	\$117
12	\$22,542	\$111,880	\$0	\$0	\$134,422	\$0	\$119	\$0	\$120
13	\$25,800	\$122,509	\$0	\$0	\$148,309	\$0	\$119	\$0	\$120
14	\$27,605	\$137,857	\$0	\$0	\$165,462	\$0	\$122	\$0	\$122
15	\$28,893	\$143,793	\$0	\$0	\$172,686	\$0	\$122	\$0	\$122
16	\$29,471	\$153,950	\$0	\$0	\$183,421	\$0	\$124	\$0	\$125
17	\$30,785	\$159,435	\$0	\$0	\$190,220	\$0	\$124	\$0	\$125
18	\$31,401	\$167,333	\$0	\$0	\$198,734	\$0	\$127	\$0	\$127
19	\$31,401	\$169,572	\$0	\$0	\$200,972	\$0	\$127	\$0	\$127
20	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
21	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
22	\$32,669	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
23	\$32,669	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
24	\$33,323	\$234,362	\$0	\$0	\$267,685	\$1	\$134	\$0	\$135
25	\$33,323	\$234,339	\$0	\$55,625	\$323,287	\$1	\$134	\$0	\$135
26	\$33,989	\$298,947	\$0	\$113,283	\$446,220	\$1	\$137	\$0	\$138
27	\$33,989	\$298,905	\$0	\$113,283	\$446,178	\$1	\$137	\$0	\$138
28	\$34,669	\$304,883	\$0	\$115,549	\$455,101	\$1	\$140	\$0	\$140
29	\$34,669	\$345,240	\$0	\$75,196	\$455,105	\$1	\$140	\$0	\$140
30	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
31	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
32	\$36,070	\$432,825	\$0	\$2,671	\$471,565	\$1	\$145	\$0	\$146
Total	\$779,975	\$5,261,054	\$0	\$629,007	\$6,670,036	\$15	\$3,987	\$0	\$4,003

Cost Benefit Analysis – School

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$7,325	\$0	\$0	\$7,325	\$28	\$7,325	\$0	\$7,353
2	\$169,536	\$174,499	\$0	\$0	\$344,034	\$29	\$7,472	\$0	\$7,500
3	\$377,391	\$958,363	\$0	\$0	\$1,335,754	\$29	\$7,472	\$0	\$7,500
4	\$400,552	\$1,810,573	\$0	\$0	\$2,211,125	\$29	\$7,621	\$0	\$7,650
5	\$481,275	\$3,020,910	\$0	\$0	\$3,502,184	\$29	\$7,621	\$0	\$7,650
6	\$695,779	\$3,766,330	\$0	\$0	\$4,462,109	\$30	\$7,774	\$0	\$7,803
7	\$893,367	\$4,205,725	\$0	\$0	\$5,099,092	\$30	\$7,774	\$0	\$7,803
8	\$1,030,125	\$4,876,033	\$0	\$0	\$5,906,158	\$30	\$7,929	\$0	\$7,959
9	\$1,114,107	\$5,487,267	\$0	\$0	\$6,601,374	\$30	\$7,929	\$0	\$7,959
10	\$1,136,389	\$6,073,514	\$0	\$0	\$7,209,903	\$31	\$8,088	\$0	\$8,119
11	\$1,442,967	\$6,874,184	\$0	\$0	\$8,317,151	\$31	\$8,088	\$0	\$8,119
12	\$1,559,202	\$7,738,495	\$0	\$0	\$9,297,696	\$32	\$8,249	\$0	\$8,281
13	\$1,784,540	\$8,473,734	\$0	\$0	\$10,258,274	\$32	\$8,249	\$0	\$8,281
14	\$1,909,353	\$9,535,317	\$0	\$0	\$11,444,670	\$32	\$8,414	\$0	\$8,447
15	\$1,998,475	\$9,945,898	\$0	\$0	\$11,944,373	\$32	\$8,414	\$0	\$8,447
16	\$2,038,445	\$10,648,442	\$0	\$0	\$12,686,887	\$33	\$8,583	\$0	\$8,615
17	\$2,129,350	\$11,027,826	\$0	\$0	\$13,157,176	\$33	\$8,583	\$0	\$8,615
18	\$2,171,937	\$11,574,076	\$0	\$0	\$13,746,012	\$34	\$8,754	\$0	\$8,788
19	\$2,171,937	\$11,728,932	\$0	\$0	\$13,900,868	\$34	\$8,754	\$0	\$8,788
20	\$2,215,375	\$12,024,542	\$0	\$0	\$14,239,918	\$34	\$8,929	\$0	\$8,964
21	\$2,215,375	\$12,024,542	\$0	\$0	\$14,239,918	\$34	\$8,929	\$0	\$8,964
22	\$2,259,683	\$12,264,943	\$0	\$0	\$14,524,626	\$35	\$9,108	\$0	\$9,143
23	\$2,259,683	\$12,264,943	\$0	\$0	\$14,524,626	\$35	\$9,108	\$0	\$9,143
24	\$2,304,876	\$16,210,352	\$0	\$0	\$18,515,229	\$36	\$9,290	\$0	\$9,326
25	\$2,304,876	\$16,208,778	\$0	\$3,847,458	\$22,361,112	\$36	\$9,290	\$0	\$9,326
26	\$2,350,974	\$20,677,590	\$0	\$7,835,564	\$30,864,128	\$36	\$9,476	\$0	\$9,512
27	\$2,350,974	\$20,674,690	\$0	\$7,835,564	\$30,861,228	\$36	\$9,476	\$0	\$9,512
28	\$2,397,993	\$21,088,158	\$0	\$7,992,286	\$31,478,437	\$37	\$9,665	\$0	\$9,702
29	\$2,397,993	\$23,879,584	\$0	\$5,201,160	\$31,478,738	\$37	\$9,665	\$0	\$9,702
30	\$2,445,953	\$24,356,772	\$0	\$5,305,192	\$32,107,918	\$38	\$9,859	\$0	\$9,896
31	\$2,445,953	\$24,356,772	\$0	\$5,305,192	\$32,107,918	\$38	\$9,859	\$0	\$9,896
32	\$2,494,872	\$29,937,635	\$0	\$184,742	\$32,617,249	\$39	\$10,056	\$0	\$10,094
Total	\$53,949,306	\$363,896,745	\$0	\$43,507,157	\$461,353,209	\$1,057	\$275,802	\$0	\$276,859

Cost Benefit Analysis – KCJC

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$251	\$0	\$0	\$251	\$1	\$251	\$0	\$252
2	\$5,800	\$5,970	\$0	\$0	\$11,770	\$1	\$256	\$0	\$257
3	\$12,911	\$32,788	\$0	\$0	\$45,699	\$1	\$256	\$0	\$257
4	\$13,704	\$61,944	\$0	\$0	\$75,648	\$1	\$261	\$0	\$262
5	\$16,465	\$103,352	\$0	\$0	\$119,818	\$1	\$261	\$0	\$262
6	\$23,804	\$128,855	\$0	\$0	\$152,659	\$1	\$266	\$0	\$267
7	\$30,564	\$143,887	\$0	\$0	\$174,451	\$1	\$266	\$0	\$267
8	\$35,243	\$166,820	\$0	\$0	\$202,063	\$1	\$271	\$0	\$272
9	\$38,116	\$187,732	\$0	\$0	\$225,848	\$1	\$271	\$0	\$272
10	\$38,878	\$207,789	\$0	\$0	\$246,667	\$1	\$277	\$0	\$278
11	\$49,367	\$235,181	\$0	\$0	\$284,549	\$1	\$277	\$0	\$278
12	\$53,344	\$264,751	\$0	\$0	\$318,095	\$1	\$282	\$0	\$283
13	\$61,053	\$289,906	\$0	\$0	\$350,959	\$1	\$282	\$0	\$283
14	\$65,323	\$326,225	\$0	\$0	\$391,548	\$1	\$288	\$0	\$289
15	\$68,372	\$340,272	\$0	\$0	\$408,644	\$1	\$288	\$0	\$289
16	\$69,740	\$364,307	\$0	\$0	\$434,047	\$1	\$294	\$0	\$295
17	\$72,850	\$377,287	\$0	\$0	\$450,137	\$1	\$294	\$0	\$295
18	\$74,307	\$395,975	\$0	\$0	\$470,282	\$1	\$300	\$0	\$301
19	\$74,307	\$401,273	\$0	\$0	\$475,580	\$1	\$300	\$0	\$301
20	\$75,793	\$411,387	\$0	\$0	\$487,180	\$1	\$305	\$0	\$307
21	\$75,793	\$411,387	\$0	\$0	\$487,180	\$1	\$305	\$0	\$307
22	\$77,309	\$419,611	\$0	\$0	\$496,920	\$1	\$312	\$0	\$313
23	\$77,309	\$419,611	\$0	\$0	\$496,920	\$1	\$312	\$0	\$313
24	\$78,855	\$554,593	\$0	\$0	\$633,448	\$1	\$318	\$0	\$319
25	\$78,855	\$554,539	\$0	\$131,630	\$765,024	\$1	\$318	\$0	\$319
26	\$80,432	\$707,427	\$0	\$268,072	\$1,055,931	\$1	\$324	\$0	\$325
27	\$80,432	\$707,328	\$0	\$268,072	\$1,055,832	\$1	\$324	\$0	\$325
28	\$82,041	\$721,473	\$0	\$273,434	\$1,076,948	\$1	\$331	\$0	\$332
29	\$82,041	\$816,974	\$0	\$177,943	\$1,076,959	\$1	\$331	\$0	\$332
30	\$83,682	\$833,300	\$0	\$181,503	\$1,098,484	\$1	\$337	\$0	\$339
31	\$83,682	\$833,300	\$0	\$181,503	\$1,098,484	\$1	\$337	\$0	\$339
32	\$85,355	\$1,024,234	\$0	\$6,320	\$1,115,910	\$1	\$344	\$0	\$345
Total	\$1,845,728	\$12,449,729	\$0	\$1,488,478	\$15,783,935	\$36	\$9,436	\$0	\$9,472

Cost Benefit Analysis – Mental Health

Year	With Development					Without Development			
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	SRD PILOT Surplus	Total	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$106	\$0	\$0	\$106	\$0	\$106	\$0	\$106
2	\$2,451	\$2,523	\$0	\$0	\$4,974	\$0	\$108	\$0	\$108
3	\$5,456	\$13,856	\$0	\$0	\$19,312	\$0	\$108	\$0	\$108
4	\$5,791	\$26,176	\$0	\$0	\$31,967	\$0	\$110	\$0	\$111
5	\$6,958	\$43,675	\$0	\$0	\$50,633	\$0	\$110	\$0	\$111
6	\$10,059	\$54,452	\$0	\$0	\$64,511	\$0	\$112	\$0	\$113
7	\$12,916	\$60,804	\$0	\$0	\$73,720	\$0	\$112	\$0	\$113
8	\$14,893	\$70,495	\$0	\$0	\$85,389	\$0	\$115	\$0	\$115
9	\$16,107	\$79,332	\$0	\$0	\$95,440	\$0	\$115	\$0	\$115
10	\$16,429	\$87,808	\$0	\$0	\$104,238	\$0	\$117	\$0	\$117
11	\$20,862	\$99,384	\$0	\$0	\$120,246	\$0	\$117	\$0	\$117
12	\$22,542	\$111,880	\$0	\$0	\$134,422	\$0	\$119	\$0	\$120
13	\$25,800	\$122,509	\$0	\$0	\$148,309	\$0	\$119	\$0	\$120
14	\$27,605	\$137,857	\$0	\$0	\$165,462	\$0	\$122	\$0	\$122
15	\$28,893	\$143,793	\$0	\$0	\$172,686	\$0	\$122	\$0	\$122
16	\$29,471	\$153,950	\$0	\$0	\$183,421	\$0	\$124	\$0	\$125
17	\$30,785	\$159,435	\$0	\$0	\$190,220	\$0	\$124	\$0	\$125
18	\$31,401	\$167,333	\$0	\$0	\$198,734	\$0	\$127	\$0	\$127
19	\$31,401	\$169,572	\$0	\$0	\$200,972	\$0	\$127	\$0	\$127
20	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
21	\$32,029	\$173,845	\$0	\$0	\$205,874	\$0	\$129	\$0	\$130
22	\$32,669	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
23	\$32,669	\$177,321	\$0	\$0	\$209,990	\$1	\$132	\$0	\$132
24	\$33,323	\$234,362	\$0	\$0	\$267,685	\$1	\$134	\$0	\$135
25	\$33,323	\$234,339	\$0	\$55,625	\$323,287	\$1	\$134	\$0	\$135
26	\$33,989	\$298,947	\$0	\$113,283	\$446,220	\$1	\$137	\$0	\$138
27	\$33,989	\$298,905	\$0	\$113,283	\$446,178	\$1	\$137	\$0	\$138
28	\$34,669	\$304,883	\$0	\$115,549	\$455,101	\$1	\$140	\$0	\$140
29	\$34,669	\$345,240	\$0	\$75,196	\$455,105	\$1	\$140	\$0	\$140
30	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
31	\$35,362	\$352,139	\$0	\$76,700	\$464,202	\$1	\$143	\$0	\$143
32	\$36,070	\$432,825	\$0	\$2,671	\$471,565	\$1	\$145	\$0	\$146
Total	\$779,975	\$5,261,054	\$0	\$629,007	\$6,670,036	\$15	\$3,987	\$0	\$4,003

Cost Benefit Analysis – Zoological District

Year	Sales Tax	With Development					Without Development				
		SRD Exempt Taxes	SRD Real Property Tax	Personal Property Tax	SRD EATs Surplus	Total	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax	Total
1	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
2	\$4,470	\$0	\$0	\$0	\$0	\$4,470	\$0	\$0	\$0	\$0	\$0
3	\$9,073	\$0	\$0	\$0	\$0	\$9,073	\$0	\$0	\$0	\$0	\$0
4	\$10,359	\$0	\$0	\$0	\$0	\$10,359	\$0	\$0	\$0	\$0	\$0
5	\$11,682	\$0	\$0	\$0	\$0	\$11,682	\$0	\$0	\$0	\$0	\$0
6	\$13,041	\$0	\$0	\$0	\$0	\$13,041	\$0	\$0	\$0	\$0	\$0
7	\$22,675	\$0	\$0	\$0	\$0	\$22,675	\$0	\$0	\$0	\$0	\$0
8	\$37,216	\$0	\$0	\$0	\$0	\$37,216	\$0	\$0	\$0	\$0	\$0
9	\$44,413	\$0	\$0	\$0	\$0	\$44,413	\$0	\$0	\$0	\$0	\$0
10	\$45,080	\$0	\$0	\$0	\$0	\$45,080	\$0	\$0	\$0	\$0	\$0
11	\$50,013	\$0	\$0	\$0	\$0	\$50,013	\$0	\$0	\$0	\$0	\$0
12	\$55,093	\$0	\$0	\$0	\$0	\$55,093	\$0	\$0	\$0	\$0	\$0
13	\$60,305	\$0	\$0	\$0	\$0	\$60,305	\$0	\$0	\$0	\$0	\$0
14	\$65,669	\$0	\$0	\$0	\$0	\$65,669	\$0	\$0	\$0	\$0	\$0
15	\$66,654	\$0	\$0	\$0	\$0	\$66,654	\$0	\$0	\$0	\$0	\$0
16	\$67,654	\$0	\$0	\$0	\$0	\$67,654	\$0	\$0	\$0	\$0	\$0
17	\$68,668	\$0	\$0	\$0	\$0	\$68,668	\$0	\$0	\$0	\$0	\$0
18	\$69,698	\$0	\$0	\$0	\$0	\$69,698	\$0	\$0	\$0	\$0	\$0
19	\$70,744	\$0	\$0	\$0	\$0	\$70,744	\$0	\$0	\$0	\$0	\$0
20	\$71,805	\$0	\$0	\$0	\$0	\$71,805	\$0	\$0	\$0	\$0	\$0
21	\$72,882	\$0	\$0	\$0	\$0	\$72,882	\$0	\$0	\$0	\$0	\$0
22	\$73,975	\$0	\$0	\$0	\$0	\$73,975	\$0	\$0	\$0	\$0	\$0
23	\$75,085	\$0	\$0	\$0	\$0	\$75,085	\$0	\$0	\$0	\$0	\$0
24	\$86,811	\$0	\$0	\$0	\$0	\$86,811	\$0	\$0	\$0	\$0	\$0
25	\$88,114	\$0	\$0	\$0	\$25,193	\$113,306	\$0	\$0	\$0	\$0	\$0
26	\$98,131	\$0	\$0	\$0	\$47,485	\$145,616	\$0	\$0	\$0	\$0	\$0
27	\$99,603	\$0	\$0	\$0	\$48,197	\$147,800	\$0	\$0	\$0	\$0	\$0
28	\$131,255	\$0	\$0	\$0	\$48,920	\$180,175	\$0	\$0	\$0	\$0	\$0
29	\$133,224	\$0	\$0	\$0	\$19,044	\$152,268	\$0	\$0	\$0	\$0	\$0
30	\$135,222	\$0	\$0	\$0	\$19,329	\$154,552	\$0	\$0	\$0	\$0	\$0
31	\$137,251	\$0	\$0	\$0	\$19,619	\$156,870	\$0	\$0	\$0	\$0	\$0
32	\$159,223	\$0	\$0	\$0	\$0	\$159,223	\$0	\$0	\$0	\$0	\$0
Total	\$2,135,089	\$0	\$0	\$0	\$227,787	\$2,362,877	\$0	\$0	\$0	\$0	\$0

EXHIBIT 11

Direct Tax Impact Analysis All Taxing Jurisdictions

Year	Incremental Non-SRD Revenue				SRD PILOT Surplus	SRD EATs Surplus	Total Tax Impact
	Sales Tax	SRD Exempt Taxes*	Non-SRD Real Property Taxes	Personal Property Tax			
1	\$0	\$0	\$9,676	\$0	\$0	\$0	\$9,676
2	\$165,386	\$229,154	\$230,489	\$0	\$0	\$0	\$625,029
3	\$335,696	\$514,302	\$1,265,870	\$0	\$0	\$0	\$2,115,868
4	\$383,300	\$551,336	\$2,391,525	\$0	\$0	\$0	\$3,326,161
5	\$432,229	\$666,194	\$3,990,218	\$0	\$0	\$0	\$5,088,642
6	\$482,503	\$959,902	\$4,974,819	\$0	\$0	\$0	\$6,417,224
7	\$838,966	\$1,229,888	\$5,555,201	\$0	\$0	\$0	\$7,624,055
8	\$1,377,004	\$1,419,167	\$6,440,588	\$0	\$0	\$0	\$9,236,760
9	\$1,643,293	\$1,535,420	\$7,247,947	\$0	\$0	\$0	\$10,426,660
10	\$1,667,943	\$1,568,650	\$8,022,301	\$0	\$0	\$0	\$11,258,894
11	\$1,850,472	\$1,988,158	\$9,079,879	\$0	\$0	\$0	\$12,918,509
12	\$2,038,455	\$2,151,973	\$10,221,518	\$0	\$0	\$0	\$14,411,946
13	\$2,231,295	\$2,459,178	\$11,192,671	\$0	\$0	\$0	\$15,883,144
14	\$2,429,742	\$2,633,146	\$12,594,880	\$0	\$0	\$0	\$17,657,768
15	\$2,466,189	\$2,755,251	\$13,137,202	\$0	\$0	\$0	\$18,358,642
16	\$2,503,181	\$2,812,965	\$14,065,170	\$0	\$0	\$0	\$19,381,317
17	\$2,540,729	\$2,937,408	\$14,566,285	\$0	\$0	\$0	\$20,044,423
18	\$2,578,840	\$2,997,989	\$15,287,808	\$0	\$0	\$0	\$20,864,637
19	\$2,617,523	\$2,998,804	\$15,492,352	\$0	\$0	\$0	\$21,108,679
20	\$2,656,786	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,598,690
21	\$2,696,637	\$3,059,089	\$15,882,815	\$0	\$0	\$0	\$21,638,541
22	\$2,737,087	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,057,710
23	\$2,778,143	\$3,120,271	\$16,200,352	\$0	\$0	\$0	\$22,098,767
24	\$3,212,022	\$3,182,677	\$21,411,710	\$0	\$0	\$0	\$27,806,409
25	\$3,260,202	\$3,182,677	\$21,409,631	\$0	\$5,081,978	\$932,136	\$33,866,624
26	\$3,630,860	\$3,246,330	\$27,312,335	\$0	\$10,349,734	\$1,756,941	\$46,296,199
27	\$3,685,323	\$3,246,330	\$27,308,504	\$0	\$10,349,734	\$1,783,295	\$46,373,186
28	\$4,856,443	\$3,311,257	\$27,854,640	\$0	\$10,556,742	\$1,810,044	\$48,389,126
29	\$4,929,290	\$3,311,257	\$31,541,741	\$0	\$6,870,038	\$704,617	\$47,356,944
30	\$5,003,229	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$715,186	\$48,275,391
31	\$5,078,278	\$3,377,482	\$32,172,043	\$0	\$7,007,450	\$725,914	\$48,361,167
32	\$5,891,255	\$3,445,008	\$39,543,617	\$0	\$244,019	\$0	\$49,123,899
Total	\$78,998,304	\$74,448,106	\$480,658,998	\$0	\$57,467,144	\$8,428,134	\$700,000,686

*Replacement tax and blind pension fund portion of real estate taxes, both of which are exempt from SRD. The following sheets set forth the portion of Replacement Tax estimated to be distributed to each taxing district. None of Blind Pension Fund revenue is distributed to the taxing

Direct Tax Impact Analysis – City

Year	Incremental Non-SRD Revenue				SRD PILOT Surplus	SRD EATs Surplus	Total Tax Impact
	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax			
1	\$0	\$0	\$985	\$0	\$0	\$0	\$985
2	\$120,687	\$22,789	\$23,456	\$0	\$0	\$0	\$166,932
3	\$244,968	\$50,729	\$128,823	\$0	\$0	\$0	\$424,519
4	\$279,706	\$53,842	\$243,377	\$0	\$0	\$0	\$576,924
5	\$315,411	\$64,693	\$406,070	\$0	\$0	\$0	\$786,173
6	\$352,097	\$93,526	\$506,269	\$0	\$0	\$0	\$951,893
7	\$612,218	\$120,086	\$565,333	\$0	\$0	\$0	\$1,297,637
8	\$1,004,841	\$138,469	\$655,435	\$0	\$0	\$0	\$1,798,745
9	\$1,199,160	\$149,758	\$737,597	\$0	\$0	\$0	\$2,086,515
10	\$1,217,147	\$152,753	\$816,400	\$0	\$0	\$0	\$2,186,301
11	\$1,350,344	\$193,963	\$924,026	\$0	\$0	\$0	\$2,468,334
12	\$1,487,521	\$209,587	\$1,040,207	\$0	\$0	\$0	\$2,737,315
13	\$1,628,242	\$239,877	\$1,139,037	\$0	\$0	\$0	\$3,007,157
14	\$1,773,055	\$256,655	\$1,281,735	\$0	\$0	\$0	\$3,311,445
15	\$1,799,651	\$268,635	\$1,336,925	\$0	\$0	\$0	\$3,405,211
16	\$1,826,646	\$274,007	\$1,431,361	\$0	\$0	\$0	\$3,532,014
17	\$1,854,046	\$286,227	\$1,482,358	\$0	\$0	\$0	\$3,622,630
18	\$1,881,856	\$291,951	\$1,555,784	\$0	\$0	\$0	\$3,729,592
19	\$1,910,084	\$291,951	\$1,576,600	\$0	\$0	\$0	\$3,778,635
20	\$1,938,735	\$297,790	\$1,616,336	\$0	\$0	\$0	\$3,852,862
21	\$1,967,816	\$297,790	\$1,616,336	\$0	\$0	\$0	\$3,881,943
22	\$1,997,334	\$303,746	\$1,648,651	\$0	\$0	\$0	\$3,949,730
23	\$2,027,294	\$303,746	\$1,648,651	\$0	\$0	\$0	\$3,979,690
24	\$2,343,908	\$309,821	\$2,178,992	\$0	\$0	\$0	\$4,832,721
25	\$2,379,067	\$309,821	\$2,178,780	\$0	\$517,174	\$680,208	\$6,065,049
26	\$2,649,547	\$316,017	\$2,779,477	\$0	\$1,053,255	\$1,282,092	\$8,080,387
27	\$2,689,290	\$316,017	\$2,779,087	\$0	\$1,053,255	\$1,301,323	\$8,138,972
28	\$3,543,891	\$322,338	\$2,834,665	\$0	\$1,074,321	\$1,320,843	\$9,096,058
29	\$3,597,050	\$322,338	\$3,209,888	\$0	\$699,139	\$514,180	\$8,342,594
30	\$3,651,005	\$328,784	\$3,274,031	\$0	\$713,123	\$521,893	\$8,488,837
31	\$3,705,770	\$328,784	\$3,274,031	\$0	\$713,123	\$529,721	\$8,551,430
32	\$4,299,024	\$335,360	\$4,024,210	\$0	\$24,833	\$0	\$8,683,427
Total	\$57,647,411	\$7,251,853	\$48,914,912	\$0	\$5,848,222	\$6,150,260	\$125,812,658

Direct Tax Impact Analysis – County

Year	Incremental Non-SRD Revenue				SRD PILOT Surplus	SRD EATs Surplus	Total Tax Impact
	Sales Tax	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax			
1	\$0	\$0	\$181	\$0	\$0	\$0	\$181
2	\$40,229	\$4,181	\$4,304	\$0	\$0	\$0	\$48,714
3	\$81,656	\$9,308	\$23,637	\$0	\$0	\$0	\$114,601
4	\$93,235	\$9,879	\$44,656	\$0	\$0	\$0	\$147,770
5	\$105,137	\$11,870	\$74,507	\$0	\$0	\$0	\$191,514
6	\$117,366	\$17,161	\$92,892	\$0	\$0	\$0	\$227,419
7	\$204,073	\$22,034	\$103,729	\$0	\$0	\$0	\$329,836
8	\$334,947	\$25,407	\$120,262	\$0	\$0	\$0	\$480,616
9	\$399,720	\$27,478	\$135,337	\$0	\$0	\$0	\$562,535
10	\$405,716	\$28,028	\$149,796	\$0	\$0	\$0	\$583,540
11	\$450,115	\$35,589	\$169,544	\$0	\$0	\$0	\$655,248
12	\$495,840	\$38,456	\$190,861	\$0	\$0	\$0	\$725,158
13	\$542,747	\$44,014	\$208,995	\$0	\$0	\$0	\$795,756
14	\$591,018	\$47,092	\$235,178	\$0	\$0	\$0	\$873,288
15	\$599,884	\$49,290	\$245,304	\$0	\$0	\$0	\$894,478
16	\$608,882	\$50,276	\$262,632	\$0	\$0	\$0	\$921,790
17	\$618,015	\$52,518	\$271,989	\$0	\$0	\$0	\$942,522
18	\$627,285	\$53,568	\$285,461	\$0	\$0	\$0	\$966,315
19	\$636,695	\$53,568	\$289,281	\$0	\$0	\$0	\$979,544
20	\$646,245	\$54,640	\$296,572	\$0	\$0	\$0	\$997,457
21	\$655,939	\$54,640	\$296,572	\$0	\$0	\$0	\$1,007,150
22	\$665,778	\$55,733	\$302,501	\$0	\$0	\$0	\$1,024,011
23	\$675,765	\$55,733	\$302,501	\$0	\$0	\$0	\$1,033,998
24	\$781,303	\$56,847	\$399,810	\$0	\$0	\$0	\$1,237,960
25	\$793,022	\$56,847	\$399,771	\$0	\$94,893	\$226,736	\$1,571,270
26	\$883,182	\$57,984	\$509,989	\$0	\$193,255	\$427,364	\$2,071,775
27	\$896,430	\$57,984	\$509,918	\$0	\$193,255	\$433,774	\$2,091,362
28	\$1,181,297	\$59,144	\$520,116	\$0	\$197,121	\$440,281	\$2,397,958
29	\$1,199,017	\$59,144	\$588,963	\$0	\$128,281	\$171,393	\$2,146,797
30	\$1,217,002	\$60,327	\$600,732	\$0	\$130,847	\$173,964	\$2,182,871
31	\$1,235,257	\$60,327	\$600,732	\$0	\$130,847	\$176,574	\$2,203,736
32	\$1,433,008	\$61,533	\$738,378	\$0	\$4,556	\$0	\$2,237,475
Total	\$19,215,804	\$1,330,598	\$8,975,101	\$0	\$1,073,055	\$2,050,087	\$32,644,644

Direct Tax Impact Analysis – Hospital

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$167	\$0	\$0	\$167
2	\$3,867	\$3,980	\$0	\$0	\$7,847
3	\$8,608	\$21,859	\$0	\$0	\$30,466
4	\$9,136	\$41,296	\$0	\$0	\$50,432
5	\$10,977	\$68,901	\$0	\$0	\$79,878
6	\$15,869	\$85,903	\$0	\$0	\$101,773
7	\$20,376	\$95,925	\$0	\$0	\$116,301
8	\$23,495	\$111,213	\$0	\$0	\$134,709
9	\$25,411	\$125,155	\$0	\$0	\$150,565
10	\$25,919	\$138,526	\$0	\$0	\$164,445
11	\$32,911	\$156,788	\$0	\$0	\$189,699
12	\$35,563	\$176,501	\$0	\$0	\$212,063
13	\$40,702	\$193,270	\$0	\$0	\$233,972
14	\$43,549	\$217,483	\$0	\$0	\$261,032
15	\$45,582	\$226,848	\$0	\$0	\$272,429
16	\$46,493	\$242,871	\$0	\$0	\$289,365
17	\$48,567	\$251,525	\$0	\$0	\$300,091
18	\$49,538	\$263,984	\$0	\$0	\$313,521
19	\$49,538	\$267,515	\$0	\$0	\$317,053
20	\$50,529	\$274,258	\$0	\$0	\$324,786
21	\$50,529	\$274,258	\$0	\$0	\$324,786
22	\$51,539	\$279,741	\$0	\$0	\$331,280
23	\$51,539	\$279,741	\$0	\$0	\$331,280
24	\$52,570	\$369,729	\$0	\$0	\$422,299
25	\$52,570	\$369,693	\$0	\$87,753	\$510,016
26	\$53,621	\$471,618	\$0	\$178,715	\$703,954
27	\$53,621	\$471,552	\$0	\$178,715	\$703,888
28	\$54,694	\$480,982	\$0	\$182,289	\$717,966
29	\$54,694	\$544,650	\$0	\$118,629	\$717,972
30	\$55,788	\$555,533	\$0	\$121,002	\$732,323
31	\$55,788	\$555,533	\$0	\$121,002	\$732,323
32	\$56,903	\$682,823	\$0	\$4,214	\$743,940
Total	\$1,230,485	\$8,299,819	\$0	\$992,319	\$10,522,623

Direct Tax Impact Analysis – Handicap

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Tax	Personal Property Tax		
1	\$0	\$127	\$0	\$0	\$127
2	\$2,940	\$3,026	\$0	\$0	\$5,966
3	\$6,545	\$16,620	\$0	\$0	\$23,165
4	\$6,946	\$31,400	\$0	\$0	\$38,346
5	\$8,346	\$52,390	\$0	\$0	\$60,736
6	\$12,066	\$65,317	\$0	\$0	\$77,383
7	\$15,493	\$72,937	\$0	\$0	\$88,430
8	\$17,865	\$84,562	\$0	\$0	\$102,426
9	\$19,321	\$95,162	\$0	\$0	\$114,483
10	\$19,708	\$105,329	\$0	\$0	\$125,036
11	\$25,024	\$119,214	\$0	\$0	\$144,239
12	\$27,040	\$134,203	\$0	\$0	\$161,244
13	\$30,948	\$146,954	\$0	\$0	\$177,902
14	\$33,113	\$165,364	\$0	\$0	\$198,477
15	\$34,658	\$172,485	\$0	\$0	\$207,143
16	\$35,351	\$184,669	\$0	\$0	\$220,020
17	\$36,928	\$191,248	\$0	\$0	\$228,176
18	\$37,666	\$200,721	\$0	\$0	\$238,388
19	\$37,666	\$203,407	\$0	\$0	\$241,073
20	\$38,420	\$208,533	\$0	\$0	\$246,953
21	\$38,420	\$208,533	\$0	\$0	\$246,953
22	\$39,188	\$212,702	\$0	\$0	\$251,891
23	\$39,188	\$212,702	\$0	\$0	\$251,891
24	\$39,972	\$281,125	\$0	\$0	\$321,097
25	\$39,972	\$281,098	\$0	\$66,724	\$387,793
26	\$40,771	\$358,597	\$0	\$135,887	\$535,255
27	\$40,771	\$358,547	\$0	\$135,887	\$535,205
28	\$41,587	\$365,717	\$0	\$138,605	\$545,909
29	\$41,587	\$414,127	\$0	\$90,200	\$545,914
30	\$42,418	\$422,403	\$0	\$92,004	\$556,825
31	\$42,418	\$422,403	\$0	\$92,004	\$556,825
32	\$43,267	\$519,188	\$0	\$3,204	\$565,658
Total	\$935,605	\$6,310,809	\$0	\$754,515	\$8,000,930

Direct Tax Impact Analysis – Library

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$429	\$0	\$0	\$429
2	\$9,919	\$10,209	\$0	\$0	\$20,128
3	\$22,079	\$56,069	\$0	\$0	\$78,148
4	\$23,434	\$105,928	\$0	\$0	\$129,362
5	\$28,157	\$176,738	\$0	\$0	\$204,895
6	\$40,707	\$220,349	\$0	\$0	\$261,056
7	\$52,266	\$246,056	\$0	\$0	\$298,322
8	\$60,267	\$285,272	\$0	\$0	\$345,540
9	\$65,181	\$321,032	\$0	\$0	\$386,213
10	\$66,484	\$355,331	\$0	\$0	\$421,815
11	\$84,421	\$402,174	\$0	\$0	\$486,595
12	\$91,221	\$452,741	\$0	\$0	\$543,962
13	\$104,405	\$495,756	\$0	\$0	\$600,160
14	\$111,707	\$557,864	\$0	\$0	\$669,570
15	\$116,921	\$581,885	\$0	\$0	\$698,805
16	\$119,259	\$622,987	\$0	\$0	\$742,246
17	\$124,578	\$645,183	\$0	\$0	\$769,760
18	\$127,069	\$677,141	\$0	\$0	\$804,210
19	\$127,069	\$686,201	\$0	\$0	\$813,270
20	\$129,610	\$703,496	\$0	\$0	\$833,106
21	\$129,610	\$703,496	\$0	\$0	\$833,106
22	\$132,203	\$717,560	\$0	\$0	\$849,763
23	\$132,203	\$717,560	\$0	\$0	\$849,763
24	\$134,847	\$948,386	\$0	\$0	\$1,083,233
25	\$134,847	\$948,294	\$0	\$225,095	\$1,308,237
26	\$137,544	\$1,209,742	\$0	\$458,420	\$1,805,705
27	\$137,544	\$1,209,572	\$0	\$458,420	\$1,805,536
28	\$140,295	\$1,233,762	\$0	\$467,589	\$1,841,645
29	\$140,295	\$1,397,075	\$0	\$304,294	\$1,841,663
30	\$143,100	\$1,424,993	\$0	\$310,380	\$1,878,473
31	\$143,100	\$1,424,993	\$0	\$310,380	\$1,878,473
32	\$145,962	\$1,751,501	\$0	\$10,808	\$1,908,272
Total	\$3,156,303	\$21,289,774	\$0	\$2,545,386	\$26,991,463

Direct Tax Impact Analysis – Health

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$106	\$0	\$0	\$106
2	\$2,451	\$2,523	\$0	\$0	\$4,974
3	\$5,456	\$13,856	\$0	\$0	\$19,312
4	\$5,791	\$26,176	\$0	\$0	\$31,967
5	\$6,958	\$43,675	\$0	\$0	\$50,633
6	\$10,059	\$54,452	\$0	\$0	\$64,511
7	\$12,916	\$60,804	\$0	\$0	\$73,720
8	\$14,893	\$70,495	\$0	\$0	\$85,389
9	\$16,107	\$79,332	\$0	\$0	\$95,440
10	\$16,429	\$87,808	\$0	\$0	\$104,238
11	\$20,862	\$99,384	\$0	\$0	\$120,246
12	\$22,542	\$111,880	\$0	\$0	\$134,422
13	\$25,800	\$122,509	\$0	\$0	\$148,309
14	\$27,605	\$137,857	\$0	\$0	\$165,462
15	\$28,893	\$143,793	\$0	\$0	\$172,686
16	\$29,471	\$153,950	\$0	\$0	\$183,421
17	\$30,785	\$159,435	\$0	\$0	\$190,220
18	\$31,401	\$167,333	\$0	\$0	\$198,734
19	\$31,401	\$169,572	\$0	\$0	\$200,972
20	\$32,029	\$173,845	\$0	\$0	\$205,874
21	\$32,029	\$173,845	\$0	\$0	\$205,874
22	\$32,669	\$177,321	\$0	\$0	\$209,990
23	\$32,669	\$177,321	\$0	\$0	\$209,990
24	\$33,323	\$234,362	\$0	\$0	\$267,685
25	\$33,323	\$234,339	\$0	\$55,625	\$323,287
26	\$33,989	\$298,947	\$0	\$113,283	\$446,220
27	\$33,989	\$298,905	\$0	\$113,283	\$446,178
28	\$34,669	\$304,883	\$0	\$115,549	\$455,101
29	\$34,669	\$345,240	\$0	\$75,196	\$455,105
30	\$35,362	\$352,139	\$0	\$76,700	\$464,202
31	\$35,362	\$352,139	\$0	\$76,700	\$464,202
32	\$36,070	\$432,825	\$0	\$2,671	\$471,565
Total	\$779,975	\$5,261,054	\$0	\$629,007	\$6,670,036

Direct tax Impact Analysis – School

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$7,325	\$0	\$0	\$7,325
2	\$169,536	\$174,499	\$0	\$0	\$344,034
3	\$377,391	\$958,363	\$0	\$0	\$1,335,754
4	\$400,552	\$1,810,573	\$0	\$0	\$2,211,125
5	\$481,275	\$3,020,910	\$0	\$0	\$3,502,184
6	\$695,779	\$3,766,330	\$0	\$0	\$4,462,109
7	\$893,367	\$4,205,725	\$0	\$0	\$5,099,092
8	\$1,030,125	\$4,876,033	\$0	\$0	\$5,906,158
9	\$1,114,107	\$5,487,267	\$0	\$0	\$6,601,374
10	\$1,136,389	\$6,073,514	\$0	\$0	\$7,209,903
11	\$1,442,967	\$6,874,184	\$0	\$0	\$8,317,151
12	\$1,559,202	\$7,738,495	\$0	\$0	\$9,297,696
13	\$1,784,540	\$8,473,734	\$0	\$0	\$10,258,274
14	\$1,909,353	\$9,535,317	\$0	\$0	\$11,444,670
15	\$1,998,475	\$9,945,898	\$0	\$0	\$11,944,373
16	\$2,038,445	\$10,648,442	\$0	\$0	\$12,686,887
17	\$2,129,350	\$11,027,826	\$0	\$0	\$13,157,176
18	\$2,171,937	\$11,574,076	\$0	\$0	\$13,746,012
19	\$2,171,937	\$11,728,932	\$0	\$0	\$13,900,868
20	\$2,215,375	\$12,024,542	\$0	\$0	\$14,239,918
21	\$2,215,375	\$12,024,542	\$0	\$0	\$14,239,918
22	\$2,259,683	\$12,264,943	\$0	\$0	\$14,524,626
23	\$2,259,683	\$12,264,943	\$0	\$0	\$14,524,626
24	\$2,304,876	\$16,210,352	\$0	\$0	\$18,515,229
25	\$2,304,876	\$16,208,778	\$0	\$3,847,458	\$22,361,112
26	\$2,350,974	\$20,677,590	\$0	\$7,835,564	\$30,864,128
27	\$2,350,974	\$20,674,690	\$0	\$7,835,564	\$30,861,228
28	\$2,397,993	\$21,088,158	\$0	\$7,992,286	\$31,478,437
29	\$2,397,993	\$23,879,584	\$0	\$5,201,160	\$31,478,738
30	\$2,445,953	\$24,356,772	\$0	\$5,305,192	\$32,107,918
31	\$2,445,953	\$24,356,772	\$0	\$5,305,192	\$32,107,918
32	\$2,494,872	\$29,937,635	\$0	\$184,742	\$32,617,249
Total	\$53,949,306	\$363,896,745	\$0	\$43,507,157	\$461,353,209

Direct Tax Impact Analysis - KCJC

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$251	\$0	\$0	\$251
2	\$5,800	\$5,970	\$0	\$0	\$11,770
3	\$12,911	\$32,788	\$0	\$0	\$45,699
4	\$13,704	\$61,944	\$0	\$0	\$75,648
5	\$16,465	\$103,352	\$0	\$0	\$119,818
6	\$23,804	\$128,855	\$0	\$0	\$152,659
7	\$30,564	\$143,887	\$0	\$0	\$174,451
8	\$35,243	\$166,820	\$0	\$0	\$202,063
9	\$38,116	\$187,732	\$0	\$0	\$225,848
10	\$38,878	\$207,789	\$0	\$0	\$246,667
11	\$49,367	\$235,181	\$0	\$0	\$284,549
12	\$53,344	\$264,751	\$0	\$0	\$318,095
13	\$61,053	\$289,906	\$0	\$0	\$350,959
14	\$65,323	\$326,225	\$0	\$0	\$391,548
15	\$68,372	\$340,272	\$0	\$0	\$408,644
16	\$69,740	\$364,307	\$0	\$0	\$434,047
17	\$72,850	\$377,287	\$0	\$0	\$450,137
18	\$74,307	\$395,975	\$0	\$0	\$470,282
19	\$74,307	\$401,273	\$0	\$0	\$475,580
20	\$75,793	\$411,387	\$0	\$0	\$487,180
21	\$75,793	\$411,387	\$0	\$0	\$487,180
22	\$77,309	\$419,611	\$0	\$0	\$496,920
23	\$77,309	\$419,611	\$0	\$0	\$496,920
24	\$78,855	\$554,593	\$0	\$0	\$633,448
25	\$78,855	\$554,539	\$0	\$131,630	\$765,024
26	\$80,432	\$707,427	\$0	\$268,072	\$1,055,931
27	\$80,432	\$707,328	\$0	\$268,072	\$1,055,832
28	\$82,041	\$721,473	\$0	\$273,434	\$1,076,948
29	\$82,041	\$816,974	\$0	\$177,943	\$1,076,959
30	\$83,682	\$833,300	\$0	\$181,503	\$1,098,484
31	\$83,682	\$833,300	\$0	\$181,503	\$1,098,484
32	\$85,355	\$1,024,234	\$0	\$6,320	\$1,115,910
Total	\$1,845,728	\$12,449,729	\$0	\$1,488,478	\$15,783,935

Direct Tax Impact Analysis – Mental Health

Year	Incremental Non-SRD Revenue			SRD PILOT Surplus	Total Tax Impact
	SRD Exempt Taxes	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$106	\$0	\$0	\$106
2	\$2,451	\$2,523	\$0	\$0	\$4,974
3	\$5,456	\$13,856	\$0	\$0	\$19,312
4	\$5,791	\$26,176	\$0	\$0	\$31,967
5	\$6,958	\$43,675	\$0	\$0	\$50,633
6	\$10,059	\$54,452	\$0	\$0	\$64,511
7	\$12,916	\$60,804	\$0	\$0	\$73,720
8	\$14,893	\$70,495	\$0	\$0	\$85,389
9	\$16,107	\$79,332	\$0	\$0	\$95,440
10	\$16,429	\$87,808	\$0	\$0	\$104,238
11	\$20,862	\$99,384	\$0	\$0	\$120,246
12	\$22,542	\$111,880	\$0	\$0	\$134,422
13	\$25,800	\$122,509	\$0	\$0	\$148,309
14	\$27,605	\$137,857	\$0	\$0	\$165,462
15	\$28,893	\$143,793	\$0	\$0	\$172,686
16	\$29,471	\$153,950	\$0	\$0	\$183,421
17	\$30,785	\$159,435	\$0	\$0	\$190,220
18	\$31,401	\$167,333	\$0	\$0	\$198,734
19	\$31,401	\$169,572	\$0	\$0	\$200,972
20	\$32,029	\$173,845	\$0	\$0	\$205,874
21	\$32,029	\$173,845	\$0	\$0	\$205,874
22	\$32,669	\$177,321	\$0	\$0	\$209,990
23	\$32,669	\$177,321	\$0	\$0	\$209,990
24	\$33,323	\$234,362	\$0	\$0	\$267,685
25	\$33,323	\$234,339	\$0	\$55,625	\$323,287
26	\$33,989	\$298,947	\$0	\$113,283	\$446,220
27	\$33,989	\$298,905	\$0	\$113,283	\$446,178
28	\$34,669	\$304,883	\$0	\$115,549	\$455,101
29	\$34,669	\$345,240	\$0	\$75,196	\$455,105
30	\$35,362	\$352,139	\$0	\$76,700	\$464,202
31	\$35,362	\$352,139	\$0	\$76,700	\$464,202
32	\$36,070	\$432,825	\$0	\$2,671	\$471,565
Total	\$779,975	\$5,261,054	\$0	\$629,007	\$6,670,036

Direct Tax Impact Analysis – Zoological District

Year	Incremental Non-SRD Revenue			SRD EATs Surplus	Total Tax Impact
	Sales Tax	Non-SRD Real Property Taxes	Personal Property Tax		
1	\$0	\$0	\$0	\$0	\$0
2	\$4,470	\$0	\$0	\$0	\$4,470
3	\$9,073	\$0	\$0	\$0	\$9,073
4	\$10,359	\$0	\$0	\$0	\$10,359
5	\$11,682	\$0	\$0	\$0	\$11,682
6	\$13,041	\$0	\$0	\$0	\$13,041
7	\$22,675	\$0	\$0	\$0	\$22,675
8	\$37,216	\$0	\$0	\$0	\$37,216
9	\$44,413	\$0	\$0	\$0	\$44,413
10	\$45,080	\$0	\$0	\$0	\$45,080
11	\$50,013	\$0	\$0	\$0	\$50,013
12	\$55,093	\$0	\$0	\$0	\$55,093
13	\$60,305	\$0	\$0	\$0	\$60,305
14	\$65,669	\$0	\$0	\$0	\$65,669
15	\$66,654	\$0	\$0	\$0	\$66,654
16	\$67,654	\$0	\$0	\$0	\$67,654
17	\$68,668	\$0	\$0	\$0	\$68,668
18	\$69,698	\$0	\$0	\$0	\$69,698
19	\$70,744	\$0	\$0	\$0	\$70,744
20	\$71,805	\$0	\$0	\$0	\$71,805
21	\$72,882	\$0	\$0	\$0	\$72,882
22	\$73,975	\$0	\$0	\$0	\$73,975
23	\$75,085	\$0	\$0	\$0	\$75,085
24	\$86,811	\$0	\$0	\$0	\$86,811
25	\$88,114	\$0	\$0	\$25,193	\$113,306
26	\$98,131	\$0	\$0	\$47,485	\$145,616
27	\$99,603	\$0	\$0	\$48,197	\$147,800
28	\$131,255	\$0	\$0	\$48,920	\$180,175
29	\$133,224	\$0	\$0	\$19,044	\$152,268
30	\$135,222	\$0	\$0	\$19,329	\$154,552
31	\$137,251	\$0	\$0	\$19,619	\$156,870
32	\$159,223	\$0	\$0	\$0	\$159,223
Total	\$2,135,089	\$0	\$0	\$227,787	\$2,362,877

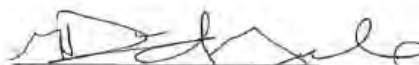
EXHIBIT 12

Developer Affidavit

State of Missouri)
)
County of Jackson) ss.

COMES NOW, the undersigned Affiants, and being first duly sworn on oath, states as follows:

1. Affiants are each over the age of eighteen (18) and competent to testify to the following matters of my own knowledge and on behalf of GaleHart Communities LLC, a Missouri limited liability company (the "Company").
2. Affiants are the Co-Managing Members of the Company, the developer of the Redevelopment Projects described in the Montage Tax Increment Financing Plan (the "TIF Plan").
3. The Redevelopment Area as defined in the TIF Plan on the whole (a) is a "Economic Developer Area" as that term is defined in the TIF Plan, and (b) has not been subject to growth and development through investment by private enterprise.
4. The Redevelopment Area would not reasonably be anticipated to be developed without the adoption of tax increment financing.
5. The Company would not and could not be reasonably expected to develop the Redevelopment Area without the adoption of the TIF Plan.
6. The TIF Plan does not include the initial development or redevelopment of any gambling establishment.
7. The redevelopment plan conforms to the comprehensive plan for the development of the municipality as a whole.


G. David Gale


Thomas F. Hart

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 5 day of August, 2022.

My Commission Expires:

July 4, 2026

KORI GARRETT
Notary Public-Notary Seal
STATE OF MISSOURI
Jackson County
My Commission Expires JULY 4, 2026
Commission #18840558


Notary Public

Kori Garrett
Printed Name

EXHIBIT 13

Relocation Assistance Plan

It is anticipated that no relocation assistance will be needed in the Redevelopment Area. However, in the event relocation of any occupant is necessary, it will be carried out in accordance with Section 523.205 of the Revised Statutes of Missouri, and pursuant to the following Relocation Assistance Plan:

Section 1. Definitions. The following terms shall have the meanings set forth below for purposes of this Relocation Assistance Plan. Capitalized terms not otherwise defined shall have the meaning set forth in the Montage Tax Increment Financing Plan (the “TIF Plan”).

Business: Any lawful activity that is conducted: (a) primarily for the purchase, sale or use of personal or real property or for the manufacture, processing or marketing of products or commodities; or (b) primarily for the sale of services to the public; or (c) on a not-for-profit basis by any organization that has obtained an exemption from the payment of federal income taxes as provided in Section 501(c)(3) of Title 26, U.S.C., as amended, and veterans organizations.

Decent, Safe and Sanitary Dwelling: A dwelling which meets applicable housing and occupancy codes. The dwelling shall:

Be structurally sound, weathertight and in good repair;

Contain a safe electrical wiring system;

Contain an adequate heating system;

Be adequate in size with respect to the number of rooms needed to accommodate the Displaced Person; and

For a Handicapped Displaced Person, be free of any barriers which would preclude reasonable ingress, egress or use of the dwelling.

Displaced Person: Any Person that moves from the real property which is within the Redevelopment Area or moves such Person's personal property from real property that is within the Redevelopment Area permanently and voluntarily as a direct result of the acquisition, rehabilitation or demolition of, or the written notice of intent to acquire, such real property, in whole or in part, for a public purpose.

Eligible Displaced Person: Any Displaced Person who occupied the real property to be acquired for not less than ninety (90) days prior to the initiation of negotiations and who is required to vacate such real property.

Handicapped Displaced Person: Any Displaced Person who is deaf, legally blind or orthopedically disabled to the extent that; (i) acquisition of another residence presents a greater burden than other Persons would encounter, or (ii) modifications to the replacement residence would be necessary.

Person: Any individual, family, partnership, corporation or association, that has a legal right to occupy the property, including but not limited to, month-to-month tenants.

Referral Site Notice: The written notice of referral sites to be provided to Displaced Persons by the Developer pursuant to Section 5 of this Relocation Assistance Plan.

Relocation Payment: The payment to be made from the Montage Special Allocation Fund to an Eligible Displaced Person pursuant to Section 7 of this Relocation Assistance Plan.

Section 2. Preliminary Notice of Project. A general information notice shall be issued upon approval and selection of Developer as the redeveloper for the Redevelopment Area which shall inform Eligible Displaced Persons of the Project, including the potential acquisition of the property.

Section 3. Availability of Relocation Assistance. All Eligible Displaced Persons shall have the right to receive relocation assistance in accordance with the terms of this Relocation Assistance Plan. In no event shall relocation assistance be provided to any Person who purposely resides or locates such Person's Business in the Redevelopment Area solely for the purpose of obtaining relocation benefits.

Section 4. Notice to Vacate. The Developer shall give to every Displaced Person a written notice to vacate not less than ninety (90) days prior to the date such Displaced Person is required to vacate its premises.

Section 5. Referrals. The Developer shall provide each Displaced Person occupying a residence in the Redevelopment Area with written notice of a minimum of three (3) Decent, Safe and Sanitary Dwelling referrals and shall provide each Displaced Person operating a Business in the Redevelopment Area with written notice of a minimum of three (3) suitable referral sites for such Business. The Referral Site Notice shall be provided to all Displaced Persons ninety (90) days prior to the date such Displaced Person is required to vacate its respective premises. The Developer shall make arrangements for transportation for Displaced Persons to inspect referral sites upon receipt of a written request from such Displaced Person for transportation addressed to the Developer in care of Husch Blackwell LLP, 4801 Main St., Ste. 1000, Kansas City, Missouri 64112, Attn: Charles G. Renner, Esq.

Section 6. Notice of Relocation Plan. As soon as feasible after the execution of the redevelopment agreement and concurrently with the provision of the notice to vacate, the Developer shall notify Eligible Displaced Persons in writing of the availability of Relocation Payments and assistance under this Relocation Assistance Plan.

Section 7. Relocation Payments. Each Eligible Displaced Person shall be entitled to the following Relocation Payment from the Montage Special Allocation Fund.

Residential Displaced Persons. Each Eligible Displaced Person occupying a residence in the Redevelopment Area shall be provided with, at the option of such Eligible Displaced Person, either: (a) a One Thousand Dollar (\$1,000) fixed moving expenses payment; or (b) Actual reasonable costs of relocation including, but not limited to, actual moving costs, utility deposits, key deposits, storage of personal property up to one month, utility transfer and connection fees and other initial rehousing deposits including first and last month's rent and security deposit. Such costs of relocation shall not include the cost of a replacement property or any capital improvements thereto. Each such Eligible Displaced Person must elect one of the foregoing payment options and give notice of such election to the Developer not less than thirty (30) days prior to the date such Displaced Person is required to vacate its premises.

Displaced Businesses. Each Eligible Displaced Person operating a Business located in the Redevelopment Area shall be provided with, at the option of such Eligible Displaced Person, either: (a) a Three Thousand dollar (\$3,000) fixed moving expense payment and up to an additional Ten Thousand dollars (\$10,000) for reestablishment expenses (reestablishment expenses are limited to costs incurred for physical improvements to the replacement property to accommodate the particular business at issue), or (b) actual costs of moving including costs for packing, crating, disconnection, dismantling, reassembling and installing all personal equipment and costs for relettering similar signs and similar replacement stationery, and up to an additional Ten Thousand dollars (\$10,000) for reestablishment expenses. Reestablishment expenses are limited to actual costs incurred for physical improvements to the replacement property to accommodate the particular business at issue. Each such Eligible Displaced Person must elect

one of the foregoing payment options and give notice of such election to the Developer not less than thirty (30) days to the date such Displaced Person is required to vacate its premises.

Special Needs. Any Displaced Person who believes that such Displaced Person has any special needs as the result of such Displaced Person's income, age, size of family, nature of business, availability of suitable replacement facilities and vacancy rates of affordable facilities may advise the Developer of such needs and such needs shall be given specific consideration with respect to the relocation benefits offered to such Displaced Person. To notify the Developer of such special needs, the Displaced Person having such needs must deliver written notice to the Developer in care of Husch Blackwell LLP, 4801 Main St., Ste. 1000, Kansas City, Missouri 64112, Attn: Charles G. Renner, Esq. Such notice shall identify the special needs and the basis of the special need. The Developer reserves the right to require from any Displaced Person claiming special needs reasonable evidence of the alleged facts upon which a claim for special needs is based (by way of example, copies of income tax returns if income is an issue).

Section 8. Deadline for Claims and Payments. All claims for Relocation Payments shall be filed by the Displaced Person with the Developer within six (6) months after: (a) for tenants, the date of displacement, or (b) for owners, the date of displacement or the final payment for the acquisition of the real property, whichever is later. Payment for a satisfactory claim for Relocation Payments shall be made by the Developer within thirty (30) days following the Developer's receipt of sufficient documentation to support the claim.

Section 9. Advance Payment. If an Eligible Displaced Person demonstrates the need for an advance payment of the Relocation Payment in order to avoid or reduce a hardship, the Developer shall issue the Relocation Payment subject to such safeguards as the Developer may

reasonably establish and that are appropriate to ensure that the objective of the Relocation Payment is accomplished.

Section 10. Waiver of Payment. Any Eligible Displaced Person, who is also the owner of the applicable real property, may waive Relocation Payments as part of the negotiations for acquisition of the real property owned by such Eligible Displaced Person. Such waiver shall be in writing, shall disclose the Eligible Displaced Person's knowledge of the provisions of this Relocation Assistance Plan and Section 523.205 of the Revised Statutes of Missouri and knowledge of entitlement to Relocation Payments under this Relocation Assistance Plan, and shall be filed with the Developer. Any such waiver shall not include a waiver of any of the notice provisions contained in this Relocation Assistance Plan.

Section 11. Reports. The Developer shall deliver a report to the City which report shall include, without limitation:

The addresses of all occupied residential buildings and structures within the
Redevelopment Area;

The name and addresses of all Displaced Persons;

Specific relocation payments to be made to each Displaced Person; and

A sample form of all notices provided to each Displaced Person.

Section 12. Amendment. In the event that a court of competent jurisdiction determines that this Relocation Assistance Plan does not satisfy the minimum requirements of Section 523.205 of the Revised Statutes of Missouri, then this Relocation Assistance Plan shall be automatically and retroactively amended to the minimum extent necessary to bring this Relocation Assistance Plan in conformity with the minimum requirements of Section 523.205 of the Revised Statutes of Missouri.

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING THE MONTAGE TAX INCREMENT FINANCING PLAN, ESTABLISHING A REDEVELOPMENT AREA, DESIGNATING GALEHART COMMUNITIES, LLC AS THE DEVELOPER OF PROJECTS 1, 2, 3, 4 AND 5 AND AUTHORIZING THE MAYOR TO EXECUTE A TAX INCREMENT FINANCING CONTRACT WITH GALEHART COMMUNITIES, LLC FOR IMPLEMENTATION OF THE MONTAGE TAX INCREMENT FINANCING PLAN.

WHEREAS, in August 2022, in response to a request for proposal from the City of Liberty (the "City") to redevelop approximately 694 acres of property generally bounded to the west by N. Church Road, to the north by N.E. 112th Street, to the east by Interstate 35, and to the south by N.E. 69 Highway in the City of Liberty (the "Redevelopment Area"), a proposal was received by GaleHart Communities LLC to establish and implement the Montage Tax Increment Financing Plan (the "Redevelopment Plan") pursuant to the provisions of the Real Property Tax Increment Allocation Act, Sections 99.800 to 99.865., RSMo (the "Act"); and

WHEREAS, pursuant to the Act, the Tax Increment Financing Commission for the City of Liberty (the "Commission") notified the affected taxing jurisdictions of their right to designate representatives to serve as members of the Commission for the purpose of conducting a public hearing and making recommendations with respect to the Redevelopment Plan to the City Council of the City of Liberty, Missouri (the "City Council"); and

WHEREAS, Clay County designated six representatives to serve as members of the Commission, the Liberty School District designated two representatives to serve as members of the Commission, and the other affected taxing jurisdictions designated a representative to serve as member of the Commission; and

WHEREAS, notice of a public hearing on August 30, 2022, before the Commission to discuss the proposed Redevelopment Plan and Redevelopment Projects included therein, was provided in accordance with the provisions of the Act; and

WHEREAS, on August 30, 2022, the public hearing was opened and all interested parties were provided with an opportunity to present evidence and hear testimony regarding the proposed Redevelopment Plan and Redevelopment Projects and, on said date, the Commission having heard and considered the comments, testimony, and other evidence adduced at the public hearing, closed the public hearing and voted to adopt resolutions recommending to the City Council that specific findings be made regarding the Redevelopment Plan, approval and adoption of the Redevelopment Plan, the designation of the Redevelopment Area and Redevelopment Projects 1, 2, 3, 4 and 5 included therein, and the designation of GaleHart Communities LLC (the "Developer") as the developer of Redevelopment Projects 1, 2, 3, 4 and 5; and

ORDINANCE NO. _____ (CONT.)

WHEREAS, on September ____, 2022, the City Council considered the Redevelopment Plan and the recommendations of the Commission to approve the Redevelopment Plan, the designation of the Redevelopment Area and Redevelopment Projects 1, 2, 3, 4 and 5 included therein, and the designation of Developer as the developer for Redevelopment Projects 1, 2, 3, 4 and 5; and

WHEREAS, the City Council having heard and considered the comments, testimony, and other evidence adduced at the meeting, and the evidence and testimony submitted at the Commission public hearing, desires to approve the Redevelopment plan, designate the Redevelopment Area, and designate the Developer as the developer for Redevelopment Projects 1, 2, 3, 4 and 5.

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects;

WHEREAS, the parties desire to enter into a Tax Increment Financing Contract for the purpose of setting forth the covenants, agreements and obligations of the City and the Company with respect to the Redevelopment Plan.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

That the Redevelopment Plan, a copy of which is attached hereto as Exhibit A, is hereby approved and adopted.

SECTION II

That the tracts of land legally described in Exhibit 1 of the Redevelopment Plan attached hereto are hereby designated as a Redevelopment Area.

SECTION III

That the City Council hereby finds that:

1. The Redevelopment Area on the whole is an economic development area and has not been subject to growth and development through investment by private enterprise and would not reasonably be anticipated to be developed without the adoption of tax increment financing, and such fact is acknowledged by the Developer in an affidavit.

2. The Redevelopment Plan conforms to the City of Liberty Comprehensive Plan.

3. The completion of the specific projects included in the Redevelopment Plan and retirement of obligations incurred to finance redevelopment project costs associated with each project will occur no later than twenty-three (23) years from the adoption of an ordinance approving each project, provided that no ordinance approving

ORDINANCE NO. _____ (CONT.)

a redevelopment project shall be adopted later than ten years from the adoption of the ordinance approving the Redevelopment Plan. No property for a project will be acquired by eminent domain later than five (5) years from the adoption of the ordinance approving the project.

4. A plan has been developed for relocation assistance for businesses and residences.

5. A cost-benefit analysis has been prepared showing the economic impact of the Redevelopment Plan on each taxing district which is at least partially within the boundaries of the Redevelopment Area. The analysis shows the impact on the economy if the projects are not built, and are built pursuant to the Redevelopment Plan. The cost-benefit analysis includes a fiscal impact study on every affected political subdivision, and sufficient information for the Commission to evaluate whether the Redevelopment Plan as proposed is financially feasible.

6. The Redevelopment Plan does not include the initial development or redevelopment of any gambling establishment.

SECTION IV

That the Developer is hereby designated as developer of Redevelopment Projects 1, 2, 3, 4 and 5.

SECTION V

That the designation of the Developer as the developer of Redevelopment Projects 1, 2, 3, 4 and 5 and any reimbursement to the Developer of TIF revenues for reimbursable projects expenses is conditioned upon the execution of a Redevelopment Agreement between the City and the Developer.

SECTION VI

That the Mayor is hereby authorized to execute a Tax Increment Financing Contract with GaleHart Communities LLC, for the implementation of the Montage Tax Increment Financing Plan. A copy of the Contract, in substantial form as that on file with the City Clerk, is hereby approved.

SECTION VI

That this Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor according to law.

ORDINANCE NO. _____ (CONT.)

PASSED by the Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this _____ day of _____, 2022.

MAYOR

Ordinance No. _____

Exhibit A

MONTAGE TAX INCREMENT FINANCING PLAN

See following pages

**TAX INCREMENT FINANCING
AND REDEVELOPMENT CONTRACT
BETWEEN
THE CITY OF LIBERTY, MISSOURI
and
GALEHART COMMUNITIES LLC
for the
MONTAGE TAX INCREMENT FINANCING PLAN**

Approved by Ordinance No. _____

Date of Approval: _____

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Exhibits

- A Legal Description and Map of Redevelopment Area
- B Legal Description of Redevelopment Project Areas
- C Private Project Improvements
- D Public Project Improvements
- E Estimated Redevelopment Schedule
- F Redevelopment Project Cost Budget
- G Payment and Performance Bond Forms

TAX INCREMENT FINANCING CONTRACT

THIS TAX INCREMENT FINANCING CONTRACT (the "**Contract**") is made and entered into as of the ____ day of _____, 2022 (the "**Effective Date**"), by and between **The City of Liberty, Missouri ("City")**, and **GaleHart Communities LLC**, the developer selected by the City ("**Developer**") to implement its plan of redevelopment more fully described herein.

Recitals

A. The Tax Increment Financing Commission of Liberty, Missouri (the "**Commission**") on August 30, 2022, by Resolution No. _____, made certain findings regarding the Montage Tax Increment Financing Plan (the "**Redevelopment Plan**"), recommended that the City select Developer to implement the Redevelopment Plan, and recommended that the City approve the Redevelopment Plan for an area determined to be an Economic Development Area and as set forth in Exhibit A, attached hereto and incorporated herein by reference (the "**Redevelopment Area**"). The Redevelopment Area currently lacks basic infrastructure improvements such as sanitary and stormwater sewers, sidewalks, streets and water service, and has remained vacant, unimproved agricultural land. The Redevelopment Plan provides for the construction of certain infrastructure improvements necessary for the Redevelopment Area to be developed into a newly constructed residential, recreational, commercial, retail, office, hotel, and mixed-use development, in five redevelopment projects (each a "**Redevelopment Project**" and collectively the "**Redevelopment Projects**").

B. By Ordinance No. _____, adopted by the City Council of the City (the "**City Council**") on _____, 2022, the City approved the Redevelopment Plan, determined that the Redevelopment Area constitutes an Economic Development Area, determined that the Redevelopment Plan, Redevelopment Area, and Redevelopment Projects met the other applicable requirements of the Act (defined hereinafter), selected Developer to implement the Redevelopment Plan, and authorized the City to enter into this Contract with Developer for the implementation of the Redevelopment Plan.

NOW, THEREFORE, for and in consideration of the premises, and the mutual covenants herein contained, City and Developer agree as follows:

1. Rules of Interpretation. Unless the context clearly indicates to the contrary or unless otherwise provided herein, the following rules of interpretation shall apply to this Contract:

A. The terms defined in this Contract which refer to a particular agreement, instrument or document also refer to and include all renewals, extensions, modifications, amendments and restatements of such agreement, instrument or document; provided, that nothing contained in this sentence shall be construed to authorize any such renewal, extension, modification, amendment or restatement other than in accordance with Section 38 of this Contract.

B. The words "hereof", "herein" and "hereunder" and words of similar import when used in this Contract shall refer to this Contract as a whole and not to any particular

provision of this Contract. Section, subsection and exhibit references are to this Contract unless otherwise specified. Whenever an item or items are listed after the word "including", such listing is not intended to be a listing that excludes items not listed.

C. Words of the masculine gender shall be deemed and construed to include correlative words of the feminine and neuter genders. Unless the context shall otherwise indicate, words importing the singular number shall include the plural and vice versa, and words importing person shall include individuals, corporations, partnerships, joint ventures, associations, joint stock companies, trusts, unincorporated organizations and governments and any agency or political subdivision thereof.

D. The table of contents, captions and headings in this Contract are for convenience only and in no way define, limit or describe the scope or intent of any provisions or sections of this Contract.

2. Definitions. All capitalized words or terms used in this Contract and defined in the Redevelopment Plan shall have the meaning ascribed to them in the Redevelopment Plan. In addition thereto and in addition to words and terms defined elsewhere in this Contract, the following words and terms shall have the meanings ascribed to them in this Section 2 unless the context in which such words and terms are used clearly requires otherwise.

A. "Act," the Real Property Tax Increment Allocation Redevelopment Act, Section 99.800, et. seq., RSMo., as amended.

B. "Affiliate," any person, entity or group of persons or entities which controls a party, which a party controls or which is under common control with a party. As used herein, the term "control" shall mean the possession, directly or indirectly, of the power to direct or cause the direction of management and policies, whether through the ownership of voting securities, by contract or otherwise.

C. "Business Day," means any day other than a Saturday, Sunday or legal holiday, as designated by the City.

D. "Certificate(s) of Completion and Compliance," means the certificate(s) to be issued by the City Administrator or designee pursuant to Section 10 of this Contract.

E. "CID," means a community improvement district to be formed pursuant to the CID Act, and in accordance with this Contract, with boundaries inclusive of the Redevelopment Area.

F. "CID Act," means the Community Improvement District Act, Sections 67.1401 to 67.1571 RSMo., as amended.

G. "CID Obligations," means the bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the CID, the City or any other issuer designated by the City, which are to be repaid using revenues of the CID pursuant to the CID Act and TIF Revenue pursuant to the Act, to carry out the Redevelopment Projects or to refinance outstanding Obligations.

H. "CID Sales Tax," a sales tax of up to one percent (1.0%) levied in accordance with the CID Act within a defined area agreed to by the City and the Developer.

I. "City," the City of Liberty, Missouri.

J. "City Administrator," the city administrator of Liberty, Missouri.

K. "City Council," the governing body of Liberty, Missouri.

L. "City Engineer," the city engineer of Liberty, Missouri or his or her designee.

M. "Commission," the Tax Increment Financing Commission of Liberty, Missouri.

N. "County," Clay County, Missouri.

O. "County Assessor," the assessor of Clay County, Missouri.

P. "County Collector," the collector of Clay County, Missouri.

Q. "Debt Service," the amount required for the payment of interest and principal on the Obligations and Private Loans as they come due, for the payment of mandatory or optional redemption payments and, for payments to reserve funds required by the terms of the Obligations to retire or secure the Obligations and Private Loans.

R. "Developer," GaleHart Communities LLC, its successors and assigns, subject, however, to the provisions of **Section 31** hereof.

S. "Developer Controlled Improvements," the Project Improvements owned or controlled by Developer or its Affiliates and authorized transferees, successors and assigns pursuant to the provisions of **Section 31** hereof.

T. "Developer Public Project Plans," conceptual, design and engineering plans for the Public Project Improvements as set forth in **Exhibit D**, attached hereto and incorporated herein by reference.

U. "Economic Activity Taxes Account," the separate segregated account within the Special Allocation Fund into which Economic Activity Taxes are to be deposited.

V. "Economic Activity Taxes," fifty percent (50%) of the total additional revenue from taxes which are imposed by City (but specifically does not include the City's three-eighths of one percent (0.375%) Economic Development Sales Tax effective April 1, 2015), County or other Taxing Districts, and which are generated by economic activities within the Redevelopment Area over the amount of such taxes generated by economic activities within each Redevelopment Project Area in the calendar year prior to the adoption of the ordinance designating such Redevelopment Project Area, while tax

increment financing remains in effect, but excluding licenses, fees, personal property taxes, taxes imposed on sales or charges for sleeping rooms paid by transient guests of hotels and motels, licenses, fees utility taxes, or special assessments, other than payments in lieu of taxes, until the designation is terminated pursuant to Subsection 2 of Section 99.850 of the Act. If a retail establishment relocates within one (1) year from one facility to another facility within the same County and the City Council finds that the relocation is a direct beneficiary of tax increment financing, then for purposes of this definition, the Economic Activity Taxes generated by the retail establishment shall equal the total additional revenues from Economic Activity Taxes which are imposed by the City, County or other Taxing Districts over the amount of Economic Activity Taxes generated by the retail establishment in the calendar year prior to its relocation to the Redevelopment Area.

W. "Economic Development Area," any area or portion of an area located within the territorial limits of a municipality, which does not meet the requirements of subdivisions (1) and (3) of Section 99.805, RSMo., and in which the governing body of the municipality finds that redevelopment will not be solely used for development of commercial businesses which unfairly compete in the local economy and is in the public interest because it will: (a) Discourage commerce, industry or manufacturing from moving their operations to another state; or (b) Result in increased employment in the municipality; or (c) Result in preservation or enhancement of the tax base of the municipality.

X. "Final Completion," means the completion of construction of the Public Project Improvements and acceptance of such Public Project Improvements by the City in accordance with adopted City engineering standards and requirements-

Y. "Finance Director," the Finance Director of the City of Liberty, Missouri.

Z. "Financing Costs," all costs reasonably incurred by the City, the CID, the Developer or other issuer in furtherance of the issuance of Obligations, and/or Private Loans, including, but not limited to, financing loan origination fees not to exceed three percent (3%) of the principal amount of the loan and interest payable to banks or similar financing institutions that are in the business of loaning money, plus reasonable expenses, fees and expenses of the City's attorneys (including City Attorney, special TIF counsel and Bond Counsel), the City's Administrative Fees, underwriters' discounts and fees, the costs of printing any Obligations and any official statements relating thereto, the costs of credit enhancement, if any, capitalized interest, debt service reserves and the fees of any rating agency rating any Obligations. Financing Costs, relating to Private Loans and Debt Service, including interest thereon shall be a Reimbursable Project Cost over and above the total amount shown in the Redevelopment Project Cost Budget.

AA. "Land Use Approvals," those approvals required pursuant to City's Unified Development Ordinance, Chapter 30 of the Code of the City of Liberty, Missouri, for the construction of the Redevelopment Project.

BB. "Legal Requirements," any applicable constitution, treaty, statute, rule, regulation, ordinance, order, directive, code, interpretation, judgment, decree, injunction, writ, determination, award, permit, license, authorization, directive, requirement or

decision of or agreement with or by any and all jurisdictions, entities, courts, boards, agencies, commissions, offices, divisions, subdivisions, departments, bodies or authorities of any nature whatsoever of any governmental unit (federal, state, county, district, municipality, city or otherwise), whether now or hereafter in existence and specifically including but not limited to all ordinances, rules and regulations of the City of Liberty, Missouri, such as zoning ordinances, subdivision ordinances, building codes, property maintenance codes, and City's adopted Public Works engineering standards and requirements; provided, however, unless otherwise provided herein Developer shall have the right to contest, in any manner provided by law and at its sole discretion, the applicability or validity of any Legal Requirement.

CC. "MoDOT," means the Missouri Department of Transportation.

DD. "Multifamily Surplus Payments In Lieu of Taxes," means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector pursuant to the terms of the Cooperative Agreement to the Taxing Districts on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

EE. "Obligations," means the TIF Obligations and the CID Obligations.

FF. "Obligation Proceeds," the net cash proceeds from the sale of Obligations for payment of Reimbursable Project Costs.

GG. "Ordinance," an ordinance enacted by the City Council.

HH. "Payment in Lieu of Taxes," those estimated revenues from real property taxes in the Redevelopment Area, which revenues according to the Redevelopment Plan are to be used to retire the Obligations, and pay other Reimbursable Project Costs, which Taxing Districts would have received had the City not adopted tax increment allocation financing, and which would result from levies made after the time of the adoption of tax increment allocation financing during the time the current equalized value of real property in the Redevelopment Area exceeds the Total Initial Equalized Value of real property in such area until the designation is terminated pursuant to subsection 2 of Section 99.850 of the Act, which shall not be later than twenty three (23) years after such Redevelopment Project is approved by an Ordinance of the City Council. Payments in lieu of taxes which are due and owing shall constitute a lien against the real estate in the Redevelopment Area from which they are derived, the lien of which may be foreclosed in the same manner as a special assessment lien as provided in Section 88.861 RSMo.

II. "Payment in Lieu of Taxes Account," the separate segregated account within the Special Allocation Fund into which Payments in Lieu of Taxes are to be deposited.

JJ. "Private Loans," means private loans obtained by the Developer, or its successors, assigns or transferees, from third party lending institutions to fund Reimbursable Project Costs.

KK. "Prohibited Uses," shall mean those uses as set forth in **Exhibit C** which are not permitted uses within the Redevelopment Area or Redevelopment Project Area.

LL. "Project Improvements," shall have the meaning assigned in **Section 5**.

MM. "Redevelopment Plan," means the Montage Tax Increment Financing Redevelopment Plan approved by the City Council by Ordinance No. ____ on _____, 2022.

NN. "Redevelopment Project and Redevelopment Projects," shall have the meaning set forth in Recital A hereof.

OO. "Redevelopment Project Cost Budget," the budget setting forth the estimated Redevelopment Project Costs, and identifying those Redevelopment Project Costs to be funded or reimbursed in accordance with this Contract, attached hereto as **Exhibit F** and incorporated herein by reference.

PP. "Redevelopment Project Costs," include the sum total of all reasonable or necessary costs incurred or estimated to be incurred, any such costs incidental to the Redevelopment Plan and the Redevelopment Projects. Such costs include, but are not limited to the costs set forth in **Exhibit F**, specifically:

(1) Costs of studies, surveys, plans and specifications;

(2) Professional service costs, including, but not limited to, architectural, engineering, legal, marketing, financial, planning or special services. Except for the reasonable costs incurred by the City or Commission established in the Act for the administration of the Redevelopment Plan, such costs shall be allowed only as an initial expense which, to be recoverable, shall be included in the costs of the Redevelopment Plan and the Redevelopment Projects;

(3) Property assembly costs, including but not limited to, acquisition of land and other property, real or personal, or rights or interests therein, demolition of buildings, and the clearing and grading of land;

(4) Costs of construction, reconstruction, rehabilitation and/or repair or remodeling of existing buildings and fixtures or any other public or private improvements;

(5) Cost of construction of public works or improvements;

(6) Financing Costs;

(7) All or a portion of a taxing district's capital cost resulting from the Redevelopment Projects necessarily incurred or to be incurred in furtherance of the objectives of the Redevelopment Plan, to the extent the City, by written agreement, accepts and approves such costs;

(8) Relocation costs to the extent that the City determines that relocation costs shall be paid or are required to be paid by federal or state law; and

(9) Payments in Lieu of Taxes.

QQ. "Reimbursable Project Costs," the portion of Redevelopment Project Costs, which pursuant to the Redevelopment Plan and this Contract are to be funded or reimbursed with Payments in Lieu of Taxes, Economic Activity Taxes, the CID Sales Tax, or the proceeds of Obligations as are estimated in the Redevelopment Project Cost Budget.

RR. "Special Allocation Fund," the fund established by the City into which, as required by the Act, all Payments in Lieu of Taxes and Economic Activity Taxes from Redevelopment Projects are deposited for the purpose of paying Redevelopment Project Costs and Obligations incurred in the payment thereof. The Special Allocation Fund shall contain at least two (2) separate segregated accounts: the Payments in Lieu of Taxes Account and the Economic Activity Taxes Account.

SS. "Single Family Surplus Payments in Lieu of Taxes," means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector pursuant to the terms of the Cooperative Agreement to the Taxing Districts on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

TT. "Surplus Payments In Lieu of Taxes," the Multifamily Surplus Payments In Lieu of Taxes and the Single Family Surplus Payments In Lieu of Taxes are collectively, the "Surplus Payments In Lieu of Taxes."

UU. "Taxing Districts," any political subdivision of this state having the power to levy taxes on sales or property in the Redevelopment Area.

VV. "TIF Obligations," bonds, loans, debentures, notes, special certificates, or other evidences of indebtedness issued by the City or any other issuer designated by the City, which are to be repaid using TIF Revenue pursuant to the Act and revenues of the CID pursuant to the CID Act, to carry out the Redevelopment Projects or to refinance outstanding Obligations.

WW. "TIF Revenue," Payments in Lieu of Taxes and Economic Activity Taxes and all interest earned on funds deposited in the Special Allocation Fund.

XX. "Total Initial Equalized Assessed Value," that amount certified by the County Assessor which equals the most recently ascertained equalized land assessed value of each taxable lot, block, tract or parcel or real property within the Redevelopment Project Areas immediately after the Ordinance approving each such Redevelopment Project has been approved by the City Council.

YY. "Trustee," the banking or trust entity named as trustee in connection with the issuance of Obligations.

3. Redevelopment Area. The Redevelopment Area consists of approximately 693.85 acres of real property generally bounded to the west by N. Church Road, to the north by N.E. 112th Street, to the east by Interstate 35, and to the south by N.E. 69 Highway, as described and depicted in **Exhibit B** attached hereto. The Parties agree and acknowledge that a portion of the Public Project Improvements contemplated by this Contract are required to be installed outside of the Redevelopment Area pursuant to **Section 7.F**, (the "**Proposed Annexation Area**"). Developer shall negotiate the terms of an annexation agreement with all affected taxing districts and shall present such terms to the City, and the City shall review and evaluate the terms and conditions of annexing the Proposed Annexation Area and may elect, in its sole discretion, to proceed with annexation. In the event that the Proposed Annexation Area is not annexed by the City, then Developer may elect, in its sole discretion, to complete the Public Project Improvements within the Proposed Annexation Area.

4. Redevelopment Projects. The Redevelopment Area consists of five Redevelopment Projects in accordance with the provisions of the Redevelopment Plan and such Redevelopment Projects may only be changed, modified or amended in accordance with the Act.

5. Project Improvements. In accordance with the Act and the terms and conditions of the Redevelopment Plan and this Contract, to ameliorate or satisfy those conditions which are the basis for eligibility and designation of the Redevelopment Area as an Economic Development Area and otherwise eligible as a development area under the Act, Developer shall cause Redevelopment Area to be redeveloped through the construction of the Project Improvements. The Project Improvements consist of: (A) the Private Project Improvements are those certain Project Improvements which will not be owned and maintained by the City, as described in **Exhibit C** attached hereto and incorporated herein by reference, (the "**Private Project Improvements**"); and (B) the Public Project Improvements are those certain Project Improvements which will be owned and maintained by the City, as described in **Exhibit D** attached hereto and incorporated herein by reference (the "**Public Project Improvements**"). The prohibited uses for this Redevelopment Plan/Projects are also listed in **Exhibit C**. The Private Project Improvements and the Public Project Improvements shall collectively be known as the "**Project Improvements**".

6. Redevelopment Schedule.

A. It is the intention of the parties that development activities for the Redevelopment Projects be substantially commenced and completed on or before the estimated dates set forth on **Exhibit E**, as may be reasonably amended from time to time, attached hereto and incorporated herein by reference (the "**Redevelopment Schedule**"). Developer shall construct all Private Project Improvements and all Public Project

Improvements, and shall complete all other development-related activities including, but not necessarily limited to design, land preparation, environmental evaluation and remediation, construction, management, maintenance and procurement of private financing in sufficient time to comply with the Redevelopment Schedule. Changes in the development program contemplated by the Redevelopment Plan that require a Redevelopment Plan statutorily mandated amendment under the Act (as reasonably determined by City) shall be processed in accordance with the Act, and changes in the development program contemplated by the Redevelopment Plan that do not require a statutorily mandated Redevelopment Plan amendment shall be made by agreement of the parties hereto. The parties hereto recognize and agree that market and other conditions may affect the Redevelopment Schedule. Therefore, the Redevelopment Schedule is subject to change and/or modification, with the written approval of City, which shall not be unreasonably conditioned, delayed, or withheld.

B. If as a result of solely the Developer's failure to timely complete its obligations under this Contract for a particular Redevelopment Project and provided that the City has fulfilled all of the terms of this Contract and provided that the delay has not been caused by events not otherwise in control of the Developer, City may require Developer to appear before the City Council to show cause why the Developer's rights to implement the applicable Redevelopment Project shall not be terminated in accordance with **Section 35** hereof.

7. Design and Construction of Public Project Improvements.

A. Developer's Duties. Developer shall cause all the Public Project Improvements to be constructed in accordance with all Legal Requirements and such Developer Public Project Plans (as defined in **Section 7.C.(1)** below) as are approved by City in writing. Developer, with the assistance of City as requested, shall obtain all approvals and permits required by any other entities or governmental departments, for the Public Project Improvements prior to the commencement of any construction for any Public Project Improvements. City agrees to cooperate in good faith to facilitate approval of the design, engineering and construction of the Public Project Improvements requiring approval by MoDOT or any other governmental entities or governmental departments.

B. Timing of Public Project Improvements. Prior to the design, engineering, and construction of the Public Project Improvements for a particular Redevelopment Project, Developer shall submit to the City a proposed schedule for the Public Project Improvements for the applicable Redevelopment Project. The Developer shall use commercially reasonable efforts to prioritize the timing, construction, and completion of the Priority Public Safety Improvements and Priority Infrastructure Improvements described in **Exhibit D** before completion of any other Public Project Improvements within the applicable Redevelopment Project. The City Engineer shall approve the schedule as presented or return the schedule with comments, to be resubmitted by Developer until approved by the City Engineer, and such approval shall not be unreasonably withheld. Once the schedule is approved by the City Engineer, City and Developer shall mutually approve and adopt such changes to the Redevelopment Schedule as required to take into account the schedule for the Public Project Improvements approved by the City Engineer.

Such changes to the Redevelopment Schedule shall be approved administratively. The provisions of this **Section 7.B.** and the schedule for the Public Project Improvements are subject to the provisions of **Section 7.C.** hereof.

C. **Design Phase.** Developer shall meet with City staff or MoDOT, as applicable, regarding preliminary design of the Public Project Improvements to be constructed by Developer pursuant to this Contract and shall submit all preliminary design documents to City or MoDOT for approval before proceeding with the construction of the Public Project Improvements. On the basis of such approved preliminary design documents, Developer shall:

(1) Prepare detailed drawings, plans, design data, estimates, and technical specifications to show the character and scope of the work to be performed by contractors for all Public Project Improvements ("**Developer Public Project Plans**").

(2) Furnish to City for its review and approval copies of such Developer Public Project Plans and other documents and design data as may be required to secure approval of such governmental authorities as may have jurisdiction over design criteria applicable to the Public Project Improvements.

(3) Following review and approval of the Developer Public Project Plans, furnish the number of approval copies of the final Developer Public Project Plans for the Public Project Improvements as City may reasonably require.

D. **Right of Way Acquisition.**

(1) Developer shall be responsible for acquiring or negotiating for the conveyance of the right-of-way or easements, if any, that are needed to construct the Public Project Improvements, including necessary temporary construction easements. In addition, Developer will convey or cause to be conveyed all rights-of-way or easements upon property owned or controlled by Developer that are needed to construct the Public Project Improvements, including all necessary temporary construction easements. All rights-of-way or easements to be provided by Developer under this **Section 7.D.(1)** shall be provided to City or MoDOT without charge.

(2) In the event that Developer is unable, after good faith negotiations, to acquire some or all of the right-of-way or easements necessary for those Public Project Improvements over which City exercises jurisdiction (the "**Necessary Rights-of-Way**"), Developer shall deliver to City a written request (the "**Developer Request**") for City to acquire any of the Necessary Right-of-Way. If City agrees, at its sole discretion, to attempt to acquire any of the Necessary Rights-of-Way, City will enter into good faith negotiations and, at its option, may exercise its power of eminent domain to acquire any or all of such Necessary Rights-of-Way. In the event City does not obtain the Necessary Right-of-Way, then Developer shall be relieved of its obligations relating to the construction of such contemplated

improvement. However, City and Developer shall cooperate and develop alternative plans and designs which, to the extent possible, can be built within the existing rights of way and easements, or other available rights of way and easements, and the improvements designed and constructed pursuant to such alternative plans and designs shall be deemed to be Public Project Improvements under this Contract.

(3) In the event City enters into good faith negotiations to acquire the Necessary Right-of-Way, prior to the City beginning any work to acquire said Necessary Right-of-Way, Developer shall first deposit into escrow with City an amount equal to one hundred twenty five percent (125%) of the estimated acquisition costs. Acquisition costs paid by City ("**Acquisition Costs**") shall be a Reimbursable Project Cost and shall include, but shall not be limited to: the actual price paid for all rights-of-way or easements, whether determined by negotiation or eminent domain; expenses paid to third parties related to the establishment of acquisition values of rights-of-way or easements, including appraisals, legal fees, other expenses paid to third parties, and expenses incurred by City related to acquisition of rights-of-way or easements, whether through negotiation or eminent domain; and any other reasonable and necessary costs or expenses related to acquisition of the rights-of-way or easements. The acquisition funding agreement shall obligate Developer to reimburse City in full for all Acquisition Costs that result from City's condemnation process for any portion of the Public Project Improvements.

E. Utility Relocation. The parties agree that if costs are incurred associated with relocating the existing utilities, if any, from any existing public or private easement or from any existing right-of-way, as a result of construction of the Public Project Improvements, such costs shall be paid by Developer and are not the responsibility of City; to the extent set forth in the Redevelopment Project Cost Budget, such costs shall be a Reimbursable Project Cost. The parties agree that all costs associated with relocating any existing utilities from any existing right-of-way as a result of construction of the Public Project Improvements, which are not paid by a utility company, shall be paid by Developer and are not the responsibility of City; to the extent set forth in the Redevelopment Project Cost Budget, and such costs shall be a Reimbursable Project Cost.

F. Off-Site Public Project Improvements. It is anticipated by the parties to this Contract that a portion of the Public Project Improvements will be implemented outside the boundaries of the Redevelopment Area as of the Effective Date, and such Public Project Improvements are reasonable, necessary, and incidental to the implementation of the Redevelopment Project. As such, the parties agree that some or a portion of the Public Project Improvements identified or described on **Exhibit D** may be located outside the boundaries of Redevelopment Area but Developer shall never-the-less be obligated to construct such Public Project Improvements, and such off-site Public Project Improvements shall be treated as Redevelopment Project Costs under this Contract.

G. Inspections and Change Orders. City, or its designees, shall have the right to inspect, observe, and oversee the construction of all Public Project Improvements in

order to ascertain and determine that the standards of City have been met. Developer shall obtain City's approval of all change orders over one hundred thousand dollars and no cents (\$100,000) relating to the Public Project Improvements; provided, however, that City shall not unreasonably withhold, delay or condition its consent. The City shall respond within fifteen (15) days to all change orders.

H. Dedication. Upon completion, inspection and approval of the Public Project Improvements by City or MoDOT, Developer shall dedicate the Public Project Improvements to City or MoDOT, as applicable, for its use, operation and maintenance. City and MoDOT shall be under no obligation to accept the dedication or conveyance of any Public Project Improvement constructed pursuant to this Contract until it has been inspected and approved to the reasonable satisfaction of City or MoDOT. Notwithstanding the foregoing, the Parties acknowledge and agree that a portion of the Public Project Improvements, including but not limited to private stormwater detention tracts, shall be owned and maintained privately and the City shall be under no obligation to require or accept dedication of such Public Project Improvements. Upon written notice of the inspection and approval of the City's Director of Public Works or inspection and approval in accordance with MoDOT procedures, Developer agrees to convey all the Public Project Improvements to City or MoDOT free and clear of all liens and encumbrances or other obligations. Said conveyance shall be by appropriate document, and shall be sufficient, in the reasonable opinion of the City's Legal Counsel or MoDOT's legal counsel, to convey marketable title of record, as set forth in Title Standard 4 of the Missouri Bar.

I. Insurance. The Developer shall comply with the insurance requirements set forth in this Subsection unless the Developer requests approval of commercially reasonable substitute insurance requirements, and the City approves such request in writing, which approval shall not be unreasonably withheld.

(1) General Provisions. Prior to commencing construction of the Public Project Improvements, and at all times until the Public Project Improvements are accepted by and dedicated to City or conveyed to MoDOT, as applicable, Developer shall obtain or, where appropriate, cause Developer's contractors to obtain, and keep in force the following insurance and Developer shall file or cause to be filed with City a certificate of insurance evidencing such insurance:

(i) Commercial General Liability: Commercial general liability insurance written on an occurrence basis including personal injury, bodily injury, broad form property damage, operations hazard, owner's protective coverage, contractual liability (with a cross liability clause), and products and completed operations liability, in limits not to exceed \$2,000,000 inclusive per occurrence and \$2,000,000 annual aggregate.

(ii) Automobile Liability: Minimum \$2,000,000 combined single limit for bodily injury and property damage; applicable to owned, non-owned and hired automobiles.

(iii) Workers' Compensation: As required by state statute; if exempt, must submit letter stating the exemption; employer's liability \$1,000,000 each occurrence.

(iv) Umbrella/Excess Liability: An umbrella or excess liability policy in the minimum amount of \$5,000,000 each occurrence and aggregate; at least as broad as the underlying general liability, automobile liability and employer's liability.

(2) Notwithstanding the foregoing policy amounts, the policies in effect shall provide coverage in an amount not less than the maximum amount of liability as published annually by the Department of Insurance in the Missouri Register, in accordance with Section 537.610, RSMo., which is made applicable to political subdivisions pursuant to Section 537.600, RSMo.

(3) Endorsements. The following endorsements shall attach to the policy:

(i) The policy shall cover personal injury as well as bodily injury.

(ii) The policy shall cover blanket contractual liability subject to the standard universal exclusions of contractual liability included in the carrier's standard endorsement as to bodily injuries, personal injuries and property damage.

(iii) Broad form property damage liability shall be afforded.

(iv) City shall be listed as an additional insured.

(v) Standard form of cross-liability shall be afforded.

(vi) The policy shall not be cancelled or not renewed without thirty (30) days advance written notice of such event being given to City.

(4) Use of Contractors and Subcontractors. Developer shall require any contractor to obtain or cause to be obtained all insurance required under this Subsection prior to commencement or continuation of work. Said insurance shall be maintained in full force and effect until Final Completion as set forth in **Section 9.E** herein.

(5) Workers' Compensation. Developer shall require all contractors performing work for Developer obtain and maintain Workers' Compensation Insurance for all employees, Developer shall require all contractors to require subcontractors to provide Workers' Compensation insurance for all subcontractor's employees, in compliance with State laws, and to fully protect City from any and all claims arising out of occurrences during construction of the Public Project Improvements. Developer hereby indemnifies City for any damage resulting to it

from failure of either Developer or any contractor to obtain and maintain such insurance. Developer further waives, and shall cause all contractors performing work for Developer to waive, its rights to subrogation with respect to any claim against the City for injury arising out of performance under this Contract. Developer shall require all contractors to ensure that all subcontractors performing work for Developer to waive, their rights to subrogation with respect to any claim against City for injury arising out of performance under this Contract. Developer shall provide City with a certificate of insurance indicating Workers' Compensation coverage prior to commencing construction of the Public Project Improvements, and shall cause such insurance to be maintained at all times that any work on the Public Project Improvements is being performed.

(6) Employment of Unauthorized Aliens. Pursuant to Section 285.530, RSMo., Developer shall, by sworn affidavit and provision of documentation, affirm its enrollment and participation in a federal work authorization program with respect to Developer's employees working in connection with the contracted services. In addition, the Developer shall use commercially reasonable efforts to cause its contractors and subcontractors to sign an affidavit affirming that such entities do not knowingly employ any person who is an unauthorized alien in connection with the design, engineering and construction of Public Project Improvements.

(7) Bonds; Assignment of Warranty. Developer shall provide, or cause to be provided, or cause its contractor to provide the following bonds and assignment of warranty for the Public Project Improvements and all other public infrastructure improvements that are constructed by Developer and dedicated to City. Developer shall comply with MoDOT requirements for bonds regarding work performed in MoDOT right of way.

(i) Performance Bond and Payment Bond. If required by Legal Requirements, prior to commencement of construction of the Public Project Improvements for a particular Redevelopment Project and ending upon Final Completion for the applicable Redevelopment Project, Developer shall maintain or cause to be maintained or cause its contractor to maintain a performance and payment bond substantially in the forms as set forth in Exhibit G, attached hereto and incorporated herein by reference, in an amount equal to the cost of the Public Projects Improvements for the applicable Redevelopment Project, as estimated in the Developer Public Project Plans covered by such bond, and reviewed and approved by the City Engineer, which approval shall not be unreasonably withheld, conditioned, or delayed, upon the faithful performance of the provisions, terms and conditions of the construction contract. The performance and payment bond shall name City as obligee and copies of certificates of such bond shall be delivered to City. No other party shall be named as a co-obligee on any of such bonds except with the prior written consent of City.

(ii) Assignment of Contractor's Warranty. Prior to acceptance and dedication of the Public Project Improvements, Developer shall assign, in a form reasonably approved by the City Attorney, a general contractor's warranty for the Public Project Improvements, which warranty shall be in effect for at least a term of two (2) years from the date of Final Completion for the applicable Public Project Improvements. Additionally, Developer shall assign to the City any and all special warranties or product warranties offered by a manufacturer, designer, supplier, or contractor.

(iii) Maintenance Bonds. Prior to acceptance and dedication of the Public Project Improvements, Developer shall provide or cause to be provided or cause its contractor to provide a maintenance bond, substantially in the form as set forth in **Exhibit G** for a term of two (2) years as required by the City Code.

(iv) Indemnity for Failure to Provide Bonds. Developer shall indemnify City and its officers and employees for any damage resulting to City, its officers or employees from failure of Developer or its contractor to provide the bonds set forth in this Section.

(8) City Inspector. City shall cause a qualified and authorized inspector to be present at reasonable times during the construction of the Public Project Improvements to facilitate the resolution of construction decisions arising in the field.

8. Design Criteria and Review Procedures for Private Improvements.

A. Developer shall comply with and/or follow all controls and design criteria relating to exterior improvements as shall be, from time to time, established as a part of the Redevelopment Plan and/or as part of all zoning (including preliminary and final site development plans) and subdivision approvals (hereinafter collectively referred to as "**Land Use Approvals**") in order to create an integrated, unified design.

B. The construction plans, site plans and building elevations for the Project Improvements shall substantially conform to the Redevelopment Plan, Land Use Approvals, Final Site Development Plan, and this Contract. In order to ensure that the Project Improvements and their construction will be in accordance with the provisions of this Contract, and in substantial agreement with proposals made by Developer to City, the parties agree as follows:

(1) No Project Improvements shall be commenced or made unless and until, where applicable, all the construction plans therefore, in the detail herein required, or any material changes thereto, shall have been submitted to and approved in writing by the City or the City staff, which approval shall not be unreasonably withheld, conditioned, or delayed, all in substantial accordance with the Redevelopment Plan and Land Use Approvals. All construction plans for residential building construction shall materially conform to the Montage

residential design guidelines agreed to by the City and Developer which guidelines shall be approved by the City and incorporated by reference in this Contract (“**Montage Residential Design Guidelines**”). The City may withhold the issuance of a building permit or a certificate of occupancy for any such structure or structures that fail to materially comply with the Montage Residential Design Guidelines.

(2) The City shall have the absolute right at any time, in its sole judgment and discretion, to approve a deviation from conformance to, or a waiver of compliance with, the approved controls and design criteria relating to exterior improvements, or to eliminate any one or more of such requirements in connection with the approval or disapproval of the above construction plans or changes thereto, subject to all applicable City ordinance provisions. Notwithstanding anything contained herein to the contrary, non-substantial changes and variations to the construction plans and changes in building square footages of up to ten percent (10%) may be approved by the City administratively.

(3) Subsequent to commencement of the Project Improvements for a particular Redevelopment Project and until said Project Improvements for such Redevelopment Project have been completed, Developer shall provide an annual report to the City describing Developer's progress constructing the Project Improvements in accordance with **Section 29**. During such period the work of Developer shall be subject to reasonable inspection by representatives of City as described in **Section 9.A.** hereof and as required by Legal Requirements. The annual report shall cover the period from July 1 through June 30 of each year.

(4) In no event shall the review and approval by the City of construction plans or changes, or any information submitted in connection therewith, be deemed or construed to be a determination that the same are in compliance with any laws, regulations or ordinances, nor shall review and approval relieve the Developer of any liability or responsibility in connection with such compliance.

C. Developer shall form or cause to be formed one or more community associations over all residential and commercial property within a Redevelopment Project Area and provide the City with copies of the covenants, conditions, and restrictions governing said community association(s) prior to the release of a final plat for that portion of a Redevelopment Project Area.

9. Control of Project.

A. Construction. Except as otherwise provided in this Contract, Developer shall have complete and exclusive control over construction of the Developer Controlled Improvements, subject, however, to all Legal Requirements. As to all parts of the Redevelopment Projects, Developer hereby grants to City, its agents and employees the right to enter at reasonable times for the purpose of inspecting the Redevelopment Projects, subject, however, to (1) the rights of tenants or purchasers, which are not Affiliates of the Developer and (2) all applicable safety procedures and requirements of Developer or its contractor(s). The City, its agents or employees seeking access to the Redevelopment Area

shall provide notice to Developer of not less than two (2) Business Days prior to entering the Redevelopment Area so that the Developer can coordinate such entry with its project manager.

B. Dedication of Right of Way. Developer shall dedicate all necessary rights-of-way for Public Project Improvements at no cost to the City or MoDOT according to the terms of **Section 7.H.** above.

C. Vacation of Right of Way by City or MoDOT. Implementation of the Redevelopment Plan may require the vacation of any existing rights of way and easements by City or MoDOT. In order to allow Developer to maintain the Redevelopment Schedule, City will endeavor to facilitate the timely passage of ordinances which will vacate City-owned rights of way and shall cooperate with Developer's efforts involving MoDOT controlled rights of way.

D. Certificates of Substantial Completion and Occupancy. The City shall issue a certificate of substantial completion at such time that the Public Project Improvements for the applicable Redevelopment Project are sufficiently complete in accordance with the applicable construction specifications so that the Public Project Improvements for such Redevelopment Project are functional and can be utilized for their intended use (herein "**Substantial Completion**"); provided that, the City has received all required approvals, licenses, and other documents from any other governmental authority having jurisdiction over the Public Project Improvements. The City shall not be obligated to issue any certificates of occupancy for structures within the Redevelopment Project Areas unless the Developer is in material compliance with its obligations regarding the timing and completion of the Priority Public Safety Improvements and Priority Public Infrastructure Improvements pursuant to **Exhibit D** attached hereto and incorporated herein by reference. For purposes of this subsection, the Developer shall be deemed to be in material compliance when the Priority Public Safety Improvements and Priority Public Infrastructure Improvements identified in **Exhibit D** which are adjacent to or serve the applicable Redevelopment Project Area for which a certificate of occupancy is sought reaches Final Completion.

Developer shall send City not less than ten (10) days' advance notice of Substantial Completion of the Public Project Improvements for such Redevelopment Project. City shall provide Developer with a detailed written notice of the reasons for objection to the Substantial Completion of such Public Project Improvements within such ten (10) day period. In the event no objections are received by Developer, Substantial Completion shall be deemed to have occurred on the date of Substantial Completion set forth in the Developer's notice provided as set forth above. In the event objections are made by the City, Developer shall proceed to correct the deficiency in accordance with the Developer Public Project Plans and the foregoing procedure shall be repeated until the deficiency is corrected and the City approves the Substantial Completion in accordance with the foregoing procedure. Upon request of Developer, City shall provide verification in writing of Substantial Completion. Subject to compliance with this Section, Developer may request and obtain a certificate of substantial completion for a portion of subset of Public

Project Improvements such as grading, parking lots and drives, utilities, or CID specific improvements.

E. Final Completion. Developer shall send City not less than ten (10) days' advance notice of Final Completion for the applicable Redevelopment Project. City shall provide Developer with a detailed written notice of the reasons for objection to the Final Completion of the Public Project Improvements for the applicable Redevelopment Project within such ten (10) day period. In the event no objections are received by Developer, Final Completion shall be deemed to have occurred on the date of Final Completion set forth in the Developer's notice provided as set forth above. In the event objections are made by the City within such ten (10) day period, Developer shall proceed to correct the deficiency in accordance with the Developer Public Project Plans and the foregoing procedure shall be repeated until the deficiency is corrected and the City approves the Final Completion in accordance with the foregoing procedure. Upon request of Developer, City shall provide verification in writing of Final Completion.

F. Maintenance and Repair. Developer, at its sole cost and expense, at all times shall (1) maintain and operate Private Project Improvements owned by Developer, but not City or State owned Public Project Improvements, like other similarly situated improvements, (2) timely make all necessary and commercially reasonable repairs to and replacements and restorations of all parts of the Private Project Improvements owned by Developer, (3) keep the Private Project Improvements owned by Developer in commercially reasonable condition, repair and appearance, and (4) maintain casualty insurance (or self-insurance under an established program) on the Private Project Improvements owned by Developer in a commercially reasonable amount, and provide City with evidence of such insurance upon demand. Notwithstanding the foregoing, the parties acknowledge: (i) that all or a portion of the Redevelopment Area is currently an Economic Development Area under the Act and that any maintenance obligations required by this Section shall not be imposed until after such area has been developed, and (ii) this Contract shall be subject to any existing leases upon the real estate that may limit the Developer's ability to undertake such maintenance actions upon such leased portions of the real estate.

Unless Developer has agreed to fulfill such obligations, Developer shall contractually obligate any tenant, purchaser or transferee ("User") to comply with the provisions of this Section 9.F. for its respective portion of the Private Improvements. Developer hereby agrees to use commercially reasonable efforts to ensure that every lease, sales contract or other contract concerning the ownership or occupancy of real property and improvements located within the Redevelopment Area indicate the responsibility of the Developer or User to fulfill Section 9.F., but Developer shall not be obligated to refuse to enter into a transaction or agreement in the event a User refuses to agree to include a requirement to fulfill Section 9.F. within such lease, sale contract or other contract. Developer shall use commercially reasonable efforts to enforce such contract rights without litigation.

10. Certificate of Completion and Compliance.

A. Upon the completion of construction of a Redevelopment Project, Developer shall submit a report certifying that the Project Improvements contained therein have been completed substantially in accordance with the Redevelopment Plan and that it is in material compliance with all other provisions of this Contract. Developer shall, as part of its report, submit its certificate setting forth on an aggregate basis and to Developer knowledge, a reasonable estimate of (1) the total cost of completing the Project Improvements; (2) Redevelopment Project Costs incurred which are eligible for reimbursement pursuant to the Redevelopment Plan or which have been paid for or are to be reimbursed with the proceeds of the Obligations or are eligible for reimbursement on an as collected basis; and (3) the actual private equity and debt used to complete the Project Improvements, which may include capitalized interest to the extent actually paid to unrelated third parties during construction, but not during any "lease-up" period.

B. City may conduct an investigation, and if City determines that the Redevelopment Projects or any portion thereof have been materially completed in accordance with the Redevelopment Plan, as evidenced by a Certificate of Substantial Completion where appropriate and other applicable Legal Requirements, and that as of the date of the request, all of Developer's applicable duties pursuant to this Contract have been performed, then it shall issue a Certificate of Completion and Compliance. If City determines that the Redevelopment Projects or any portion thereof which is the subject of an investigation or review under this **Section 10.B.** have not been completed materially in accordance with the Redevelopment Plan, or that Redevelopment Project Costs have not been incurred as certified, or that Developer is not in material compliance with the terms of this Contract, then it shall not issue a Certificate of Completion and Compliance and shall specify in writing the reason or reasons for withholding its certification. Upon request of Developer, City shall hold a hearing at which Developer may present new and/or additional evidence.

(1) The issuance of a Certificate of Completion and Compliance by City shall be a conclusive determination of the satisfaction of the covenants in this Contract with respect to the obligations of Developer to complete the Project Improvements within the dates for the beginning and completion thereof, but shall not prevent City from future action (a) in the event of any subsequent default by Developer in the performance of any of its other obligations under this Contract, or (b) if the noncompliance was not reasonably discoverable at the time of issuance of the certificate.

(2) Each such certificate issued by City shall contain a description of the real property affected thereby and shall be in such form as will enable it to be accepted for recording in the Office of the Recorder of Deeds for Clay County, Missouri.

C. The City shall respond within fifteen (15) days to all requests by Developer for the issuance of a certificate or hearing under this **Section 10.**

11. Financing Plan.

A. Prior to the design, engineering, and construction of the Public Project Improvements, Developer shall submit to City a financing plan for the financing of the Redevelopment Project Costs related to the applicable Redevelopment Project as set out in the Redevelopment Project Cost Budget attached hereto as **Exhibit F** setting forth (1) the anticipated sources of funds to pay the applicable Redevelopment Project Costs related to the applicable Redevelopment Projects as estimated in the Redevelopment Plan, (2) the anticipated type and term of the sources of funds to pay said Redevelopment Project Costs (3) and present a breakout of the scopes of work in reasonable detail that shall include, at a minimum, (i) land acquisition; (ii) building construction; (iii) general conditions; (iv) grading, retaining walls, and site prep; (v) sanitary sewer; (vi) water; (vii) stormwater; (viii) roadway; (ix) surface parking and curbs; (x) site utilities; (xi) hardscape / landscape; (xii) amenities / walking trails; (xiii) professional services; (xiv) commissions and marketing; (xv) financing costs; (xvi) developer fee; and (xvii) contingency (the "**Financing Plan**"). The Developer shall submit the Financing Plan to the City at least ten (10) days prior to the issuance of the bonds. The City may review and comment on the Financing Plan within ten (10) days of receipt from the Developer.

B. Developer shall immediately notify City of any material changes in the information affecting the Financing Plan. Concurrently with delivery of the items described in **Section 11.A.** above, Developer will deliver to City its certificate stating that, for the relevant Redevelopment Project being implemented, to the best of its knowledge and belief: (1) such sources of funds and financing commitments will enable Developer to timely implement the Redevelopment Project by constructing the Private Project Improvements and the Public Project Improvements contained therein; (2) the information and statements contained therein, taken as a whole, are accurate in all material respects and complete for the purposes for which used and made; (3) the information and statements contained therein do not fail to state any material facts necessary in order to make the statements or representations made therein, in light of the circumstances under which they were made, not misleading. Developer's warranties and representations as set forth herein shall be deemed to be ongoing until termination or expiration of this Contract.

12. Funding Sources and Uses of Funds.

A. Private Funds. Developer shall construct the Private Project Improvements with private funds. Furthermore, any costs associated with the Public Project Improvements that are not funded by the Obligation Proceeds, Payments in Lieu of Taxes, Economic Activity Taxes, or CID Sales Tax revenue, shall be constructed with private funds. The private funds will be derived from a combination of Developer's equity or equity investment provided by third parties, and debt incurred by Developer or third parties (hereinafter the "**Private Funds**").

B. TIF Obligations.

(1) Issuance. City, in its sole discretion, may authorize the issuance of TIF Obligations as provided for in the Act. TIF Obligations shall be issued in an amount, on terms and at an interest rate or rates determined by market conditions at the time of issuance and under terms and conditions deemed acceptable by City

in its reasonable discretion. City and Developer shall mutually agree on all components of the issuance of the TIF Obligations in an effort to maximize the size of the issuance. The City shall not pledge or lend its credit to secure the TIF Obligations.

(2) If the City authorizes the issuance of TIF Obligations, the underwriter for the TIF Obligations will be selected by the City. If the underwriter selected by the City is unable to issue TIF Obligations in an amount, on terms and at an interest rate(s) determined by the market conditions at the time of issuance and under terms and conditions deemed mutually acceptable to the Developer and City, Developer, with the cooperation of City, may select an underwriter and City shall proceed with good faith efforts to effect the issuance and sale of the TIF Obligations with said new underwriter; provided, however, that City shall not be obligated to proceed to complete the issuance and sale of the TIF Obligations if such TIF Obligations would, in the reasonable judgment of City, based upon advice of its counsel or financial advisors: (i) (A) impose any liability upon City for the payment of such TIF Obligations, or (B) adversely affect City, its financial standing or the rating given to other debt instruments issued by the City, or (ii) be upon terms and conditions not standard for municipal debt instruments similar to the TIF Obligations.

(3) Use of Proceeds. After funding the costs of issuance, the proceeds from TIF Obligations will be used to pay Reimbursable Project Costs, or to reimburse Developer for private funds advanced to pay Reimbursable Project Costs certified by City as provided in **Section 20** hereof, together with interest determined in accordance with **Section 20.C.(1)** hereof.

C. Community Improvement District.

(1) Establishment of CID. The Developer shall cause sufficient property owners within the CID area to petition the City to establish the CID. The CID petition shall provide for the imposition of the CID Sales Tax and provide for the appointment and consent of CID board members in accordance with the CID petition. The parties to this Contract acknowledge the desire to establish City minority representation on the CID board of directors, and shall take all reasonably good faith efforts necessary to effectuate such representation.

(2) CID Contract with City. After the CID has been formed, Developer shall cause the CID board of directors to promptly enter into a contract with the Developer and the City ("**Cooperative Agreement**") in a form reasonably acceptable to City and Developer with regard to funding of the CID Sales Tax. The Cooperative Agreement shall include conditions precedent to the issuance of Obligations which are substantially similar to the conditions precedent included in **Section 13** hereof. City and Developer agree that the costs incurred by the CID or by Developer for the purposes stated within the CID petition and certified by City as provided in **Section 20** hereof are Reimbursable Project Costs that may be paid from the Special Allocation Fund or from Obligation Proceeds. The Cooperative

Agreement shall include, without limitation, provisions granting City (1) the right to review and reasonably approve all budgets (capital or operating) of the CID prior to adoption thereof by the CID, (2) the right to receive from the Missouri Department of Revenue and the obligation to administer, on behalf of the CID, the CID Sales Tax revenues, (3) either a pledge of all CID Sales Tax revenues (less the CID's annual operating expenses) to repay qualified Reimbursable Project Costs and the Obligations or alternatively, an agreement to pledge CID Sales Tax revenues as a party to the issuance of Obligations, (4) the collection, administration and segregation by the Finance Director of the CID Sales Tax revenues not captured by tax increment financing, if any, and (5) such other provisions as City and the Developer shall reasonably determine to be necessary.

(3) CID Sales Tax. In accordance with the CID Act, the CID will take all steps necessary, and as expeditiously as possible, to impose a sales tax in the amount up to one percent (1%) (the "**CID Sales Tax**") on all eligible retail sales in the CID area. The CID Sales Tax shall have been authorized and all steps taken by CID, Developer and the City to impose the CID Sales Tax prior to issuance of Obligations.

(4) Issuance of Obligations. The CID may authorize the issuance of Obligations as provided for in the CID Act. Obligations shall be issued in an amount, on terms and at an interest rate or rates determined by market conditions at the time of issuance and under terms and conditions deemed acceptable by the CID and the Developer in their reasonable discretion. The underwriter(s) for any Obligations shall be selected by mutual agreement of the CID and the Developer. The CID shall solicit input from Developer as it relates to all components of the issuance of the Obligations in an effort to maximize the size of the issuance, the amount, terms, interest rate or rates and other terms and conditions of the Obligations.

(5) Use of Proceeds. After funding the costs of issuance, the proceeds from Obligations will be used to pay Reimbursable Project Costs, or to reimburse Developer for private funds advanced to pay Reimbursable Project Costs certified by City as provided in **Section 18** hereof, together with interest determined in accordance with **Section 18.C.(1)** hereof.

(6) Capture of CID Sales Tax Revenue as EATs. The CID Sales Tax may be an incremental Economic Activity Tax if the CID consents to the capture of the CID Sales Tax pursuant to Section 99.845.3, RSMo. If the CID provides consent, fifty percent (50%) of the revenues generated by the CID Sales Tax will be captured as an Economic Activity Tax and deposited to the Special Allocation Fund. Pursuant to the Cooperative Agreement, all of the CID Sales Tax revenues (less the CID's annual operating expenses), or such portion not captured by the TIF, shall be pledged to repay qualified Reimbursable Project Costs. All Redevelopment Project Costs which are included within the definition of "projects" in the CID Act will also be declared as TIF Reimbursable Project Costs. As an alternative to the issuance of Obligations, the CID may, with the consent of the City, pledge the CID

revenues to the Special Allocation Fund for the payment of CID Reimbursable Project Costs out of the Special Allocation Fund.

13. Conditions Precedent to Issuance of Obligations. No Obligations shall be issued for a particular Redevelopment Project unless the following conditions are satisfied, or the City has waived such conditions:

A. Developer is not in material default under this Contract beyond any applicable notice and cure periods.

B. The CID has been established, the Cooperative Agreement has been executed, and the CID Sales Tax has been authorized and all steps have been taken by CID, Developer and City to impose the CID Sales Tax, all as specified in Section 12.C. hereof.

14. Conditions Precedent to Developer's Duties. Developer's obligations hereunder are expressly conditioned upon the occurrence of each of the following events:

A. The CID has been established, the CID Contract has been executed, and the CID Sales Tax has been authorized and all steps have been taken by CID, Developer and City to impose the CID Sales Tax, all as specified in Section 12.C. hereof.

B. City approval of all zoning, subdivision and preliminary plan applications, including all Land Use Approvals, required for implementation of the portion of a Redevelopment Project Area commencing development.

C. Developer obtaining the financing in accordance with the Financing Plan.

By commencing construction, which for purposes of this clause means the pouring of footings and foundations, for any of the Private Project Improvements, Developer shall be deemed to have agreed that all of the foregoing conditions precedent in this Section 14 have been satisfied or, to the extent not so satisfied, Developer shall be deemed to have waived all such conditions precedent in connection with such Private Project Improvements in which construction has commenced. City and Developer agree to use good faith efforts and cooperate with and assist each other in accomplishing all of the foregoing conditions precedent.

15. Conditions Precedent to City's Duties. City's obligations hereunder are expressly conditioned upon the occurrence of each of the following events:

A. The CID has been established, with City minority representation on the CID board, the CID Contract has been executed, and the CID Sales Tax has been authorized and all steps have been taken by CID, Developer and City to impose the CID Sales Tax, all as specified in Section 12.C. hereof.

B. City approval of all zoning, subdivision and preliminary plan applications, including all Land Use Approvals, required for implementation of the portion of a Redevelopment Project Area commencing development.

C. Developer obtaining the financing in accordance with the Financing Plan.

By approving ordinances related to the issuance of Obligations, City shall be deemed to have agreed that all of the foregoing conditions precedent in this **Section 15** have been satisfied or, to the extent not so satisfied, City shall be deemed to have waived all such conditions precedent. City and Developer agree to use good faith efforts and cooperate with and assist each other in accomplishing all of the foregoing conditions precedent.

16. Payments in Lieu of Taxes.

A. Pursuant to the provisions of the Redevelopment Plan and the Act, including, but not limited to, Section 99.845 thereof, when tax increment financing is established by Ordinance for a Redevelopment Project Area, the real property located therein is subject to assessment for annual Payments in Lieu of Taxes. Payments in Lieu of Taxes shall be due November 30 of each year in which said amount is required to be paid and will be considered delinquent if not paid by December 31 of each such year or as otherwise determined by applicable law. The obligation to make said Payments in Lieu of Taxes shall be a covenant running with the land for the duration of the Redevelopment Plan (and any renewal periods thereof) and shall create a lien in favor of City on each such tax parcel as constituted from time to time and shall be enforceable against Developer and its successors and assigns in ownership of property in the Redevelopment Project Area.

B. Failure to pay Payments in Lieu of Taxes as to any property in a Redevelopment Project Area shall constitute a default by the owner, assignee, and/or tenant of such property (but not the Developer in the event Developer is not the owner of such property) under the provisions of **Section 35** hereof, and shall entitle City, the County Collector or any other government official or body charged with the collection of any such sums (any one or more of such persons hereinafter individually or collectively referred to as the "**Collection Authority**") to proceed against such property and/or the tenant or the owner thereof (but not Developer in the event Developer is not the owner of such property) as in other delinquent property tax cases or otherwise as permitted at law or in equity, and, if applicable, such failure shall entitle the Collection Authority to seek all other legal and equitable remedies it may have to ensure the timely payment of all such sums or of the principal of and interest on any outstanding Obligations secured by such payments; provided, however, that the failure of any property in a Redevelopment Project Area to yield sufficient Payments in Lieu of Taxes because the increase in the current equalized assessed value of such property is or was not as great as expected, shall not by itself constitute a breach or default. Promptly upon the designation and approval of a Redevelopment Project Ordinance, City shall use all reasonable and diligent efforts to promptly notify the County Assessor, County Collector, the Finance Director and all other appropriate officials and persons and seek to assess the property within such Redevelopment Project Area as described in the Act and fully collect the Payments in Lieu of Taxes, deposit all Payments in Lieu of Taxes into the Payment in Lieu of Taxes account in the Special Allocation Fund and implement reimbursement of Reimbursable Project Costs, including the retirement of the Obligations, as provided in this Contract and in the Redevelopment Plan.

C. Notwithstanding anything to the contrary, herein, the lien on property within a Redevelopment Project Area shall be deemed (1) released as to any public street or other public way included within any plat proposed by Developer, effective upon the

passage of an Ordinance by City approving the same, and (2) subordinated to the lot lines, utility easements and other similar matters established by any such plat (but not to any private access or parking rights granted or created by any such plat), effective upon the passage of Ordinance by City as aforesaid, and to any easement or like interests granted to City or any public utility for public facilities or utilities or connection(s) thereto.

17. Economic Activity Taxes. In addition to the Payments in Lieu of Taxes described herein, and pursuant to Section 99.845.3 of the Act, Economic Activity Taxes shall be allocated to, and paid by the collecting officer, who shall be the City, as hereinafter provided, to the Finance Director or other designated financial officer of the City, who shall deposit such funds in the Economic Activity Taxes Account within the Special Allocation Fund. Following the approval of each of the Redevelopment Projects, for 23 years unless earlier terminated pursuant to this Contract, Economic Activity Taxes shall be determined in accordance with the following procedures (subject, however, to the provisions of Section 99.835 of the Act):

A. Documentation of Economic Activity Taxes. For any property owned by Developer within the Redevelopment Project Area, Developer shall use commercially reasonable efforts to include the substantially similar provisions as specified in **Section 27** hereof in all lease documents with tenants located at such subject property within a Redevelopment Project Area requiring said sales tax information to be provided to City. Developer shall use commercially reasonable efforts to include a substantially similar provision in all sales contracts with purchasers of property located in a Redevelopment Project Area requiring said sales tax information to be provided to City. So long as Developer owns the subject property within the Redevelopment Project Area, Developer shall use commercially reasonable efforts to enforce said provisions with respect to such subject property, and Developer hereby agrees to use commercially reasonable efforts to ensure that each such lease or sales contract shall provide that City is an intended third party beneficiary of such provisions and has a separate and independent right to enforce such provisions directly against any such tenant or purchaser. City shall comply with all applicable state laws limiting disclosure of sales tax information related to individual businesses provided to the City as documentation of Economic Activity Taxes. The City shall provide to Developer copies of certain sales tax documentation reports within ten (10) days upon such request provided such disclosure does not conflict with the City's obligation to comply with applicable state laws.

B. Certification by City. City, following reasonable research and investigation, using independent consultants, accountants and counsel shall certify the nature and amount of Economic Activity Taxes payable by each Taxing District from which Economic Activity Taxes are due, or as otherwise required by the procedures and requirements of the Taxing District from time to time established. Upon written request from Developer or Taxing District, City shall provide its certification of Economic Activity Taxes due to the governing body of each such Taxing District.

C. Relocation of Retail Establishment within Clay County. The Developer and City agree that if a retail establishment relocates within one year after the adoption of the Redevelopment Plan from one facility within Clay County, Missouri, to a facility in the Redevelopment Project Area, then the provisions of Section 99.805(4), RSMo., apply and

Developer must obtain the approval of the City Council in order to determine whether such retail establishment is a direct beneficiary of tax increment financing pursuant to Section 99.805(4), RSMo.

18. Special Allocation Fund. The Finance Director shall establish and maintain the Special Allocation Fund which shall contain three (3) separate segregated accounts. Payments in Lieu of Taxes shall be deposited into the Payment in Lieu of Taxes Account within the Special Allocation Fund. Economic Activity Taxes shall be deposited into the Economic Activity Taxes Account within the Special Allocation Fund. CID Sales Tax revenue shall be deposited in the CID Sales Tax Revenue Account of the Special Allocation Fund. Payments in Lieu of Taxes, Economic Activity Taxes, and CID Sales Tax revenue so deposited and any interest earned on such deposits will, subject to the terms of this Contract, be used for the payment of Reimbursable Project Costs, including the retirement of the Obligations and for the distribution to the Taxing Districts, in the manner set forth in the Redevelopment Plan and this Contract.

19. Disbursements from Special Allocation Fund. Disbursements from the Special Allocation Fund will be made in the following manner and order of priority:

A. Payment of reasonable fees and expenses actually incurred by the City in the administration of the Redevelopment Plan and this Contract as detailed in Section 44 hereof;

B. Payment to Trustee at the times and in the amounts provided by the terms of the outstanding Obligations;

C. Reimbursement of Reimbursable Project Costs of Developer, not paid from the Obligation Proceeds.

20. Reimbursable Project Cost Certification.

D. Request for Certification. Developer shall submit requests for certification for the line items and within the budget amounts identified on Exhibit F as reimbursable expenses, and including Debt Service and Financing Costs, within 18 months of Developer incurring such expense. The City may, in its sole and absolute discretion, elect to deny any request by Developer to certify expenses incurred by Developer more than 18 months from the date of such request for certification. Developer shall submit its request for certification of Reimbursable Project Costs incurred by Developer in accordance with the terms of this Contract. For all Reimbursable Project Costs related to the planning, approval, and implementation of the Redevelopment Plan incurred by Developer prior to the execution of this Contract, such Reimbursable Project Costs shall be submitted for certification within 180 days from the date of execution of this Contract and are not expected to exceed \$1,940,000.00. Upon presentation to City of an application for certification of Reimbursable Project Costs which details Reimbursable Project Costs paid in accordance with this Contract and the Redevelopment Plan, together with such supporting documentation (including copies of invoices, cancelled checks, receipts, lien waivers, and such other supporting documentation as City shall reasonably require) as City shall reasonably determine to be necessary (the "**Certification Application**"), City shall review,

verify and confirm the information included in the Certification Application. The Certification Application shall (1) identify each item of Reimbursable Project Cost by line item category in the Redevelopment Project Cost Budget contained within **Exhibit F** separately, (2) aggregate all costs in the Certification Application by line item category as set forth in the Redevelopment Project Cost Budget, (3) include a report setting forth the total amount, by line item category from the Redevelopment Project Cost Budget, of all Reimbursable Project Costs set forth in the then-current Certification Application and all prior Certification Applications approved by City or for which approval is pending, (4) include a report setting forth the percentage of work, by line item category from the Redevelopment Project Cost Budget, completed as of the date of the current Certification Application (5) provide a detail listing in Microsoft Excel summarizing each invoice and payment which detail shall include (i) a consecutively numbered reference to the line item; (ii) the name of the person or party invoiced; (iii) the name of the vendor, supplier, or service provider; (iv) invoice number; (v) invoice date; (vi) check number or other identifier; (vii) date of payment; (viii) the specific category from the Redevelopment Project Cost Budget to which the item relates; (ix) the invoice amount; and (x) the payment amount, (6) provide copies of invoices, checks, or other documentation that substantiates the completion of or the payment for the work completed and (7) except as provided otherwise in this Contract, be submitted to the City with 18 months from the date such eligible reimbursable Redevelopment Project Costs were incurred by the Developer. If City determines that: (i) the Certification Application accurately reflects Reimbursable Project Costs paid in accordance with this Contract and the Redevelopment Plan and (ii) the Reimbursable Project Costs for which certification is requested (considered in combination with all prior amounts certified for the same cost category or item, as applicable) are substantially consistent with the Financing Plan and in substantial accordance with the Redevelopment Project Cost Budget (subject to the foregoing sentence), it shall approve the Certification Application and issue a draw certificate (the "**Draw Certificate**"). If City, pursuant to its review of such Certification Application and supporting documentation, reasonably determines that any portion of the request for reimbursement should not be approved, it shall promptly state the reasons for such disapproval to Developer. Certification Applications will be approved even if it causes the cumulative certifications to exceed the total Reimbursable Project Costs so that in the event certain costs are later deemed to not meet statutory requirements for reimbursement, other certified costs exist that may be subject to reimbursement. Any such disapproval may be appealed by Developer to the City Council, which shall upon Developer's request hold a hearing at which Developer may present new and/or additional evidence. Each Certification Application for Developer Reimbursable Project Costs shall be approved administratively, and no action of the City Council shall be required to approve such Certification Application. All Certification Applications and Draw Certificates for City Reimbursable Project Costs may be approved by the City Administrator or his designee administratively, and Developer shall not be required to approve or consent to any such Certification Application or Draw Certificate for City Reimbursable Project Costs, but will be provided 30 days written notice for review and comment, prior to the disbursement of funds to City. At Developer's request, City shall provide to Developer a report detailing any and all Certification Applications and Draw Certificates for City Reimbursable Project

Costs approved the City Administrator. The City shall respond within ten (10) days to all requests by Developer for approval under this **Section 20**.

E. **Cost Allocation Across Line Items**. Developer shall, in each Certification Application, identify the specific line item within the Redevelopment Project Cost Budget as to which each Reimbursable Project Cost for which certification is requested is assigned. Notwithstanding the foregoing, the Reimbursable Project Costs may be applied to any one or all of the line items within the Redevelopment Project Cost Budget up to the total reimbursable amount set forth in the Redevelopment Project Cost Budget, and any balance under any Redevelopment Project Cost Budget in accordance with **Exhibit F**. Notwithstanding anything contained herein to the contrary, Developer shall be entitled to transfer amounts among each line item category on **Exhibit F** so long as Developer does not (a) exceed the Developer's portion of the aggregate of the total Reimbursable Project Costs, excluding Financing Costs and Debt Service; (b) transfer to line items that are not approved as Reimbursable Project Costs; (c) transfer amounts resulting in any additional fees or payments directly to Developer; (d) does not result in the transfer of the greater of (i) one million dollars (\$1,000,000.00), or (ii) 10% of the line item category without the prior consent of the City Administrator, such consent not to be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing, Developer shall not be entitled to transfer or reallocate line items affecting professional service fees, developer fees or profit, or Financing Costs without the prior approval of the City Administrator.

F. **Payment of Interest Expenses**.

(1) **Third Party Borrowing**. In the event Developer incurs Financing Costs on amounts Developer was loaned to finance and pay for Reimbursable Project Costs from a "non-Affiliate" third party in an arms-length transaction, City shall reimburse Developer as a Reimbursable Project Cost the actual Financing Costs incurred and certified pursuant to **Section 20**, but not to exceed the greater of (i) the actual lowest cost of funds at which Developer is able to borrow funds for its corporate purposes from time to time, or (ii) the Prime Rate plus 300 basis points. For purposes of calculating interest expenses, Developer shall certify its interest expense pursuant to **Section 20** as a separate line-item expense and as part of such certification, Developer shall certify to City that the interest rate represents the actual lowest cost of funds at which the Developer is able to borrow funds for financing Reimbursable Project Costs as of the date such interest was incurred.

(2) **Affiliate Borrowing**. In the event Developer incurs Financing Costs on amounts Developer was loaned to finance and pay for Reimbursable Project Costs from an Affiliate of Developer, City shall reimburse Developer as a Reimbursable Project Cost with the actual Financing Costs incurred and certified pursuant to this **Section 20**. Financing Costs under this **Section 20.C.(2)** shall not exceed the lesser of (i) the actual lowest cost of funds at which an Affiliate of Developer is able to borrow funds for its corporate purposes from time to time, or (ii) the Prime Rate plus 300 basis points. For purposes of calculating interest expenses, Developer shall certify its interest expense pursuant to this **Section 20** as a separate line-item expense, and as part of such certification.

21. Payment of Project Costs with Bond Proceeds. At such time as proceeds from the sale of Obligations are available for the reimbursement of or direct payment of Reimbursable Project Costs for which a Draw Certificate has been issued, payment shall be made by presenting a Draw Certificate to the Trustee of the Obligations for payment which has been endorsed by the City for any Draw Certificate presented by the City for payment. Once presented for signature, the City shall within twenty-five (25) days, execute and deliver the fully endorsed Draw Request to the Trustee of the Obligations to pay the amount set forth therein. Notwithstanding the foregoing, the City shall not be obligated to endorse a Draw Request for the reimbursement of Project Costs related to Redevelopment Project Areas 3, 4, or 5 unless the Developer is in material compliance with its obligations regarding the timing and completion of the Priority Public Safety Improvements and Priority Public Infrastructure Improvements pursuant to **Exhibit D**. The amount to be included in the initial Draw Certificate shall include all Reimbursable Project Costs that have been certified by City pursuant to all approved Certification Applications as of the date of the Draw Certificate. Once the Draw Certificate is presented to the Trustee, City shall make reasonable efforts to cause the Trustee to promptly make payment thereon. City shall have the right to require lien releases (full or partial) and such other releases as City may reasonably require prior to authorizing any such disbursement. Disbursement to Developer of sufficient proceeds of the Obligations, to the extent available, to pay for the Developer Reimbursable Project Costs identified in the Draw Certificate shall be made within thirty (30) days of approval. Notwithstanding anything to the contrary herein, City shall deliver a copy of any such Draw Certificate to Developer prior to its submission of said Draw Certificate to the Trustee.

22. Payment of Project Costs - "As Collected" Basis. It is acknowledged by the Parties that if Obligations are not issued the Developer shall proceed on an "as collected" basis and have Reimbursable Project Costs reimbursed from the Special Allocation Fund on such an "as collected" basis provided such approach shall not operate to prevent the Developer from requesting that Obligations be issued at a future date in accordance with **Section 12**. If the Reimbursable Project Costs are to be reimbursed from the Special Allocation Fund on an "as collected" basis rather than paid with proceeds from the sale of Obligations, Developer shall present to City a Draw Certificate for payment by City, which Draw Certificate shall seek repayment of Reimbursable Project Costs that have been previously certified by City pursuant to a Certification Application. Notwithstanding the foregoing, the City shall not be obligated to endorse a Draw Request for the reimbursement of Project Costs related to Redevelopment Project Areas 3, 4, or 5 unless the Developer is in material compliance with its obligations regarding the timing and completion of the Priority Public Safety Improvements and Priority Public Infrastructure Improvements pursuant to **Exhibit D**. City shall have the right to require lien releases (full or partial) and such other releases and documents as City may reasonably require prior to authorizing any such disbursement. Disbursement to Developer of sufficient proceeds from the Special Allocation Fund, to the extent such funds are available in the Special Allocation Fund, to pay on the Reimbursement Certificate shall be made within thirty (30) days following City's approval of such Draw Certificate.

23. Cost Overruns. The Public Project Improvements shall be constructed in substantial accordance with the Redevelopment Project Cost Budget attached hereto as **Exhibit F**. In no event shall the aggregate total of the Reimbursable Project Costs that is to be paid for in whole or in part from the Special Allocation Fund exceed the aggregate of the total Reimbursable Project Costs of ONE HUNDRED THIRTY-NINE MILLION, NINE HUNDRED NINETY--SIX

THOUSAND, SEVEN HUNDRED TWO DOLLARS (\$139,996,702), not including interest, Debt Service, or Financing Costs, as set out on **Exhibit F**.

24. **Full Assessment of Redevelopment Area.** After all Obligations and Reimbursable Project Costs have been paid, payment of all Redevelopment Project Costs and distribution of any excess moneys pursuant to Section 99.845 and 99.850 of the Act, but not later than twenty-three (23) years from the last adoption of an Ordinance approving and designating Redevelopment Projects, City shall adopt an Ordinance dissolving the Special Allocation Fund and terminating the designation of the Redevelopment Area as a redevelopment area under the Act (the "**Termination Ordinance**"). From that date forward, all property in the applicable Redevelopment Area shall be subject to assessments and payment of all ad valorem taxes, including, but not limited to, City, State, and County taxes, based on the full true value of the real property and the standard assessment ratio then in use for similar property by the County Assessor. After the adoption of the Termination Ordinance, the Redevelopment Area shall be owned and operated by Developer free from the conditions, restrictions and provisions of the Act, of any rules or regulations adopted pursuant thereto, of the Ordinance, of the Redevelopment Plan, and of this Contract, except as otherwise set forth herein or therein.

25. **Public Participation.** The purpose of affording public assistance to the Redevelopment Projects is to accomplish the stated public purposes and not to subsidize an otherwise economically viable development project. While it has been determined by both the Commission and the City Council that the Redevelopment Projects would not be undertaken but for the public assistance being provided, the parties recognize that the ongoing profitability of the Redevelopment Projects to Developer is based upon projections that may or may not be fulfilled. Therefore, in order to ensure that the public assistance being provided does not subsidize an unreasonable level of earnings for Developer, the parties agree that a reasonable level of earnings for the combined Redevelopment Projects is a cumulative (from the first date of investment) and compounding "all cash" annual rate of return upon the Private Investment (as hereinafter defined) of twenty percent (20%) after taxes (the "**Annual Rate of Return**"). The amount of Private Investment shall be reduced by the net proceeds of any sale of property in the Redevelopment Area by Developer.

A. **Cash Flow.** If as of the last day of each calendar year after the date the Obligations are fully issued and sold and prior to the termination of the Redevelopment Area as a development area pursuant to **Section 24** hereof, the Net Cash Flow (as hereinafter defined) exceeds the cash flow necessary to generate the Annual Rate of Return, the excess Net Cash Flow shall (i) first be applied to prior years in which the Net Cash Flow was insufficient to produce the Annual Rate of Return in such an amount needed to produce the Annual Rate of Return for such years, and (ii) after such prior year's Annual Rate of Return has been achieved, Developer shall, provided that City is not otherwise in default of this Contract beyond applicable grace and cure periods, contribute to the City, the City Share (as hereinafter defined) for use to expedite retirement of the Obligations.

B. **Developer Financial Information.**

(1) Developer shall annually provide to City a complete written financial statement to City in a format reasonably acceptable to City showing in

reasonable detail the calculation of actual earnings from the combined Redevelopment Projects and Net Cash Flow. Such statement shall include the income attributable to all Private Project Improvements owned by Developer or its Affiliates and the total amount of all net proceeds of any sale of property. The financial statement shall include only those expenses incurred in connection with the development of the Project Improvements, as well as those expenses which are reasonable and necessary for the operation of the Private Project Improvements and are directly attributable thereto.

(2) Developer shall annually provide to City the amount of Private Investment by Developer and the month in which each item constituting a component of the Private Investment was expended (it being agreed that Developer shall be entitled to a return upon each such amount constituting a component of the Private Investment from the date the Private Investment was made), including the total amount of all net proceeds of any sale of property in the Redevelopment Area by Developer, together with a calculation of Developer's Annual Rate of Return on Private Investment in accordance with the provisions of **Section 25** hereof.

(3) All such statements shall be certified by Developer, shall be prepared in accordance with generally accepted accounting principles consistently applied (except as otherwise specified herein) and shall be accompanied by the payment required under this **Section 25**. Developer shall provide such statements within one hundred eighty (180) days after the end of each calendar year following the execution of this Contract. Upon request from City, Developer shall provide such additional information or documentation as City shall reasonably require to verify or confirm the information set forth in such statements or to otherwise determine Developer's obligations hereunder and compliance with the requirements hereof.

C. **Audit Right.** Upon thirty (30) days prior written notice to the Developer, City may cause an audit, at City's sole cost and expense, of Developer's statements and calculations referred to herein by City's staff or consultant. If, as a result of any such audit, City believes that Developer owes City more money than has been remitted by Developer as heretofore described, then City shall inform Developer of its position in writing along with providing reasonable details and the material basis for City's position. Developer and City shall meet and discuss their conflicting positions (the "**Audit Meeting**"). If after the Audit Meeting, City and Developer are not in agreement, then Developer may request an audit by an independent firm or consultant. If such independent audit indicates that Developer has under-reported its earnings by three percent (3%) or greater, Developer shall immediately remit the shortfall to City, as well as all costs of City's audit. If the audit indicates that the Developer has overstated the amount of Private Investment in the Redevelopment Projects by three percent (3%) or greater, then the Developer shall immediately remit the costs of the City's audit, and shall submit its revised statement.

D. For purposes of this **Section 25**, the following terms shall have the meaning set forth below:

(1) **City Share:** The percentage, calculated as of the last day of each calendar year during which the provisions of this **Section 25** are applicable, equal to the percentage that the total actual Reimbursable Project Costs not including Debt Services, Financing Costs or interest paid by Obligations or otherwise paid from the Special Allocation Fund, not including costs funded by the CID Sales Tax (hereinafter the "**Public Investment**") bears to the sum of Public Investment plus Private Investment. The amount of costs funded by the CID Sales Tax shall be as set forth in the Redevelopment Project Cost Budget or other mutually agreeable allocation methodology.

(2) **Net Cash Flow:** The net operating income from the Redevelopment Area, determined in accordance with generally accepted accounting principles consistently applied (except as otherwise specified herein), for each calendar year during which the provisions of this **Section 25** are applicable. In determining the net operating income from the Redevelopment Projects there shall be no reduction for (a) debt service (principal or interest) applicable to the Developer's financing of Public Improvements from Private Funds, depreciation, amortization, reserve deposits or any other non-cash charges, nor (b) any costs or expenses relating to sales of all or any part of the Redevelopment Projects or any real property in the Redevelopment Area.

(3) **Private Investment:** The total cost, determined as of the last day of each calendar year during which the provisions of this **Section 25** are applicable, incurred by the Developer in the construction, development and operation of the Project Improvements which are paid by Developer with Private Funds, as determined in accordance with generally accepted accounting principles consistently applied, reduced by all net proceeds (after deduction of reasonable costs and expenses of such sale) from sales of all or any part of any real property in the Redevelopment Area; subject, however, to the provisions of this **Section 25**.

E. **Audited Financial Statements.** Developer shall, upon written request by City but not more than once per calendar year, submit to City, within one hundred eighty (180) days after the close of Developer's fiscal year, audited financial statements of Developer, certified by a certified public accounting firm.

26. **Calculation of Public Participation.** From and after the consummation of any sale or conveyance (not including leases) to any unaffiliated third party of any portion of Redevelopment Area, City's participation pursuant to **Section 25** hereof and as outlined in this Section shall end as to that part so sold or conveyed after the date of such sale or conveyance and the proceeds thereof shall be taken into account in determining any Public Participation pursuant to the terms hereof.

27. **Control of Redevelopment Area.** Except as otherwise provided in this Contract, the Developer shall have complete and exclusive control over the construction, management, sale and leasing of property owned by it from time to time within the Redevelopment Area, including, without limitation, the selection of purchasers, the price and terms of sale, the fixing of rentals and the selection or rejection of tenants and guests. Notwithstanding the foregoing, Developer agrees

and acknowledges that **Exhibit C** contains a list of Prohibited Uses that are not permitted within the Redevelopment Projects. Developer agrees that it shall not permit or allow any Prohibited Uses and shall use commercially reasonable efforts to prevent any of its purchasers, lessees, or assigns to use any property within the Redevelopment Projects for the Prohibited Uses during the term of this Contract.

28. Lease of Project Property.

A. Developer, or any third party, may lease real property within the Redevelopment Area. Developer shall insert in any such lease, and shall use commercially reasonable efforts to cause any third party to insert language reasonably similar to the following and shall have such Developer lease signed by the lessee indicating acknowledgment and agreement to the following provision:

Economic Activity Taxes, Community Improvement District

Tenant acknowledges that the Leased Premises are a part of a tax increment financing district ("**TIF District**") created by the City and that certain taxes generated by Tenant's economic activities and occupancy, including sales taxes and payments in lieu of taxes, will be applied toward the costs of certain improvements for the Development. In addition, Tenant acknowledges that the Leased Premises are or may become within (1) a Community Improvement District ("**CID**") which will have the power to impose a sales tax on any eligible retail sales at the Leased Premises. Tenant shall forward to the City copies of Tenant's State of Missouri sales tax returns for its property located in the TIF District when and as they are filed with the Missouri Department of Revenue, and, upon good cause shown, shall provide such other reports and returns regarding other local taxes generated by Tenant's economic activities in the TIF District and/or the City which will permit the City to administer the TIF as well as the CID.

B. Failure of Developer to require that such restrictions be placed in any such lease shall in no way modify, lessen or diminish the obligations and restrictions set forth herein relating to the Redevelopment Area and shall not constitute a Developer default under this Contract. The City shall comply with all applicable state laws limiting disclosure of sales tax information related to individual businesses provided to the City as documentation of Economic Activity Taxes.

29. Sale or Disposition of Project Property.

A. Purchasing Entity. Subject to this **Section 29**, the Developer, or any prospective transferee, may sell, transfer, convey, lease or otherwise dispose of any of the property located within the Redevelopment Area.

B. Continuation of Payments in Lieu of Taxes. In the event of the sale or other voluntary or involuntary disposition of any or all of the real property of Developer or any third party in the Redevelopment Area, Payments in Lieu of Taxes with respect to the real property so sold or otherwise disposed of shall continue and shall constitute a lien against

the property from which they are derived, and such obligations shall inure to and be binding upon Developer and its successors and assigns in ownership of said property as if they were in every case specifically named and shall be construed as a covenant running with the land and enforceable as if such purchaser, transferee or other possessor thereof were originally a party to and bound by this Contract.

C. Obligation to Ameliorate Existing Conditions. Developer's obligations pursuant to **Section 5** hereof, unless earlier satisfied and certified pursuant to **Section 10** hereof, shall inure to and be binding upon the heirs, executors, administrators, successors and assigns of the respective parties as if they were in every case specifically named.

D. Incorporation. The restrictions set forth in **Section 28** hereof, shall be incorporated into any deed or other instrument conveying an interest in real property, other than a lease agreement, within the Redevelopment Area and shall provide that said obligations or restrictions shall constitute a benefit held by both Developer and City and that City is an intended third-party beneficiary of said obligations and restrictions. Failure of Developer to require that such restrictions be placed in any such deed or other instrument shall in no way modify, lessen or diminish the obligations and restrictions set forth herein relating to the Redevelopment Area.

E. Notification to City of Transfer. Developer shall notify City in writing of any proposed sale or other transfer of any or all of the real property in the Redevelopment Area or any interest therein other than any sale or lease of an area for the construction thereon of improvements to be used by the purchaser or tenant of the area or its affiliate for any permitted uses as provided for in this Contract. Such notice shall be provided not less than thirty (30) days prior to the proposed effective date of the sale or other transfer and shall include a copy of the instrument effecting such sale or other disposition to enable City to confirm that the requirements set forth above in this **Section 29** hereof have been fulfilled.

30. Progress Reports.

A. At the first regularly-scheduled meeting of the City Council following the first anniversary of the execution of this Contract upon written request thereafter (not to exceed more than once per year) until all Project Improvements are completed, Developer shall provide a written report to the City Council of the progress of its implementation of the Redevelopment Projects. Such written report shall include such information as is required under the reporting requirements of the Act, such additional information as City may reasonably require, and such additional information as Developer wishes to present, including, without limitation:

- (1) Project Improvements completed;
- (2) status of Project Improvements in progress but not yet completed;
- (3) actual Redevelopment Project Costs in the Redevelopment Area compared to Redevelopment Plan estimates;

(4) actual start and completion dates of Project Improvements in the Redevelopment Area compared to Redevelopment Plan estimates; and

(5) estimated start date of Project Improvements not yet commenced at date of report.

B. Developer shall from time to time furnish such other reports on specific matters not addressed by the foregoing as City may reasonably require (not to exceed more than once per year).

31. Compliance with Laws. Subject to Developer's rights to contest the same in any manner permitted by law, Developer, its officers, directors and principals, at its sole cost and expense, shall comply in every respect with all Legal Requirements, ordinances, rules and regulations of all federal, state, county and municipal governments, agencies, bureaus or instrumentalities thereof now in force or which may be enacted hereafter which pertain to construction of the Project Improvements and the ownership, occupancy, use and operation of the Private Project Improvements.

32. Assignment of Developer's Obligations. The Developer represents that its undertakings pursuant to this Contract are for the purpose of redevelopment. Except as provided otherwise in this Contract, Developer agrees that this Contract and the rights, duties and obligations hereunder may not and shall not be assigned by Developer without the prior written consent of the City, not to be unreasonably withheld, delayed or conditioned. For purposes of this Section, it will be presumptively unreasonable for the City to withhold its consent to Developer conveying the Redevelopment Area, and assigning its rights and delegating its obligations under this Contract, to a developer who demonstrates to the reasonable satisfaction of the City, the following: (i) a net worth using generally accepted accounting practices of in excess of \$5,000,000; (ii) the ability to fulfill the duties and obligations of the Developer at a level equal to or higher than that of Developer, and (iii) that the City has not previously rescinded a development agreement with such developer, nor has such developer defaulted on any prior obligations to the City. Any proposed transferee shall have all of the qualifications and financial responsibility, as determined by City in its reasonable discretion, necessary and adequate to fulfill the obligations of Developer, and, if the proposed transfer relates to a portion of the Redevelopment Area on which Project Improvements are under way, such obligations to the extent that they relate to such property. Any approved transferee shall, by an instrument in writing, for itself and its successors and assigns, and expressly for the benefit of the City, assume all of the obligations of the Developer under this Contract as to all or part of the Project Improvements being assigned and agree to be subject to all the conditions and restrictions to which the Developer is subject (or, in the event the transfer is of or relates to a portion of the Redevelopment Area, such obligations, conditions and restrictions to the extent that they relate to such portion) ("**Transferee Agreement**"). For purposes of this Section, any sale, transfer, assignment, pledge or hypothecation of an interest in Developer (other than to an Affiliate of Developer) that results in a change in management control of Developer will constitute an assignment of this Contract. Notwithstanding the foregoing:

A. Developer may at any time without the City's consent convey the Redevelopment Area, assign its rights, and delegate its duties and obligations under this Contract to any entity controlled by the Developer or the principals of the Developer,

provided that the management of the entity is provided by the principals, or by an entity which they together or individually control.

B. For so long as any of the principals of the Developer or their entities continues to be the managing member or managing partner of Developer or any successor entity to Developer, no sale, transfer, assignment, pledge or hypothecation of an interest in Developer, to an investor, or other person will be construed as resulting in a change of control or construed as constituting an assignment of this Contract that requires the City's consent.

C. No consent will be required under this Section for any pledge or assignment of this Contract or pledge or assignment of an interest in Developer or any interest in any member of Developer as collateral security for Developer's financing.

D. No consent will be required under this Section for any sale or lease of a parcel for the construction thereon of improvements to be used by the purchaser or lessee of the parcel or its affiliate or borrower (such as the sale, lease, or transfer of a retail building area for the construction and operation thereon).

Upon approval of the Transferee Agreement by City as set forth herein, Developer shall be released from such obligations accruing after the date of such assignment.

33. Assignment of Payments. Notwithstanding the provisions of **Section 32**, the Developer may assign or pledge its right to receive reimbursement for Reimbursable Project Costs incurred by providing City with notice of any such assignment or pledge. Such assignment or pledge shall remain subject to the terms, provisions and conditions of this Contract.

34. Transfer of Interests in Developer – City Approval. Developer shall, prior to the sale, conveyance, merger or other transfer of greater than fifty percent (50%) of the voting interest in Developer membership interests if Developer is a limited liability company and any transfers by operation of law, deliver to City a request for approval of such transfer, and no such transfer shall be permitted except with the prior approval of City; provided, however, that the members, partners or shareholders of Developer as of the Effective Date, shall have the right to transfer, in one or more transactions, the ownership interest in Developer, without City's consent, to any entity or entities to which Developer is permitted, without City's consent, to transfer property and assign its obligations in the Redevelopment Area pursuant to **Section 32** hereof. Upon submission by Developer of any request for transfer to City, City shall have the right to request such documentation and information as City shall determine to be reasonably necessary or desirable to determine whether such transfer is acceptable to City. Any purported transfer by Developer or any party owning any interest in Developer of any interest without the consent of City shall be null and void. In addition, City may require Developer, as a condition precedent to the transfer of any interests in Developer, to require the transferee to enter into a Transferee Agreement with City upon terms requested by such transferee and acceptable to City, obligating the transferee to comply with the requirements of the Redevelopment Plan and the obligations in this Contract relating to the property. Notwithstanding the foregoing, Developer or Developer's members, or any one of them, may, without notice to or approval of City, transfer interests in Developer to any Affiliate

of such member, if such transfer does not result in a material change in the controlling interests of Developer.

35. Indemnification.

A. Developer shall indemnify, protect, defend and hold City and its officers, directors, members, commissioners, employees and agents (collectively, the "**Indemnified Parties**" or, individually, an "**Indemnified Party**") harmless from and against any and all claims, demands, liabilities and costs, including reasonable attorneys' fees, costs and expenses, arising from damage or injury, actual or claimed, of whatsoever kind or character (including consequential and punitive damages), to persons or property occurring as a result of any acts or omissions of Developer, its constituent members or partners, their employees, agents, independent contractors, licensees, invitees or others acting by, through or under such indemnifying parties, in connection with its or their activities conducted pursuant to this Contract and/or in connection with the ownership, use or occupancy and development or redevelopment of the Redevelopment Area or a portion thereof and the Project Improvements, except for any claims, demands, liabilities and costs incurred due to the negligence or willful misconduct of City, its employees, agents or assigns.

B. In the event any suit, action, investigation, claim or proceeding (collectively, an "**Action**") is begun or made as a result of which Developer may become obligated to one or more of the Indemnified Parties hereunder, the Indemnified Party shall give prompt notice to Developer of the occurrence of such event, but the failure to notify Developer will not relieve Developer of any liability that it may have to an Indemnified Party. After receipt of such notice, Developer may elect to defend, contest or otherwise protect the Indemnified Party against any such Action, at the cost and expense of Developer, utilizing counsel of Developer's choice. The Indemnified Party shall have the right, but not the obligation, to participate, at the Indemnified Party's own cost and expense, in the defense thereof by counsel of the Indemnified Party's choice. In the event that Developer shall fail to timely defend, contest or otherwise protect an Indemnified Party against such Action, the Indemnified Party shall have the right to do so, and (if such defense is undertaken by the Indemnified Party after notice to Developer asserting Developer's failure to timely defend, contest or otherwise protect against such Action), the Indemnified Party may submit any reasonable bills for fees and costs received from its counsel to Developer for payment and, within thirty (30) business days after such submission, Developer shall transfer to the Indemnified Party sufficient funds to pay such bills. Developer acknowledges that such bills may be redacted to delete any information which would constitute attorney-client communication or attorney work product.

C. An Indemnified Party shall submit to Developer any settlement proposal that the Indemnified Party shall receive. Developer shall be liable for the payment of any amounts paid in settlement of any Action to the extent that Developer consents to such settlement. Neither Developer nor the Indemnified Party will unreasonably withhold its consent to a proposed settlement.

D. Developer expressly confirms and agrees that it has provided this indemnification and assumes the obligations under this Contract imposed upon Developer

in order to induce City to enter into this Contract. To the fullest extent permitted by law, an Indemnified Party shall have the right to maintain an action in any court of competent jurisdiction to enforce and/or to recover damages for breach of the rights to indemnification created by, or provided pursuant to, this Contract. If such court action is successful, the Indemnified Party shall be reimbursed by Developer for all fees and expenses (including attorneys' fees) actually and reasonably incurred in connection with such action (including, without limitation, the investigation, defense, settlement or appeal of such action).

E. The right to indemnification set forth in this Contract shall survive the termination of this Contract and the Redevelopment Area as a development area but in no event will the right to indemnification survive the applicable statute of limitation period for the specific cause of action.

At any time during the effective period of this Contract, if a third party brings an action (or raises a defense to an action filed by the City) against the City or the City's officials, agents, employees or representatives contesting the validity or legality of the Redevelopment Area, the Redevelopment Projects, singularly or collectively, the Plan, the Plan Ordinance and the findings therein, any Ordinance approving the Redevelopment Projects, the Obligations, or the Ordinance approving this Contract, the Developer shall assume the defense of such claim or action with counsel jointly determined by the Developer and the City, which shall include, but not necessarily be limited to, the City Attorney and the City's special counsel for economic development matters, and pay the actual and reasonable costs and fees of such counsel. The Developer may not settle or compromise any claim or action for which the Developer has assumed the defense without the prior approval of the City. However, if the City does not approve a settlement or compromise which the Developer would agree to, the Developer shall not be responsible for any costs or expenses incurred thereafter in the defense of such claim or action. The Parties expressly agree that so long as no conflicts of interest exist between them with regard to the handling of such litigation, the same attorney or attorneys may simultaneously represent the City and the Developer in any such proceeding; provided, the Developer and the agreed-to counsel shall reasonably consult with the City throughout the course of any such action and the Developer shall pay all reasonable and necessary costs incurred by the City in connection with such action. All cost of any such defense, whether incurred by the City or the Developer, shall be deemed to be Reimbursable Project Costs and reimbursable from any amounts in the Special Allocation Fund or from the proceeds of Obligations, and such reimbursable litigation costs shall be in addition to the Reimbursable Project Costs set forth in the Redevelopment Project Cost Budget established in **Exhibit F**.

36. **Breach-Compliance.**

A. If Developer or City does not comply with provisions of this Contract, including provisions of the Redevelopment Plan, within the time limits and in the manner for the completion of a Redevelopment Project as therein stated, except for any extensions or waivers described herein and Excusable Delays (as defined in **Section 37** hereof), in that Developer or City shall do, permit to be done, or fail or omit to do, or shall be about so to do, permit to be done, or fail or omit to have done, anything contrary to or required of it by this Contract or the Act, and if, within ninety (90) days after notice of such default by the non-defaulting party to the defaulting party, the defaulting party shall not have cured such

default or commenced such cure and be diligently pursuing the same if such cure would reasonably take longer than said ninety (90) day period, then in regard to the particular Project Phase in which such default occurred, the non-defaulting party may institute such proceedings as may be necessary in its opinion to cure the default including, but not limited to, proceedings to compel specific performance by the party in default of its obligations, and, in the case of default by Developer, City is granted the right to terminate the Developer's rights to implement such Redevelopment Project, the right to apply any deposit or other funds submitted by Developer to City in payment of the actual and reasonable damages suffered by it, the right to withhold or apply funds generated within the applicable Redevelopment Project Area from the Special Allocation Fund to such extent as is necessary to protect City from loss or to ensure that the applicable Redevelopment Project is fully and successfully implemented in a timely fashion, and the right to withhold issuance of a Certificate of Completion and Compliance. Provided, however, that the Parties agree that certain obligations of Developer are dependent upon market conditions and, as such, Developer shall not be subject to damages for failure to perform which failure is directly related to market conditions as described in **Section 6.A.**

B. If any action is instituted by either party hereunder, the nonprevailing party in such action shall pay any and all costs, fees and expenses, including attorneys' fees incurred by the prevailing party in enforcing this Contract.

C. The rights and remedies of the parties to this Contract, whether provided by law or by this Contract, shall be cumulative and the exercise by either party of any one or more of such remedies shall not preclude the exercise by it, at the same or different times, of any other remedies for the same default or breach. No waiver made by either party shall apply to obligations beyond those expressly waived.

D. Developer (for itself and its successors and assigns, and for all other persons who are or who shall become liable, by express or implied assumption or otherwise, upon or subject to any obligation or burden under this Contract), waives to the fullest extent permitted by law and equity all claims or defenses otherwise available on the ground of being or having become a surety or guarantor, whether by agreement or operation of law. This waiver includes, but is not limited to, all claims and defenses based upon extensions of time, indulgence or modification of terms of contract.

E. Any delay by either party in instituting or prosecuting any such actions or proceedings or otherwise asserting its rights under this paragraph shall not operate as a waiver of such rights or limit them in any way. No waiver in fact made by either party of any specific default by the other party shall be considered or treated as a waiver of the rights with respect to any other defaults, or with respect, to the particular default except to the extent specifically waived.

F. In no event shall City be obligated to, in connection with the applicable Redevelopment Project in which Developer's default occurred and remained uncured, certify any Reimbursable Project Costs, approve any Certification Application or Draw Certificate or reimburse Developer for any Reimbursable Project Costs incurred or paid by Developer at any time while any default by Developer has occurred and remained uncured

beyond Developer's cure period as provided in Section 36.A. herein. If City shall at any time elect to rely upon the provisions of this Section 36.F. as the basis for an action by City, City shall, at the time of such election, notify Developer in writing of such decision and the specific facts or events relied upon by City as the basis for such action by City.

G. Notwithstanding the provisions of Section 36.F. hereof, if the City terminates the Developer's rights to implement a particular Redevelopment Project, the City shall be required to, in connection with the applicable Redevelopment Project in which Developer's right to implement the Redevelopment Project have been terminated, in due course according to the standards set forth herein, certify any Reimbursable Project Costs, approve any Certification Application or Draw Certificate and reimburse Developer for any Reimbursable Project Costs pursuant to Section 20, incurred or paid by Developer for actual work done related to Reimbursable Project Costs up to and including the date of termination.

H. Notwithstanding anything to the contrary herein, Developer agrees that in the event of any default by City under this Contract, it will not bring any action or suit to recover damages against City or any officer, director, commissioner, member, employee, or agent of any of them, except that this Section 36.H. shall not prevent the award of attorneys' fees under Section 36.B. hereof in the event of a default by City under this Contract. Actions brought in equity or which otherwise do not seek to recover damages are not precluded by this Section, nor are actions brought against any officer, director, commissioner, member, employee, or agent of any of them for any acts or omissions committed outside the course and scope of such individual's position with the City.

37. Excusable Delays. The parties understand and agree that Developer shall not be deemed to be in default of this Contract because of delays or temporary inability to commence, complete or proceed in accordance with the Redevelopment Schedule, due in whole or in part to causes beyond the reasonable control or without the material fault of Developer which are caused by the action or failure to act of any governmental body, department or agency, including but not limited to, failure to approve complete applications for permits that comply with all Legal Requirements within thirty (30) days of submission and failure to provide any consent required by this Contract where all applicable requirements for said consent have been complied with within twenty (20) days of submission, delays in achieving preconditions for financing, permitting and entitlements, governmental actions, construction problems, acts of war or civil insurrection, breach of this Contract by City or any natural occurrence, strikes, lock-outs, riots, floods, earthquakes, fires, casualties, acts of God, labor disputes, governmental restrictions or priorities, embargoes, litigation, tornadoes, or weather delays (collectively "**Excusable Delays**"). The time of performance hereunder shall be extended for the period of any delay or delays caused or resulting from any of the foregoing causes, which approval shall not be arbitrarily or unreasonably withheld. Nothing herein shall excuse Developer from any obligation to pay money hereunder, except as provided in Section 14 hereof and except if financing commitments obtained by Developer are not fulfilled by the party issuing such commitment through no fault of Developer, in which case Developer shall be entitled to such additional time reasonably necessary to obtain new financing commitments. Notwithstanding the foregoing, in no event shall such Excusable Delays entitle Developer to a certificate of occupancy for any structure located within the Redevelopment Area until a certificate of substantial completion for the Public Project Improvements applicable to such

lot as provided on **Exhibit D** has been issued by City pursuant to the provisions of the City's adopted Public Works engineering standards and requirements.

38. **Notice.** Any notice required by this Contract shall be deemed to be given if it is mailed by United States registered mail, postage prepaid, and addressed as hereinafter specified.

Any notice to City shall be addressed to:

City Administrator	Deputy City Clerk
City of Liberty, Missouri	City of Liberty, Missouri
City Hall	City Hall
101 East Kansas	101 East Kansas
Liberty, Missouri 64068	Liberty, Missouri 64068

With a copy to:

Rouse Frets White Goss Gentile Rhodes, P.C.
Attn: Patricia Jensen
4510 Belleview Avenue, Suite 300
Kansas City, Missouri 64111

Any notice to Developer shall be addressed to:

GaleHart Communities LLC
Attn: David Gale
400 SW Longview Blvd, Suite 240
Lee's Summit, MO 64081

With a copy to:

Husch Blackwell LLP
Attn: Charles Renner
4801 Main St., Ste. 1000
Kansas City, MO 64112

Each party shall have the right to specify that notice be addressed to any other address by giving to the other party ten (10) days' written notice thereof.

39. **Modification.** The terms, conditions, and provisions of this Contract and of the Redevelopment Plan can be neither modified nor eliminated except in writing and by mutual agreement between City and Developer. Any modification to this Contract as approved shall be attached hereto and incorporated herein by reference.

40. **Effective Date.** This Contract shall become effective on the Effective Date and shall remain in full force and effect until the completion of all Public Project Improvements, as described herein, and so long as any Obligations or Reimbursable Project Costs remain outstanding and unpaid, subject, however, to the provisions of **Section 36** hereof.

41. Recording. Upon full execution by City and Developer, this Contract shall be recorded by City, at Developer's expense, in the Office of the Recorder of Deeds for Clay County, in Liberty, Missouri.

42. Applicable Law. This Contract shall be governed by and construed in accordance with the laws of the State of Missouri.

43. Covenant Running With the Land. The provisions of this Contract shall remain in effect for the duration of the Redevelopment Plan and any renewal period or periods of the Redevelopment Plan at the end of which time they shall cease. They shall be covenants running with the land and shall be binding, to the fullest extent permitted by law and equity, for the benefit and in favor of, and be enforceable by, City, its successors and assigns, against Developer, its successors and assigns, and every successor in interest to the subject real property, or any part of it or any interest in it and any party in possession or occupancy of the real property or any part thereof (provided, subject to the provisions of **Section 33-32** hereof, that any such covenants shall be binding on Developer itself, such successor in interest to the subject property, and every part of the subject real property, and each party in possession or occupancy of the subject real property or any part thereof, only during their period of ownership).

44. Relocation Costs. Except as otherwise provided in the Redevelopment Plan, City shall not be responsible for any relocation activity or the costs thereof that may be required by law to be paid with respect to any part of the Redevelopment Plan. Developer shall provide the relocation services and benefits as provided for under the Redevelopment Plan and shall hold City harmless from any claim, cost or expense for said services and benefits made by individuals and entities arising from implementation of this Redevelopment Plan, except that such costs may be deemed by City to be Redevelopment Project Costs. Notwithstanding the foregoing, City may assist in administering relocation activity if requested by Developer and approved by City, or if directed by the City Council of City.

45. Administrative Costs and Expenses.

- A. In order to reimburse City for its administrative costs and expenses (including staff time) in connection with the preparation, development and implementation of the Redevelopment Plan and Redevelopment Projects, the issuance of Obligations and the performance of its obligations under this Contract or any agreement or instrument entered into pursuant to this Contract or in connection with the Redevelopment Projects, the Redevelopment Plan, or the Obligations, the City shall be reimbursed one-half percent (0.5%) of the sum total of the Payments in Lieu of Taxes, Economic Activity Taxes, and CID Sales Taxes paid into the Special Allocation Fund or collected by the CID in any year, less the sum total of the Surplus Payments In Lieu of Taxes (collectively, "**City Administrative Fees**"). The City Administrative Fees shall be calculated and dispersed on a monthly basis or as received by the State/County.
- B. Developer and the City previously entered into that Funding Agreement dated June 14, 2021, which provided in part for the funding of certain costs and expenses anticipated to be incurred by the City in connection with the preparation and approval of the Redevelopment Plan and this Contract. The City and Developer agree that upon the

Effective Date of this Contract, the Funding Agreement shall terminate and any funds held by the City pursuant to the Funding Agreement shall continue to be held by the City pursuant to this Contract and shall be made available to reimburse the City for its actual and necessary costs and expenses incurred related to the preparation and implementation of the Redevelopment Plan, this Contract, and other necessary documents. The City shall hold such amounts in a separate segregated account (the “**City Administrative Fee Account**”) and shall provide Developer with an accounting of the City Administrative Fee Account within ten (10) days of such request.

- C. In the event that the City Administrative Fees actually collected or reasonably expected to be collected for any calendar year pursuant to **Section 45.A.** are less than SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) (“**Minimum Administrative Fee Account Balance**”), then on or before December 31st of each calendar year following the Effective Date of this Contract, Developer shall pay to the City the amount that will cause the City Administrative Fee Account to contain the Minimum Administrative Fee Account Balance.
- D. In no event shall Developer be required to pay more than SEVENTY-FIVE THOUSAND DOLLARS (\$75,000.00) for any calendar year. Any deficits existing in the City Administrative Fee Account or any failure of the Developer to make the payment described in Section 45.C. shall carryover to subsequent years until City is fully reimbursed from the Special Allocation Fund or from the proceeds of Obligations. Any Minimum Administrative Fee Account Balance paid by Developer shall be an eligible Reimbursable Project Cost and reimbursable from any amounts in the Special Allocation Fund or from the proceeds of Obligations, and such City Administrative Fees shall be in addition to the Reimbursable Project Costs set forth in the Redevelopment Project Cost Budget established in **Exhibit F**.
- E. Upon the request of Developer, ~~= City shall-~~, at City’s sole cost and expense, furnish appropriate documentation of the administrative costs and expenses as referred to in this **Section 45** which are in its possession, and shall allow Developer or its representatives an opportunity to review the accounts and records of City with regard to such administrative costs and expenses, such review to be at the sole cost and expense of Developer and conducted at such time as is mutually agreeable to the parties, but in no event more frequently than monthly.

46. Validity and Severability. It is the intention of the parties hereto that the provisions of this Contract shall be enforced to the fullest extent permissible under the laws and public policies of State of Missouri, and that the unenforceability (or modification to conform with such laws or public policies) of any provision hereof shall not render unenforceable, or impair, the remainder of this Contract. Accordingly, if any provision of this Contract shall be deemed invalid or unenforceable in whole or in part, this Contract shall be deemed amended to delete or modify, in whole or in part, if necessary, the invalid or unenforceable provision or provisions, or portions thereof, and to alter the balance of this Contract in order to render the same valid and enforceable. All exhibits attached hereto are hereby incorporated into this Contract by reference.

47. Time and Performance are of the Essence. Time and exact performance are of the essence of this Contract.

48. City's Legislative Powers. Notwithstanding any other provisions in this Contract, nothing herein shall be deemed to usurp the governmental authority or police powers of City or to limit the legislative discretion of the City Council, and no action by the City Council in exercising its legislative authority shall be a default under this Contract.

49. Good Faith; Consent or Approval. In performance of this Contract or in considering any requested extension of time, the parties agree that each will act in good faith, cooperate in expeditious and timely approvals, and will not act unreasonably, arbitrarily, or capriciously or unreasonably withhold or delay any approval required by this Contract; provided, however, that the City need not act reasonably in considering a requested extension of time that would extend a time period set forth in this Contract for the performance of an obligation by the Developer by more than three (3) years from the original end of such period as set forth in this Contract. Except as otherwise provided in this Contract, whenever consent or approval of the City is required, such consent or approval may be granted by the City Administrator or his designee administratively and no action of the City Council shall be required. Except as otherwise provided in this Contract, whenever consent or approval of either party is required, such consent or approval will not be unreasonably withheld, conditioned or delayed. The City agrees to reasonably cooperate with the Developer with respect to (i) applications for building permits from the City and the issuance thereof, and any permits or approvals required from any governmental agency, whenever reasonably requested to do so; provided, however, that all applications for such permits and approvals are in compliance with the applicable ordinances and regulations, approved plans and specifications, and all applicable codes, (ii) securing any construction and permanent financing that the Developer may reasonably require in connection with the performance of its obligations under this Contract, (iii) reviewing and approving Developer's plans, including but not limited to the Developer Public Project Plans, site plans and building elevations, construction plans and the Design Criteria and any amendments thereto. The Developer, in recognition of the significant public investment of the City; and the City, in recognition of the substantial financial commitment of the Developer, agrees to cooperate in good faith to accomplish the expeditious and optimal utilization of the retail space in Redevelopment Area. The Developer agrees and acknowledges that in each instance in this Contract or elsewhere where the City is required or has the right to review or give its approval or consent, no such review, approval or consent will imply or be deemed to constitute an opinion by the City, nor impose upon the City any responsibility for the design or construction of building elements, including but not limited to the structural integrity or life/safety requirements or adequacy of budgets or financing or compliance with any applicable federal or state law, or local ordinance or regulation, including the Environmental Laws. All reviews, approval and consents by the City under the terms of this Contract are for the sole and exclusive benefit of the Developer and no other person or party will have the right to rely thereon.

[Remainder of Page Intentionally Blank.]

IN WITNESS WHEREOF, the parties hereto have executed this Contract the day and year first above written.

CITY:

THE CITY OF LIBERTY, MISSOURI, a
municipal corporation

ATTEST:

City Clerk

By: _____

Print Name: _____

Title: Mayor

APPROVED AS TO FORM:

City Attorney

DEVELOPER:

GaleHart Communities LLC

By: _____

Title: _____

STATE OF _____)
)
COUNTY OF _____) ss.

On this ____ day of _____, 2022, before me personally appeared _____, to me known, who being by me duly sworn, did say that he is the Mayor of The City of Liberty, Missouri, a Missouri municipal corporation, that said corporation has a corporate seal, that said instrument was signed on behalf of said corporation by authority of its City Council, and acknowledged said instrument to be the free act and deed of said corporation.

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

Print Name: _____

Notary Public in and for said County and State

My Commission Expires:

STATE OF _____)
_____)
COUNTY OF _____) ss.

On this ____ day of _____, 2022, before me personally appeared _____, to me known to be the person described in and who executed the foregoing instrument, who being by me duly sworn, did say he/she is the _____ of GaleHart Communities LLC, and acknowledged said instrument to be his/her free act and deed and the free act and deed of said corporation.

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

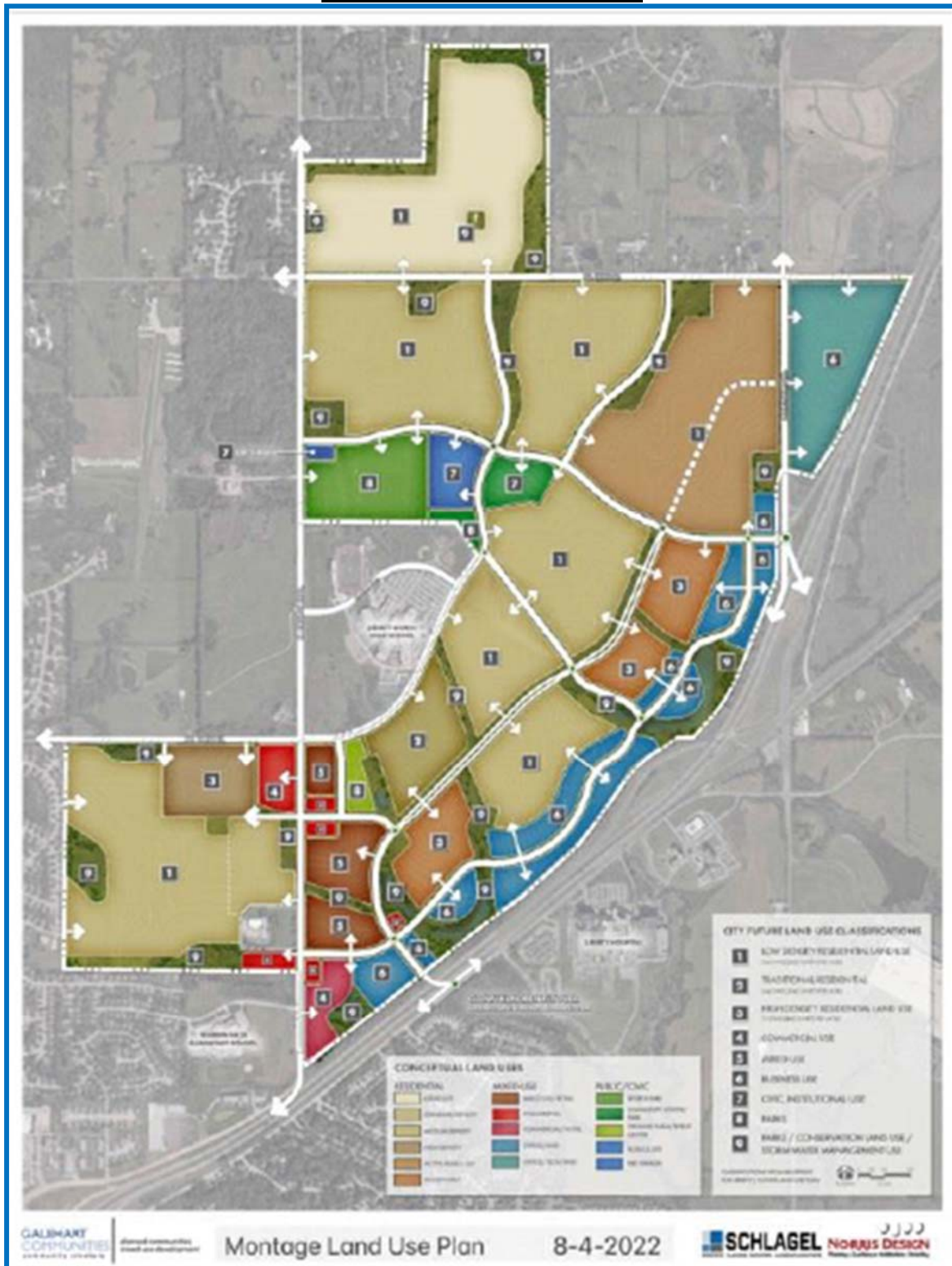
Print Name: _____

Notary Public in and for said County and State

My Commission Expires:

EXHIBIT A

LEGAL DESCRIPTION OF MONTAGE TIF PLAN –
REDEVELOPMENT AREA



TRACT 1:

All that part of the West one half of Section 29, Township 52, Range 31, lying Northwesterly of Interstate Highway I-35, in Clay County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Section 29, Township 52, Range 31; thence along the North line of Northwest One-Quarter of said Section 29, North 89 degrees 38 minutes 57 seconds East a distance of 1394.06 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 25 degrees 46 minutes 30 seconds West a distance of 467.32 feet; thence South 21 degrees 51 minutes 12 seconds West a distance of 1551.31 feet; thence South 34 degrees 07 minutes 17 seconds West a distance of 504.18 feet; thence North 77 degrees 16 minutes 44 seconds West a distance of 292.98 feet; thence South 89 degrees 44 minutes 46 seconds West a distance of 35.00 feet to a point on the West line of the said Northwest One-Quarter of Section 29; thence along said West line, North 00 degrees 15 minutes 14 seconds West a distance of 2205.17 feet to the Point of Beginning and containing 46.16 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet; thence North 00 degrees 29 minutes 28 seconds East a distance of 696.39 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 644.36 feet to the Point of Beginning and containing 10.31 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet; thence North 00 degrees 20 minutes 34 seconds East a distance of 216.72 feet; thence South 89 degrees 30 minutes 13 seconds East a distance of 698.87 feet to a point on the East line of the said Northeast One-Quarter; thence along said East line South 00 degrees 20 minutes 07 seconds West a distance of 216.95 feet to the Point of Beginning and containing 3.47 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the North one-half of Section 31 and part of the South one-half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the West line of said Section 31, South 00 degrees 20 minutes 07 seconds West a distance of 66.49 feet to a point on the Westerly extension of the South right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being the Point of Beginning; thence along the said South right of way line of Northeast 104th Street and the Westerly extension thereof for the following three courses, South 89 degrees 49 minutes 07 seconds East a distance of 245.79 to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1265.00 feet, a central angle of 65 degrees 43 minutes 47 seconds and an arc length of 1451.21 feet; thence North 24 degrees 27 minutes 06 seconds East a distance of 443.25 feet; thence South 19 degrees 56 minutes 29 seconds East a distance of 1262.62 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 696.64 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 305.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 77.58 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence South 67 degrees 14 minutes 52 seconds East a distance of 429.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 163.36 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 49 degrees 26 minutes 23 seconds West, a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 22 degrees 49 minutes 32 seconds West a distance of 27.00 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet to a point of reverse curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 61 degrees 08 minutes 40 seconds West, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet; thence South 75 degrees 19 minutes 22 seconds East a distance of 370.59 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following eight courses, South 35 degrees 20 minutes 02 seconds West a distance of 86.08 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 31 degrees 00 minutes 00 seconds West, a radius of 2724.79 feet, a central angle of 20 degrees 44 minutes 00 seconds and an arc length of 986.01 feet; thence South 47 degrees 18 minutes 20 seconds West a distance of 388.58 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 500.00 feet; thence South 65 degrees 46 minutes 10 seconds West a distance of 103.08 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 600.00 feet; thence South 37 degrees 41 minutes 50 seconds West a distance of 103.08 feet; thence South 51 degrees 43 minutes 32 seconds West a distance of 3.97 feet; thence departing said Northerly right of way line, North 37 degrees 58 minutes 12 seconds West a distance of 574.44 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent

bearing of South 45 degrees 47 minutes 50 seconds West, a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 175.57 feet; thence North 38 degrees 23 minutes 06 seconds West a distance of 77.65 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 32 degrees 47 minutes 39 seconds and an arc length of 400.66 feet; thence North 05 degrees 35 minutes 27 seconds West a distance of 205.64 feet to a point of curvature; thence Northerly and Northeasterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 50.00 feet; thence North 45 degrees 07 minutes 02 seconds West a distance of 106.57 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 333.88 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 232.00 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 463.70 feet to a point on the West line of said Section 31; thence along said West line North 00 degrees 20 minutes 07 seconds East a distance of 584.44 feet to the Point of Beginning and containing 160.72 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 1947.35 feet to the Southwest corner of the said Northeast One-Quarter; thence along the West line of the said Northeast One-Quarter, North 00 degrees 29 minutes 48 seconds East a distance of 2637.10 feet to the Northwest corner of the said Northeast One-Quarter; thence along the North line of said Northeast One-Quarter, South 89 degrees 30 minutes 58 seconds East a distance of 982.23 feet; thence South 00 degrees 28 minutes 43 seconds West a distance of 196.87 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence South 09 degrees 08 minutes 01 seconds West a distance of 110.42 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 83 degrees 22 minutes 18 seconds East a distance of 204.18 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 8.75 feet; thence South 00 degrees 14 minutes 44 seconds West a distance of 1331.42 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 395.2 feet; thence South 00 degrees 20 minutes 34 seconds West a distance of 640.37 feet to the Point of Beginning and containing 90.86 acres more or less, Except that part taken or used for road right of way.

TRACT 6:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 30; thence along the West line of the Northwest One-Quarter of said Section 30, North 00 degrees 20 minutes 45 seconds East a distance of 789.22 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 574.66 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 14 degrees 10 minutes 11 seconds and an arc length of 173.12 feet; thence North 76 degrees 11 minutes 30 seconds East a distance of 316.36 feet to a point of curvature; thence Northeasterly and Southeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 40 degrees 44 minutes 29 seconds and an arc length of 1066.61 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 137.59 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 162.05 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 39 degrees 37 minutes 48 seconds and an arc length of 484.17 feet; thence North 12 degrees 41 minutes 48 seconds West a distance of 395.11 feet; thence North 77 degrees 18 minutes 12 seconds East a distance of 630.58 feet; thence South 66 degrees 02 minutes 22 seconds East a distance of 984.89 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 51 degrees 03 minutes 18 seconds West, a radius of 1200.00 feet, a central angle of 01 degrees 04 minutes 43 seconds and an arc length of 22.59 feet; thence South 52 degrees 08 minutes 01 seconds West a distance of 254.09 feet; thence South 61 degrees 33 minutes 56 seconds East a distance of 1387.38 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 774.80 feet to a point on the East line of the Northeast One-Quarter of said Section 30; thence along said east line, South 00 degrees 15 minutes 14 seconds East a distance of 198.63 feet to a point on the Northerly right of way line of Interstate highway No. 35 as now established; thence along said Northerly right of way line the following four courses, South 89 degrees 56 minutes 22 seconds West a distance of 35.00 feet; thence South 14 degrees 54 minutes 13 seconds West a distance of 155.26 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 422.68 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet; thence departing said Northerly right of way line, North 89 degrees 38 minutes 18 seconds West a distance of 871.73 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence North 66 degrees 02 minutes 09 seconds West a distance of 73.74 feet; thence South 23 degrees 09 minutes 52 seconds West distance of 780.32 feet; thence North 66 degrees 50 minutes 08 seconds West a distance of 1437.26 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 480.59 feet; thence North 63 degrees 04 minutes 01 seconds West a distance of 112.64 feet; thence South 78 degrees 55 minutes 49 seconds West a distance of 595.04 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 15 degrees 43 minutes 32 seconds East, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet to a point of reverse curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 27 degrees 58 minutes 43 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point on the North line of LIBERTY

SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said North line the following two courses, North 33 degrees 33 minutes 21 seconds West a distance of 487.26 feet; thence North 89 degrees 56 minutes 33 seconds West a distance of 1804.18 feet to a point on the West line of the Southwest One-Quarter of said Section 30; thence along said West line, North 00 degrees 22 minutes 39 seconds East a distance of 198.02 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 64.94 acres, more or less.

TRACT 7:

Part of the West one half of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 31; thence along the West line of the Northwest One Quarter of said Section 31, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet; thence South 89 degrees 37 minutes 49 seconds East a distance of 606.80 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 89 degrees 38 minutes 18 seconds East, a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 52 degrees 01 minutes 48 seconds East a distance of 214.02 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 37 degrees 58 minutes 12 seconds East a distance of 574.44 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following five courses, South 51 degrees 42 minutes 11 seconds West a distance of 1918.75 feet; thence North 38 degrees 17 minutes 49 seconds West a distance of 88.00 feet; thence North 20 degrees 56 minutes 51 seconds West a distance of 143.53 feet; thence North 04 degrees 36 minutes 29 seconds West a distance of 36.06 feet; thence South 89 degrees 46 minutes 33 seconds West a distance of 40.42 feet to a point on the West line of the Southwest One-Quarter of said Section 31, thence along said West line, North 00 degrees 31 minutes 53 seconds East a distance of 838.80

feet to the Point of Beginning and containing 30.85 acres more or less, Except that part taken or used for road right of way.

TRACT 8:

Part of the Northwest One Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of said Section 31; thence along the West line of said Northwest One Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 584.44 feet to the Point of Beginning; thence South 89 degrees 38 minutes 18 seconds East a distance of 463.70 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 463.50 feet; thence North 89 degrees 39 minutes 53 seconds West a distance of 463.49 feet to a point on the said West line of said Northwest One Quarter; thence along said West line, North 00 degrees 20 minutes 07 seconds East a distance of 463.71 feet to the Point of Beginning and containing 4.93 acres more or less, Except that part taken or used for road right of way.

TRACT 9:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes 17 seconds West a distance of 449.82 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 30.00 feet; thence North 89 degrees 31 minutes 17 seconds west a distance of 8.75 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 83 degrees 22 minutes 18 seconds West a distance of 204.18 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 09 degrees 08 minutes 01 seconds East a distance of 110.42 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence North 00 degrees 28 minutes 43 seconds East a distance of 196.87 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 1012.24 feet to the Point of Beginning and containing 15.85 acres more or less, Except that part taken or used for road right of way.

TRACT 10:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence North 40 degrees 33 minutes 37 seconds West a distance of 477.61 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence North 67 degrees 14 minutes 52 seconds West a distance of 429.20 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 77.58 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 303.10 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 234.90 feet; thence South 45 degrees 53 minutes 02 seconds East a distance of 289.69 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 36 degrees 25 minutes 16 seconds East, a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 115.28 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 447.52 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 22 degrees 34 minutes 51 seconds West a distance of 218.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 3659.72 feet, a central angle of 04 degrees 27 minutes 28 seconds and an arc length of 284.73 feet; thence South 36 degrees 43 minutes 17 seconds West a distance of 601.18 feet; thence South 75 degrees 32 minutes 11 seconds West a distance of 188.16 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1074.93 feet, a central angle of 11 degrees 41 minutes 53 seconds and an arc length of 219.47 feet; thence North 40 degrees 33 minutes 37 seconds West a distance of 116.48 feet to the Point of Beginning and containing 36.48 acres more or less, Except that part taken or used for road right of way.

TRACT 11:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the North line of said Section 31 and the South line of said Section 30, South 89 degrees 49 minutes 07 seconds East a distance of 1977.67 feet to the Point of Beginning; thence North 19 degrees 56 minutes 29 seconds West a distance of 1153.00 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said Easterly right of way line the following two

courses, North 24 degrees 27 minutes 06 seconds East a distance of 367.04 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 2560.00 feet, a central angle of 07 degrees 29 minutes 47 seconds and an arc length of 334.94 feet; thence South 57 degrees 25 minutes 29 seconds East a distance of 1235.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 165.37 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 305.30 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 696.64 feet; thence North 19 degrees 56 minutes 29 seconds West a distance of 109.62 feet to the Point of Beginning and containing 31.90 acres more or less, Except that part taken or used for road right of way.

TRACT 12:

Part of the Southeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter of Section 30; thence along the North line of the said Southeast One Quarter, North 89 degrees 37 minutes 38 seconds West a distance of 76.56 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following two courses, South 00 degrees 03 minutes 38 seconds East a distance of 139.05 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet to the Point of Beginning; thence continuing along said Westerly right of way line the following two courses, South 01 degrees 06 minutes 43 seconds East a distance of 426.12 feet; thence South 22 degrees 34 minutes 51 seconds West a distance of 953.20 feet; thence departing said right of way line, North 66 degrees 50 minutes 08 seconds West a distance of 447.52 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 116.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet thence North 23 degrees 09 minutes 52 seconds East a distance of 244.84 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 587.65 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 359.86 feet to the Point of Beginning and containing 9.60 acres more or less, Except that part taken or used for road right of way.

TRACT 13:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds

East a distance of 1000.40 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 549.99 feet; thence South 89 degrees 39 minutes 53 seconds East a distance of 463.49 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 231.50 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 333.88 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence South 45 degrees 07 minutes 02 seconds East a distance of 106.57 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 50.00 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence South 05 degrees 35 minutes 27 seconds East a distance of 205.64 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 07 degrees 45 minutes 47 seconds and an arc length of 94.84 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 26 seconds West, a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet; thence North 70 degrees 22 minutes 27 seconds West a distance of 752.53 feet to the Point of Beginning and containing 17.15 acres more or less, Except that part taken or used for road right of way.

TRACT 14:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 14 seconds East a distance of 1112.34 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 774.80 feet; thence North 61 degrees 33 minutes 56 seconds West a distance of 1387.38 feet; thence North 52 degrees 08 minutes 01 seconds East a distance of 254.09 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1200.00 feet, a central angle of 19 degrees 30 minutes 44 seconds and an arc length of 408.66 feet; South 89 degrees 38 minutes 18 seconds East a 1515.19 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence

East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 31.87 acres, more or less.

TRACT 15:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 783.45 feet; thence South 70 degrees 22 minutes 27 seconds East a distance of 752.53 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 13 degrees 21 minutes 14 seconds East, a radius of 700.00 feet, a central angle of 25 degrees 01 minutes 52 seconds and an arc length of 305.81 feet; thence South 38 degrees 23 minutes 06 seconds East a distance of 77.65 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 38.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 89 degrees 37 minutes 49 seconds West a distance of 606.80 feet to the Point of Beginning and containing 13.56 acres more or less, Except that part taken or used for road right of way.

TRACT 16:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence South 40 degrees 33 minutes 37 seconds East a distance of 116.48 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established, said point being a point of curvature; thence along said Westerly right of way line the following two courses, Southwesterly on a curve to the left having an initial tangent bearing of South 63 degrees 50 minutes 18 seconds West, a radius of 1074.93 feet, a central angle of 32 degrees 46 minutes 06 seconds and an arc length of 614.77 feet; thence South 35 degrees 10 minutes 56 seconds West a distance of 189.34 feet; thence departing said right of way line, North 75 degrees 19 minutes 22 seconds West a distance of 370.59 feet to a point of curvature; thence Northeasterly on a curve to

the right having an initial tangent bearing of North 14 degrees 40 minutes 38 seconds East, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 61 degrees 23 minutes 43 seconds East, a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet; thence North 22 degrees 49 minutes 32 seconds East a distance of 27.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 40 degrees 33 minutes 37 seconds East distance of 314.25 feet to the Point of Beginning and containing 7.32 acres more or less, Except that part taken or used for road right of way.

TRACT 17:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 30; thence along the North line of the said Southwest One-Quarter, South 89 degrees 45 minutes 47 seconds East a distance of 2195.33 feet to the Point of Beginning; thence North 78 degrees 55 minutes 49 seconds East a distance of 448.63 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 112.64 feet; thence South 26 degrees 55 minutes 59 seconds West a distance of 480.59 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 1437.26 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 780.32 feet; thence South 66 degrees 02 minutes 09 seconds East a distance of 73.74 feet to a point of curvature: thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 511.87 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 587.65 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 244.84 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet; thence South 70 degrees 30 minutes 08 seconds West a distance of 231.39 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 71 degrees 34 minutes 22 seconds West, a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet; thence North 45 degrees 53 minutes 02 seconds West a distance of 289.69 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 234.90 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 303.10 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 165.37 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence North 57 degrees 25 minutes 29 seconds West a distance of

1235.20 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being a point of curvature; thence along said Easterly right of way line, Northeasterly on a curve to the right having an initial tangent bearing of North 31 degrees 56 minutes 53 seconds East, a radius of 2560.00 feet, a central angle of 08 degrees 06 minutes 10 seconds and an arc length of 362.04 feet; thence along the North line of said LIBERTY SECOND HIGH SCHOOL, North 33 degrees 33 minutes 21 seconds West a distance of 31.81 feet to a point of curvature; thence Northerly and Northwesterly on a curve to the left having an initial tangent bearing of North 37 degrees 17 minutes 34 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point of reverse curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 27 degrees 58 minutes 43 seconds West, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet; thence North 78 degrees 55 minutes 49 seconds East a distance of 146.41 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 70.09 acres, more or less.

TRACT 18:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 1515.19 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 32 degrees 37 minutes 17 seconds East, a radius of 1200.00 feet, a central angle of 32 degrees 16 minutes 07 seconds and an arc length of 675.83 feet; thence North 00 degrees 21 minutes 10 seconds East a distance of 252.58 feet to a point on the North line of the said

Northeast One-Quarter of Section 30; thence along said North line, South 89 degrees 40 minutes 33 seconds East a distance of 1320.39 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 27.08 acres, more or less.

TRACT 19:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet to the Point of Beginning; thence continuing along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 1181.08 feet; thence North 89 degrees 31 minutes 46 seconds West a distance of 578.48 feet; thence South 45 degrees 24 minutes 50 seconds West a distance of 169.94 feet; thence North 89 degrees 30 minutes 51 seconds West a distance of 395.22 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 1301.42 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 1096.07 feet to the Point of Beginning and containing 30.95 acres more or less, Except that part taken or used for road right of way.

EXHIBIT B

LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA 1

TRACT 1:

All that part of the West one half of Section 29, Township 52, Range 31, lying Northwesterly of Interstate Highway I-35, in Clay County, Missouri, being more particularly described as follows: Beginning at the Northwest corner of Section 29, Township 52, Range 31; thence along the North line of Northwest One-Quarter of said Section 29, North 89 degrees 38 minutes 57 seconds East a distance of 1394.06 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 25 degrees 46 minutes 30 seconds West a distance of 467.32 feet; thence South 21 degrees 51 minutes 12 seconds West a distance of 1551.31 feet; thence South 34 degrees 07 minutes 17 seconds West a distance of 504.18 feet; thence North 77 degrees 16 minutes 44 seconds West a distance of 292.98 feet; thence South 89 degrees 44 minutes 46 seconds West a distance of 35.00 feet to a point on the West line of the said Northwest One-Quarter of Section 29; thence along said West line, North 00 degrees 15 minutes 14 seconds West a distance of 2205.17 feet to the Point of Beginning and containing 46.16 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet; thence North 00 degrees 29 minutes 28 seconds East a distance of 696.39 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 644.36 feet to the Point of Beginning and containing 10.31 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet; thence North 00 degrees 20 minutes 34 seconds East a distance of 216.72 feet; thence South 89 degrees 30 minutes 13 seconds East a distance of 698.87 feet to a point on the East line of the said Northeast One-Quarter; thence along said East line South 00 degrees 20 minutes 07 seconds West a distance of 216.95 feet to the Point of Beginning and containing 3.47 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the North one-half of Section 31 and part of the South one-half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the West line of said Section 31, South 00 degrees 20 minutes 07 seconds West a distance of 66.49 feet to a point on the Westerly extension of the South right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being the Point of Beginning; thence along the said South right of way line of Northeast 104th Street and the Westerly extension thereof for the following three courses, South 89 degrees 49 minutes 07 seconds East a distance of 245.79 to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1265.00 feet, a central angle of 65 degrees 43 minutes 47 seconds and an arc length of 1451.21 feet; thence North 24 degrees 27 minutes 06 seconds East a distance of 443.25 feet; thence South 19 degrees 56 minutes 29 seconds East a distance of 1262.62 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 696.64 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 305.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 77.58 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence South 67 degrees 14 minutes 52 seconds East a distance of 429.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 163.36 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 49 degrees 26 minutes 23 seconds West, a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 22 degrees 49 minutes 32 seconds West a distance of 27.00 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet to a point of reverse curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 61 degrees 08 minutes 40 seconds West, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet; thence South 75 degrees 19 minutes 22 seconds East a distance of 370.59 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following eight courses, South 35 degrees 20 minutes 02 seconds West a distance of 86.08 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 31 degrees 00 minutes 00 seconds West, a radius of 2724.79 feet, a central angle of 20 degrees 44 minutes 00 seconds and an arc length of 986.01 feet; thence South 47 degrees 18 minutes 20 seconds West a distance of 388.58 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 500.00 feet; thence South 65 degrees 46 minutes 10 seconds West a distance of 103.08 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 600.00 feet; thence South 37 degrees 41 minutes 50 seconds West a distance of 103.08 feet; thence South 51 degrees 43 minutes 32 seconds West a distance of 3.97 feet; thence departing

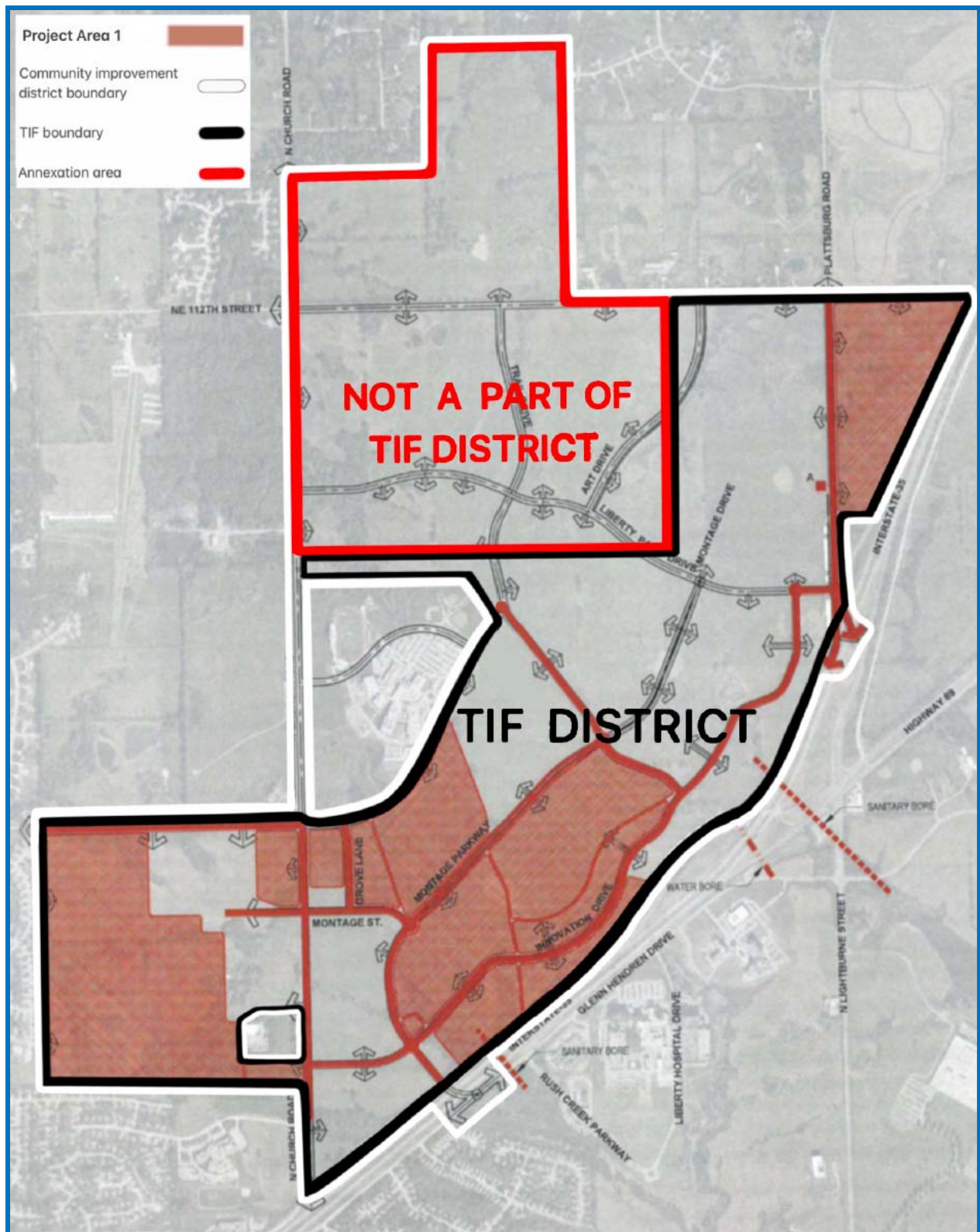
said Northerly right of way line, North 37 degrees 58 minutes 12 seconds West a distance of 574.44 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 45 degrees 47 minutes 50 seconds West, a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 175.57 feet; thence North 38 degrees 23 minutes 06 seconds West a distance of 77.65 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 32 degrees 47 minutes 39 seconds and an arc length of 400.66 feet; thence North 05 degrees 35 minutes 27 seconds West a distance of 205.64 feet to a point of curvature; thence Northerly and Northeasterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 50.00 feet; thence North 45 degrees 07 minutes 02 seconds West a distance of 106.57 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 333.88 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 232.00 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 463.70 feet to a point on the West line of said Section 31; thence along said West line North 00 degrees 20 minutes 07 seconds East a distance of 584.44 feet to the Point of Beginning and containing 160.72 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 1947.35 feet to the Southwest corner of the said Northeast One-Quarter; thence along the West line of the said Northeast One-Quarter, North 00 degrees 29 minutes 48 seconds East a distance of 2637.10 feet to the Northwest corner of the said Northeast One-Quarter; thence along the North line of said Northeast One-Quarter, South 89 degrees 30 minutes 58 seconds East a distance of 982.23 feet; thence South 00 degrees 28 minutes 43 seconds West a distance of 196.87 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence South 09 degrees 08 minutes 01 seconds West a distance of 110.42 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 83 degrees 22 minutes 18 seconds East a distance of 204.18 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 8.75 feet; thence South 00 degrees 14 minutes 44 seconds West a distance of 1331.42 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 395.2 feet; thence South 00 degrees 20

minutes 34 seconds West a distance of 640.37 feet to the Point of Beginning and containing 90.86 acres more or less, Except that part taken or used for road right of way.



LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA 2

TRACT 1:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 30; thence along the West line of the Northwest One-Quarter of said Section 30, North 00 degrees 20 minutes 45 seconds East a distance of 789.22 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 574.66 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 14 degrees 10 minutes 11 seconds and an arc length of 173.12 feet; thence North 76 degrees 11 minutes 30 seconds East a distance of 316.36 feet to a point of curvature; thence Northeasterly and Southeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 40 degrees 44 minutes 29 seconds and an arc length of 1066.61 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 137.59 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 162.05 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 39 degrees 37 minutes 48 seconds and an arc length of 484.17 feet; thence North 12 degrees 41 minutes 48 seconds West a distance of 395.11 feet; thence North 77 degrees 18 minutes 12 seconds East a distance of 630.58 feet; thence South 66 degrees 02 minutes 22 seconds East a distance of 984.89 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 51 degrees 03 minutes 18 seconds West, a radius of 1200.00 feet, a central angle of 01 degrees 04 minutes 43 seconds and an arc length of 22.59 feet; thence South 52 degrees 08 minutes 01 seconds West a distance of 254.09 feet; thence South 61 degrees 33 minutes 56 seconds East a distance of 1387.38 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 774.80 feet to a point on the East line of the Northeast One-Quarter of said Section 30; thence along said east line, South 00 degrees 15 minutes 14 seconds East a distance of 198.63 feet to a point on the Northerly right of way line of Interstate highway No. 35 as now established; thence along said Northerly right of way line the following four courses, South 89 degrees 56 minutes 22 seconds West a distance of 35.00 feet; thence South 14 degrees 54 minutes 13 seconds West a distance of 155.26 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 422.68 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet; thence departing said Northerly right of way line, North 89 degrees 38 minutes 18 seconds West a distance of 871.73 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence North 66 degrees 02 minutes 09 seconds West a distance of 73.74 feet; thence South 23 degrees 09 minutes 52 seconds West distance of 780.32 feet; thence North 66 degrees 50 minutes 08 seconds West a distance of 1437.26 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 480.59 feet; thence North 63 degrees 04 minutes 01 seconds West a distance of 112.64 feet; thence South 78 degrees 55 minutes 49 seconds West a distance of 595.04 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 15 degrees 43 minutes 32 seconds East, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet to a point of reverse curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 27 degrees 58 minutes 43 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point on the North line of LIBERTY

SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said North line the following two courses, North 33 degrees 33 minutes 21 seconds West a distance of 487.26 feet; thence North 89 degrees 56 minutes 33 seconds West a distance of 1804.18 feet to a point on the West line of the Southwest One-Quarter of said Section 30; thence along said West line, North 00 degrees 22 minutes 39 seconds East a distance of 198.02 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 64.94 acres, more or less.

TRACT 2:

Part of the West one half of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 31; thence along the West line of the Northwest One Quarter of said Section 31, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet; thence South 89 degrees 37 minutes 49 seconds East a distance of 606.80 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 89 degrees 38 minutes 18 seconds East, a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 52 degrees 01 minutes 48 seconds East a distance of 214.02 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 37 degrees 58 minutes 12 seconds East a distance of 574.44 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following five courses, South 51 degrees 42 minutes 11 seconds West a distance of 1918.75 feet; thence North 38 degrees 17 minutes 49 seconds West a distance of 88.00 feet; thence North 20 degrees 56 minutes 51 seconds West a distance of 143.53 feet; thence North 04 degrees 36 minutes 29 seconds West a distance of 36.06 feet; thence South 89 degrees 46 minutes 33 seconds West a distance of 40.42 feet to a point on the West line of the Southwest One-Quarter of said Section 31, thence along said West line, North 00 degrees 31 minutes 53 seconds East a distance of 838.80

feet to the Point of Beginning and containing 30.85 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northwest One Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of said Section 31; thence along the West line of said Northwest One Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 584.44 feet to the Point of Beginning; thence South 89 degrees 38 minutes 18 seconds East a distance of 463.70 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 463.50 feet; thence North 89 degrees 39 minutes 53 seconds West a distance of 463.49 feet to a point on the said West line of said Northwest One Quarter; thence along said West line, North 00 degrees 20 minutes 07 seconds East a distance of 463.71 feet to the Point of Beginning and containing 4.93 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes 17 seconds West a distance of 449.82 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 30.00 feet; thence North 89 degrees 31 minutes 17 seconds west a distance of 8.75 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 83 degrees 22 minutes 18 seconds West a distance of 204.18 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 09 degrees 08 minutes 01 seconds East a distance of 110.42 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence North 00 degrees 28 minutes 43 seconds East a distance of 196.87 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 1012.24 feet to the Point of Beginning and containing 15.85 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

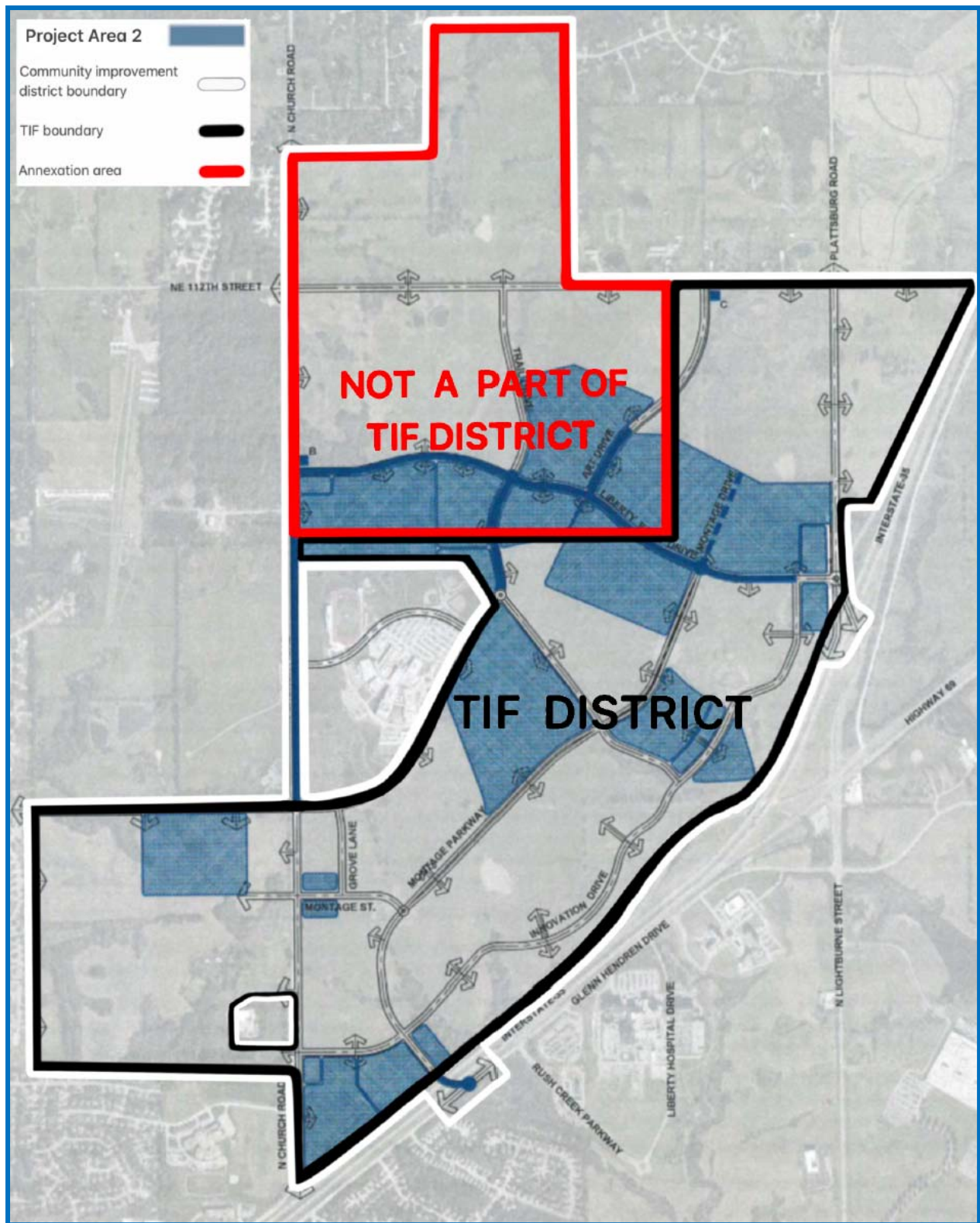
Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence North 40 degrees 33 minutes 37 seconds West a distance of 477.61 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence North 67 degrees 14 minutes 52 seconds West a distance of 429.20 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 77.58 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 303.10 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 234.90 feet; thence South 45 degrees 53 minutes 02 seconds East a distance of 289.69 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 36 degrees 25 minutes 16 seconds East, a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 115.28 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 447.52 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 22 degrees 34 minutes 51 seconds West a distance of 218.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 3659.72 feet, a central angle of 04 degrees 27 minutes 28 seconds and an arc length of 284.73 feet; thence South 36 degrees 43 minutes 17 seconds West a distance of 601.18 feet; thence South 75 degrees 32 minutes 11 seconds West a distance of 188.16 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1074.93 feet, a central angle of 11 degrees 41 minutes 53 seconds and an arc length of 219.47 feet; thence North 40 degrees 33 minutes 37 seconds West a distance of 116.48 feet to the Point of Beginning and containing 36.48 acres more or less, Except that part taken or used for road right of way.

TRACT 6:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the North line of said Section 31 and the South line of said Section 30, South 89 degrees 49 minutes 07 seconds East a distance of 1977.67 feet to the Point of Beginning; thence North 19 degrees 56 minutes 29 seconds West a distance of 1153.00 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said Easterly right of way line the following two courses, North 24 degrees 27 minutes 06 seconds East a distance of 367.04 feet to a point of

curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 2560.00 feet, a central angle of 07 degrees 29 minutes 47 seconds and an arc length of 334.94 feet; thence South 57 degrees 25 minutes 29 seconds East a distance of 1235.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 165.37 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 305.30 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 696.64 feet; thence North 19 degrees 56 minutes 29 seconds West a distance of 109.62 feet to the Point of Beginning and containing 31.90 acres more or less, Except that part taken or used for road right of way.



LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA 3

TRACT 1:

Part of the Southeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

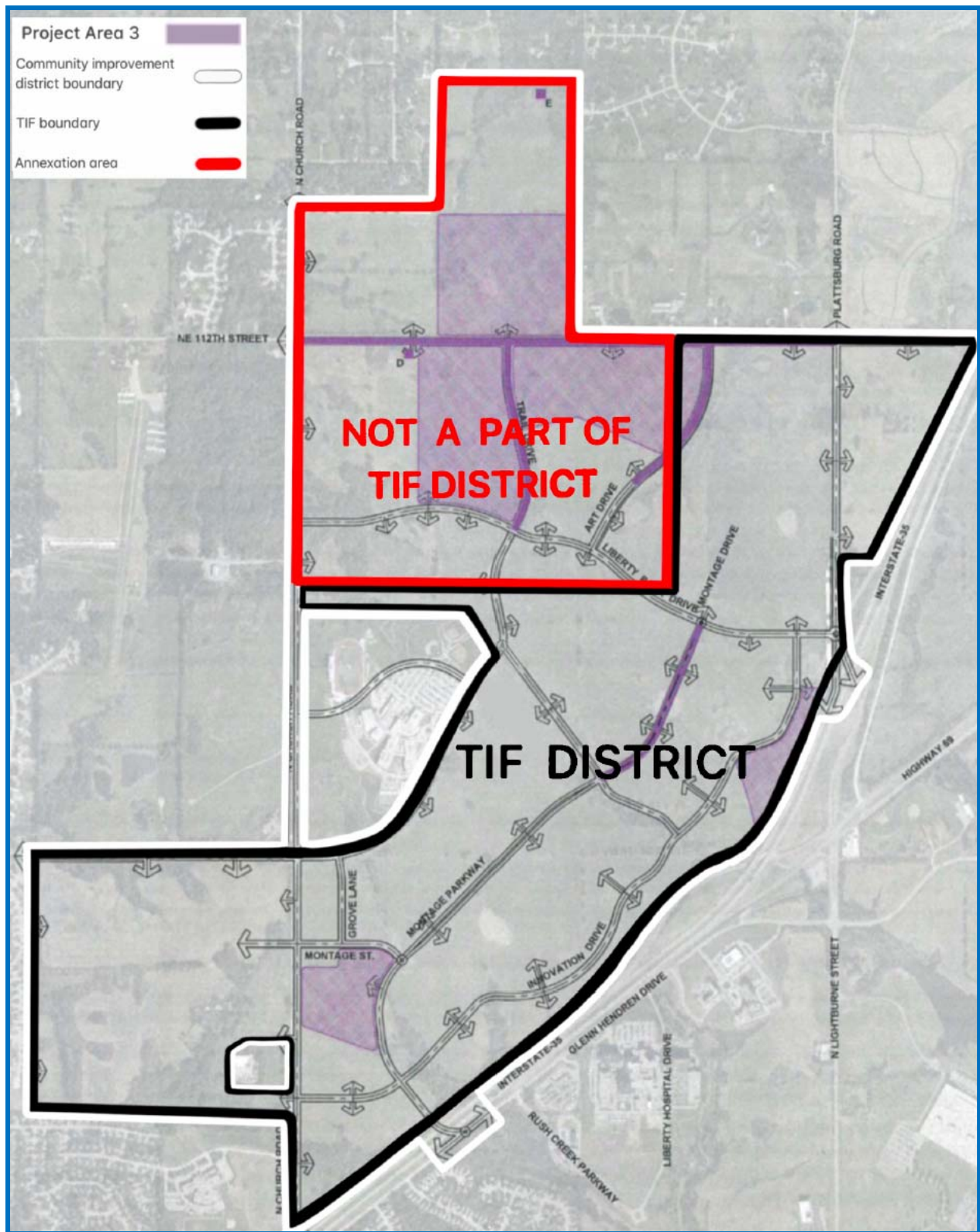
Commencing at the Northeast corner of the said Southeast One-Quarter of Section 30; thence along the North line of the said Southeast One Quarter, North 89 degrees 37 minutes 38 seconds West a distance of 76.56 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following two courses, South 00 degrees 03 minutes 38 seconds East a distance of 139.05 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet to the Point of Beginning; thence continuing along said Westerly right of way line the following two courses, South 01 degrees 06 minutes 43 seconds East a distance of 426.12 feet; thence South 22 degrees 34 minutes 51 seconds West a distance of 953.20 feet; thence departing said right of way line, North 66 degrees 50 minutes 08 seconds West a distance of 447.52 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 116.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet thence North 23 degrees 09 minutes 52 seconds East a distance of 244.84 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 587.65 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 359.86 feet to the Point of Beginning and containing 9.60 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 1000.40 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 549.99 feet; thence South 89 degrees 39 minutes 53 seconds East a distance of 463.49 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 231.50 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 333.88 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence South 45 degrees 07 minutes 02 seconds East a distance of 106.57 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 50.00 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence South 05 degrees 35

minutes 27 seconds East a distance of 205.64 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 07 degrees 45 minutes 47 seconds and an arc length of 94.84 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 26 seconds West, a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet; thence North 70 degrees 22 minutes 27 seconds West a distance of 752.53 feet to the Point of Beginning and containing 17.15 acres more or less, Except that part taken or used for road right of way.



LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA 4

TRACT 1:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 14 seconds East a distance of 1112.34 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 774.80 feet; thence North 61 degrees 33 minutes 56 seconds West a distance of 1387.38 feet; thence North 52 degrees 08 minutes 01 seconds East a distance of 254.09 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1200.00 feet, a central angle of 19 degrees 30 minutes 44 seconds and an arc length of 408.66 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 1515.19 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 31.87 acres, more or less.

TRACT 2:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 783.45

feet; thence South 70 degrees 22 minutes 27 seconds East a distance of 752.53 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 13 degrees 21 minutes 14 seconds East, a radius of 700.00 feet, a central angle of 25 degrees 01 minutes 52 seconds and an arc length of 305.81 feet; thence South 38 degrees 23 minutes 06 seconds East a distance of 77.65 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 38.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 89 degrees 37 minutes 49 seconds West a distance of 606.80 feet to the Point of Beginning and containing 13.56 acres more or less, Except that part taken or used for road right of way.

Tract 3:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence South 40 degrees 33 minutes 37 seconds East a distance of 116.48 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established, said point being a point of curvature; thence along said Westerly right of way line the following two courses, Southwesterly on a curve to the left having an initial tangent bearing of South 63 degrees 50 minutes 18 seconds West, a radius of 1074.93 feet, a central angle of 32 degrees 46 minutes 06 seconds and an arc length of 614.77 feet; thence South 35 degrees 10 minutes 56 seconds West a distance of 189.34 feet; thence departing said right of way line, North 75 degrees 19 minutes 22 seconds West a distance of 370.59 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 14 degrees 40 minutes 38 seconds East, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 61 degrees 23 minutes 43 seconds East, a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet; thence North 22 degrees 49 minutes 32 seconds East a distance of 27.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 40 degrees 33 minutes 37 seconds East distance of 314.25 feet to the Point of Beginning and containing 7.32 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 30; thence along the North line of the said Southwest One-Quarter, South 89 degrees 45 minutes 47 seconds East a

distance of 2195.33 feet to the Point of Beginning; thence North 78 degrees 55 minutes 49 seconds East a distance of 448.63 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 112.64 feet; thence South 26 degrees 55 minutes 59 seconds West a distance of 480.59 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 1437.26 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 780.32 feet; thence South 66 degrees 02 minutes 09 seconds East a distance of 73.74 feet to a point of curvature: thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 511.87 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 587.65 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 244.84 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet; thence South 70 degrees 30 minutes 08 seconds West a distance of 231.39 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 71 degrees 34 minutes 22 seconds West, a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet; thence North 45 degrees 53 minutes 02 seconds West a distance of 289.69 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 234.90 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 303.10 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 165.37 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence North 57 degrees 25 minutes 29 seconds West a distance of 1235.20 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being a point of curvature; thence along said Easterly right of way line, Northeasterly on a curve to the right having an initial tangent bearing of North 31 degrees 56 minutes 53 seconds East, a radius of 2560.00 feet, a central angle of 08 degrees 06 minutes 10 seconds and an arc length of 362.04 feet; thence along the North line of said LIBERTY SECOND HIGH SCHOOL, North 33 degrees 33 minutes 21 seconds West a distance of 31.81 feet to a point of curvature; thence Northerly and Northwesterly on a curve to the left having an initial tangent bearing of North 37 degrees 17 minutes 34 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point of reverse curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 27 degrees 58 minutes 43 seconds West, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet; thence North 78 degrees 55 minutes 49 seconds East a distance of 146.41 feet to the Point of Beginning.

EXCEPT

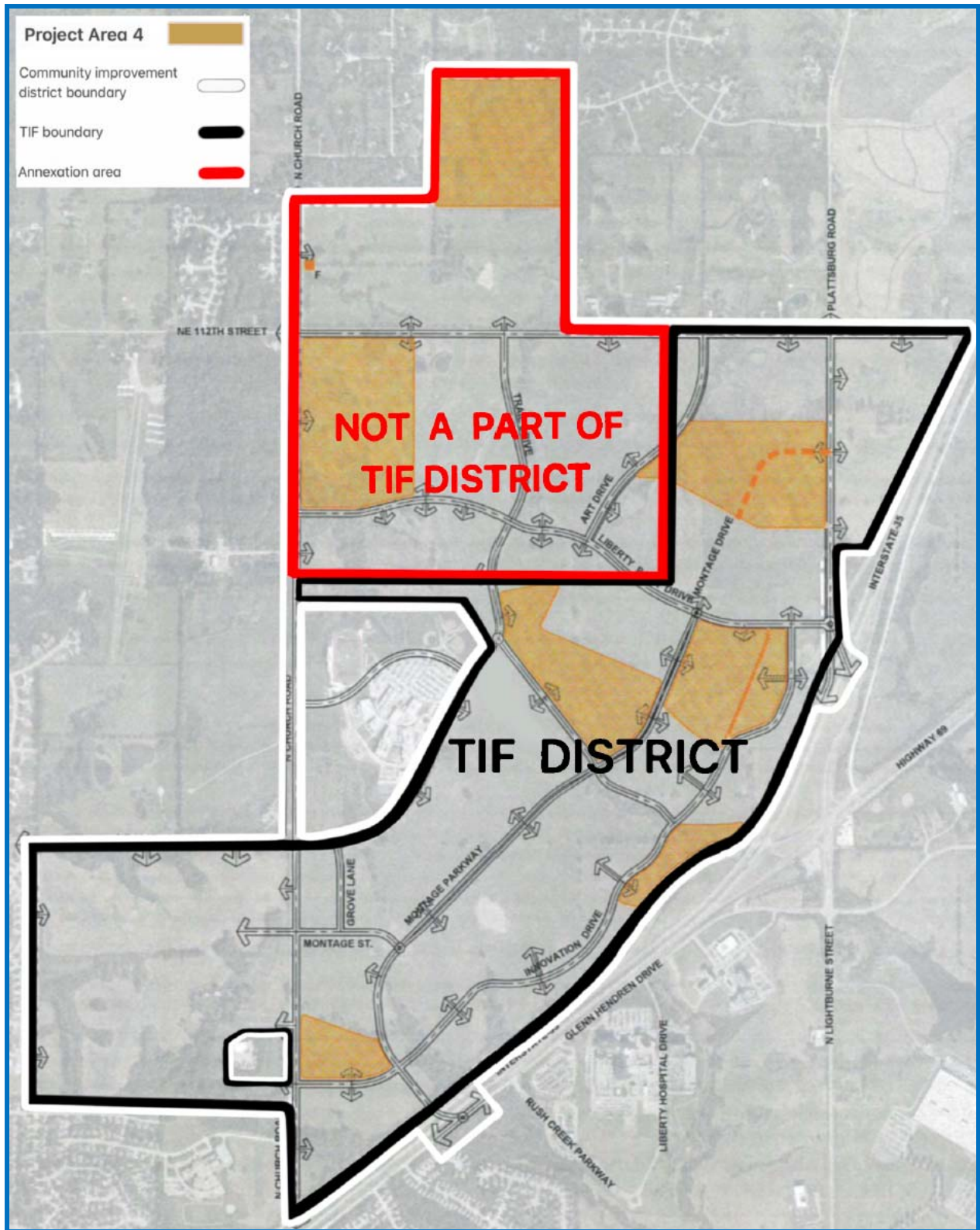
That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 70.09 acres, more or less.



LEGAL DESCRIPTION OF REDEVELOPMENT PROJECT AREA 5

TRACT 1:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 1515.19 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 32 degrees 37 minutes 17 seconds East, a radius of 1200.00 feet, a central angle of 32 degrees 16 minutes 07 seconds and an arc length of 675.83 feet; thence North 00 degrees 21 minutes 10 seconds East a distance of 252.58 feet to a point on the North line of the said Northeast One-Quarter of Section 30; thence along said North line, South 89 degrees 40 minutes 33 seconds East a distance of 1320.39 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 27.08 acres, more or less.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet to the Point of Beginning; thence continuing along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 1181.08 feet; thence North 89 degrees 31 minutes 46 seconds West a distance of 578.48 feet; thence South 45 degrees 24 minutes 50 seconds West a distance of 169.94 feet; thence North 89 degrees 30 minutes 51 seconds West a distance of 395.22 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 1301.42 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 1096.07

feet to the Point of Beginning and containing 30.95 acres more or less, Except that part taken or used for road right of way.

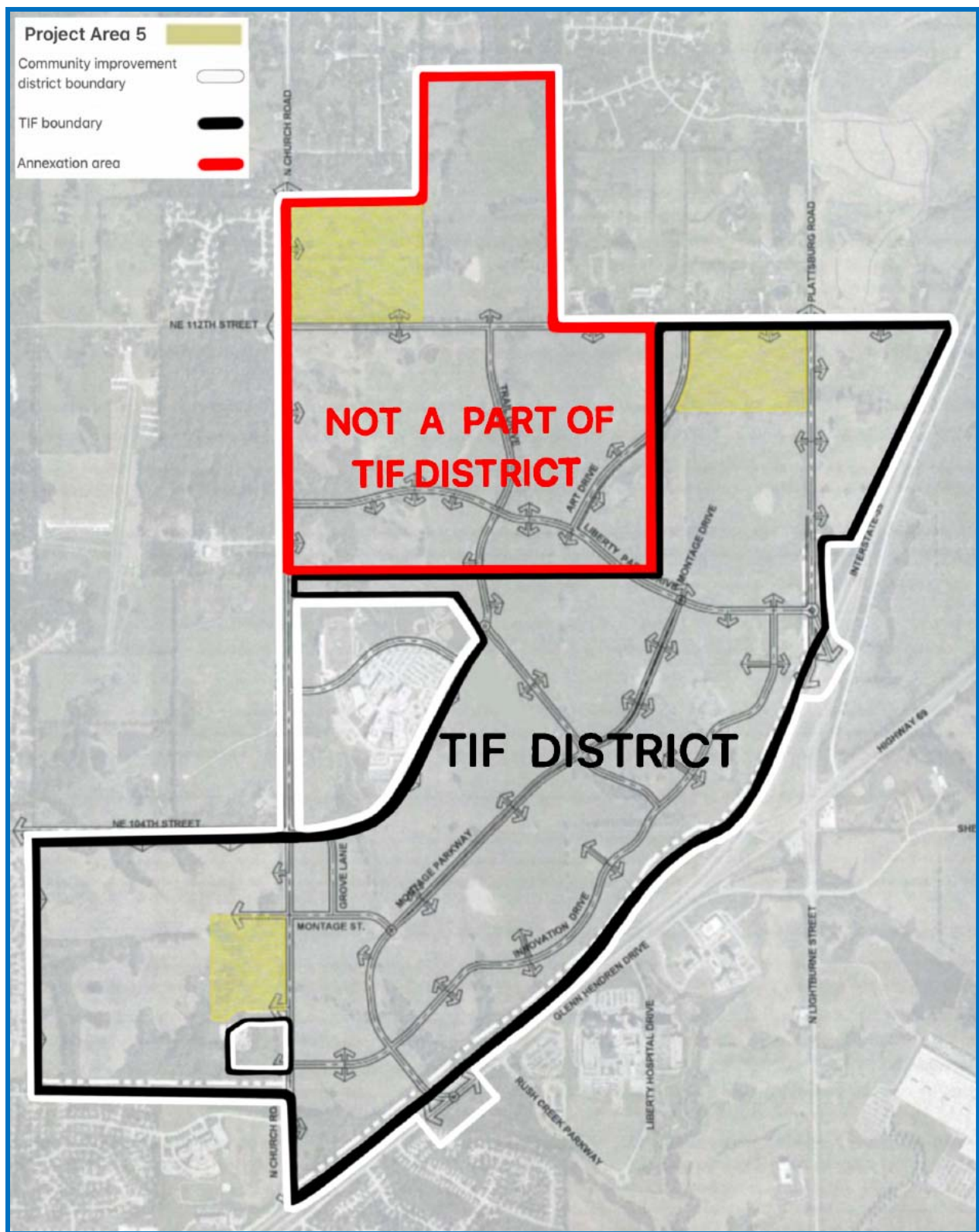


EXHIBIT C

PRIVATE PROJECT IMPROVEMENTS

1. To increase employment and enhance the tax base for the municipality, identified in the Qualifications Analysis Report, by inter alia, constructing the Redevelopment Projects described in Section II.C of the Plan. This includes construction of single-family and multi-family homes, commercial, retail, office, hotel and mixed use development. Uses that are not permitted within the Redevelopment Plan/Projects are as follows: 1) Surplus/used merchandise/discount/liquidation stores including discount retailers and resale stores; ; 2) Automobile/Truck Repair Stores; 3) Automobile/Truck Related Retail, Sales and Service Stores. Uses that may be permitted but should be limited in quantity and require prior approval of City Council are as follows 1) Gasoline/Convenience Stores; 2) Fast Food Restaurants; 3) Warehouses, mini-warehouse, storage, and related facilities.
2. To install, repair, construct, reconstruct and relocate access drives, utilities, sidewalk improvements, and other surface improvements essential to the preparation of the Redevelopment Area.
3. To construct certain infrastructure facilities and improvements serving the Redevelopment Area including, but not limited to:
 - storm water,
 - sanitary sewer,
 - water lines, and
 - gas and electric utilities.
4. Specific private amenity improvements include:
 - 4.1 The Grove Demonstration Farm and Learning Center in Project Area 1
 - 4.2 Montage Community Center in Project Area 2
 - 4.3 Westhill Community Pool and Playscape in Project Area 2
 - 4.4 Neighborhood Stable in Project Area 3
 - 4.5 Arts Center in Project Area 4

EXHIBIT D

PUBLIC PROJECT IMPROVEMENTS

The Project Improvements pertaining to a specific Redevelopment Project Area (numbered paragraphs 1 through 5 of this **Exhibit D**) correspond with the respective Redevelopment Project Areas 1 through 5 of the TIF Plan, as shown on the maps following the list of Priority and Project Improvements in this **Exhibit D**.

A. Future Public Safety Improvements

It is acknowledged that future Montage traffic volume and movements may require public safety improvements to that section of N. Church Rd. between the intersection with MO 291 Highway and the southern boundary of the project. The current traffic study does not show a need, now or in the future, however, the Developer will be required in seventh year following the commencement of construction, upon the written request by the City of Liberty Director of Public Works, to conduct and provide to the City of Liberty, an update of the traffic analysis for this corridor. TIF District participation in the construction of such public safety improvements necessitated by the updated traffic analysis in order to maintain a minimum LOS of E within this corridor, if any, shall be in collaboration with the City and Developer within three years thereafter with the next TIF Project Area.

B. Installation Timing of Project Improvements

All Priority Project Improvements shall be installed within years one to three of the commencement of the respective Project Area, with all other project improvements to be completed by year seven of the respective Project Area.

C. Improvements Involving MODOT

The parties recognize that MODOT involvement in certain improvements may impact design and construction timing.

D. Regional Public Trail Improvements

Trail system with connection to Rush Creek at Glenn Hendren shall be equitably constructed during phases I, II, and III as a Priority Item for each phase. All other trail improvements will be constructed as listed in Project Area Improvements.

E. Project Area Improvements

1. REDEVELOPMENT PROJECT 1 PROJECT IMPROVEMENTS

1.1 Priority Project 1 Water Improvements

1.1.1 2.5 MGD Booster Pump Station, reference Exhibit D-2

1.1.2 24" Water line to feed Booster Pump Station, reference Exhibit D-2

- 1.1.3 24" Water line Bored under I-35 from the booster pump to the northwest side of I-35; water Bore #1, reference Exhibit D-2
- 1.1.4 16" water line from water Bore #1 to 1.5 million--gallon elevated water storage tank, reference Exhibit D-2
- 1.1.5 1.5 million--gallon elevated water storage tank, reference Exhibit D-2
- 1.1.6 12" water line connecting to the 16" water line that was constructed to supply the elevated storage tank. The 12" water line shall connect to the northeast termination of the 12" water line in 104th Street.
- 1.1.7 12" water line on N. Church Road from Camille Street to 2280 N. Church Road.

1.2. Project 1 Water Improvements

- 1.2.1 Public water line required to serve area within delineated phase I boundary
- 1.2.2 12" water line serving the development area to the East of N. Plattsburg Road. The 12" water line shall connect to the 16" water line that is connected to the booster pump station and elevated water storage tank.

1.3. Priority Project 1 Sanitary Sewer Improvements

- 1.3.1 Sanitary Sewer bore under I-35 near Rush Creek Parkway – Sanitary Sewer bore #1, reference Exhibit D-2
- 1.3.2 Gravity sanitary sewer from I-35 and Rush Creek Parkway to downstream manhole, reference Exhibit D-2
- 1.3.3 Sanitary Sewer Pump Station A, reference Exhibit D-2
- 1.3.4 Sanitary Sewer force main from Pump Station A to gravity sewer main connected to Sewer bore #1.

1.4. Project 1 Sanitary Sewer Improvements

- 1.4.1 Public gravity sanitary sewer required to serve area within delineated phase I boundary
- 1.4.2 Sanitary Sewer trench across Church Road to provide gravity sanitary sewer on the west side of Church north of Camille and south of 104th Street.
- 1.4.3 Gravity sanitary sewer from Church Road to a connection point with sewer bore #1.
- 1.4.4 Sanitary sewer flow meter stations at any connections into the Kansas City, MO sewer system.
- 1.4.5 Gravity sanitary sewer line to intercept sewer flow from Liberty North High School and redirect flow to the south which will direct sewer flow to the Liberty Missouri Wastewater Treatment Plant.
- 1.4.6 Gravity Sewer main from upstream point of Sewer bore #1 to the northwest side of Innovation Drive.

1.5. Priority Project 1 Street & Storm Improvements

- 1.5.1 N. Church Road from southern project limits to Liberty Park Drive
- 1.5.2 NE 104th Street from N. Church Road west to west project boundary
- 1.5.3 One super roundabout at the southbound I-35 exit 20 off-ramp intersection with Plattsburg/Lightburne Street

- 1.5.4. Plattsburg/Lightburne Street from super roundabout north to the north project boundary
- 1.5.5. Innovation Drive
- 1.5.6. Lake Drive
- 1.6. Project 1 Street & Storm Improvements
 - 1.6.1. Public Street & Storm sewer required to serve area within delineated phase I boundary
 - 1.6.2. New southbound on-ramp to I-35 initiating from a super round-about within the District on Plattsburg
 - 1.6.3. Improvements to Plattsburg in immediate proximity south of the super round-about, west of I-35
 - 1.6.4. Regional Storm Water Basin at I-35 NE of Montage Pkwy.

2. REDEVELOPMENT PROJECT 2 PROJECT IMPROVEMENTS

- 2.1. Project 2 Water Improvements
 - 2.1.1. Public water line required to serve area within delineated phase II boundary
 - 2.1.2. 8" water line on N. Church Road from 2800 N. Church Road to proposed Liberty Park Drive.
- 2.2. Priority Project 2 Sanitary Sewer Improvements
 - 2.2.1. Sanitary Sewer bore under the intersection of I-35 & US 69 – Sanitary Sewer bore #1, reference Exhibit D-2
- 2.3. Project 2 Sanitary Sewer Improvements
 - 2.3.1. Sanitary Sewer bore under the intersection of I-35 & US 69 – Sanitary Sewer bore #1, reference Exhibit D-2
 - 2.3.2. Gravity sanitary sewer main from termination of Sanitary Sewer bore #2 to downstream manhole, reference Exhibit D-2
 - 2.3.3. Public gravity sanitary sewer required to serve area within delineated phase II boundary
 - 2.3.4. Sanitary sewer pump station B and sanitary sewer pump station C per Exhibit D-2
 - 2.3.5. Sanitary sewer force main from pump station B to receiving gravity sanitary sewer flow to the South.
 - 2.3.6. Sanitary sewer force main from pump station C to receiving gravity sanitary sewer flow to the South that does not discharge to sanitary sewer pump station A
- 2.4. Project 2 Street & Storm Improvements
 - 2.4.1. Public street and storm improvements required to serve area within delineated Phase II boundary
 - 2.4.2. Flyover connection west to east over I-35 landing with round-about on Glenn Hendren Drive;
 - 2.4.3. 1 regional stormwater basin;
 - 2.4.4. One-half of the Westerly watershed;
 - 2.4.5. Regional Storm Water Basin at I-35 and Lake Drive.

- 2.5. Project 2 Public Amenity Improvements
 - 2.5.1. Liberty Park with Grand Lawn and amphitheater;
 - 2.5.2. Liberty Sports Park Complex consisting of
 - 2.5.2.1. 6 turf soccer / lacrosse fields with lights plus a minimum of 400 parking stalls
 - 2.5.2.2. 8 pickleball courts with lights
 - 2.5.2.3. Graded raw land suitable for 100,000 sq ft indoor facility;
 - 2.5.3. Utilities to serve integrated City fire station, police substation, and regional detention pond/park
 - 2.5.4. One mile of walking and biking trails beginning at the SE side of the flyover and temporarily ending at Liberty Sports Park.

3. REDEVELOPMENT PROJECT 3 PROJECT IMPROVEMENTS

- 3.1. Project 3 Water Improvements
 - 3.1.1. Public water line required to serve area within delineated phase III boundary
 - 3.1.2. 8" water line on 112th Street from Art Drive to Plattsburg Road-
 - 3.1.3. 8" water line on N. Church Road from Liberty Park Drive north to 112th Street and then east to westerly boundary of phase III development area.
- 3.2. Project 3 Sanitary Sewer Improvements
 - 3.2.1. Public gravity sanitary sewer required to serve area within delineated phase III boundary
 - 3.2.2. Sanitary sewer pump station E and sanitary sewer pump station F per Exhibit D-2
 - 3.2.3. Sanitary sewer force main from pump station F to receiving gravity sanitary sewer flow to the South that does not discharge to sanitary sewer pump station B or sanitary sewer pump station C-
 - 3.2.4. Sanitary sewer force main from pump station E to receiving gravity sanitary sewer flow to the South that does not discharge to sanitary sewer pump station B or C.
- 3.3. Project 3 Street & Storm Improvements
 - 3.3.1. Public street and storm improvements required to serve area within delineated phase III boundary
 - 3.3.2. Montage Drive between Liberty Park Drive and Lake Drive
 - 3.3.3. 0.70 mile (3,696 linear feet) of Church Road extending from Liberty Park Drive north;
 - 3.3.4. NE 112th Street from Church Road-to Plattsburg (approx. 1 mile (5,280 lf);
 - 3.3.5. 0.30 mile (1,584 linear feet) of Art Avenue from NE 112th Street south;
 - 3.3.6. 2 regional stormwater basins;
 - 3.3.7. One-half of the Westerly watershed
- 3.4. Project 3 Public Amenity Improvements
 - 3.4.1. 0.60 mile (3,168 linear feet) of walking and biking trails

4. REDEVELOPMENT PROJECT 4 PROJECT IMPROVEMENTS

4.1. Project 4 Water Improvements

4.1.1. Public water line required to serve area within delineated phase IV boundary

4.2. Project 4 Sanitary Sewer Improvements

4.2.1. Public gravity sanitary sewer required to serve area within delineated phase IV boundary

4.3. Project 4 Street & Storm Improvements

4.3.1. Public street and storm improvements required to serve area within delineated phase IV boundary

4.3.2. 1 regional stormwater basins;

5. REDEVELOPMENT PROJECT 5 PROJECT IMPROVEMENTS

5.1. Project 5 Water Improvements

5.1.1. Public water line required to serve area within delineated phase V boundary

5.2. Project 5 Sanitary Sewer Improvements

5.2.1. Public gravity sanitary sewer required to serve area within delineated phase V boundary

5.3. Project 5 Street & Storm Improvements

5.3.1. Public street and storm improvements required to serve area within delineated phase V boundary

Exhibit D: Map of Redevelopment Project Area 1 Public Project Improvements

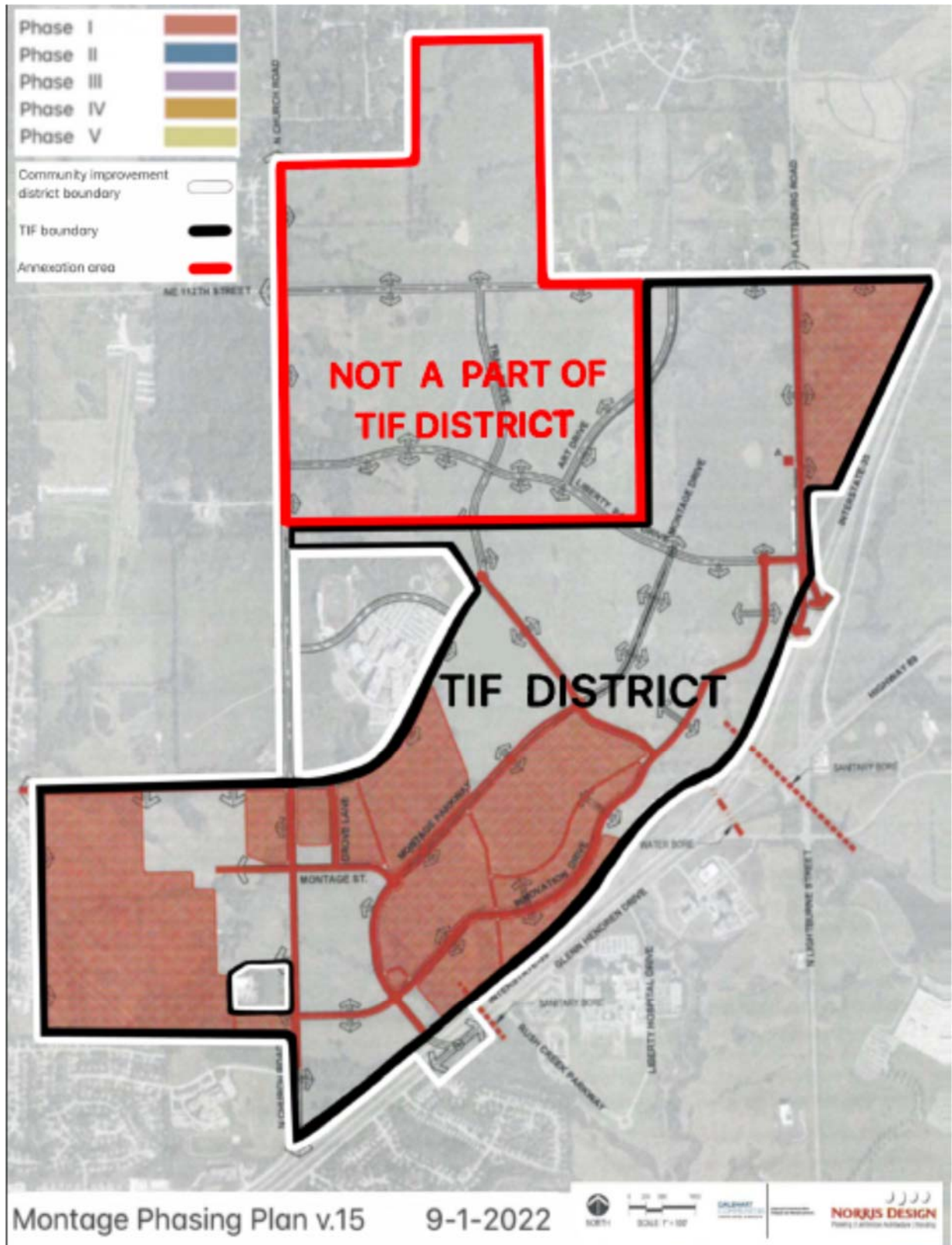


Exhibit D: Map of Redevelopment Project Area 2 Public Project Improvements

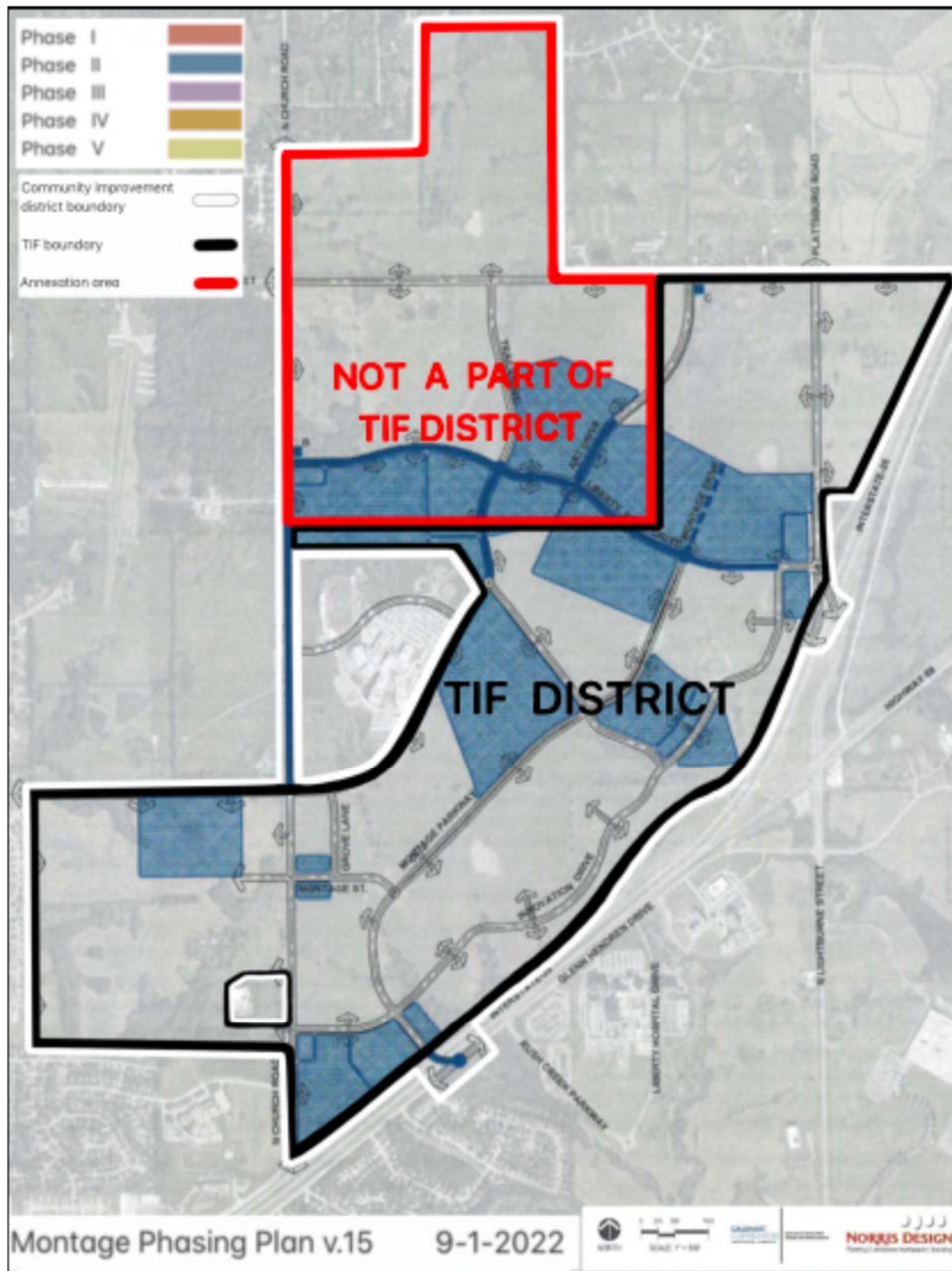


Exhibit D: Map of Redevelopment Project Area 3 Public Project Improvements

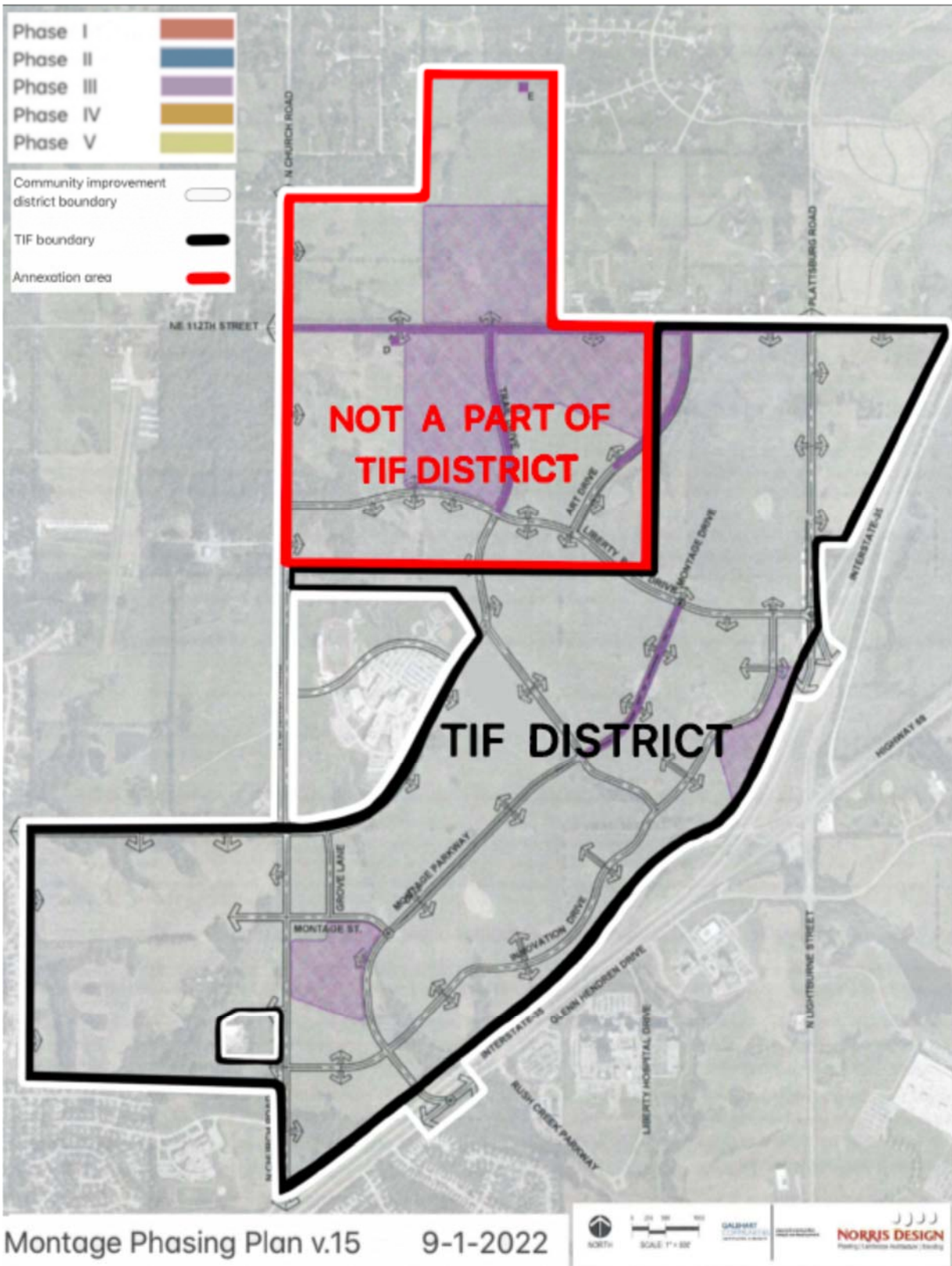


Exhibit D: Map of Redevelopment Project Area 5 Public Project Improvements

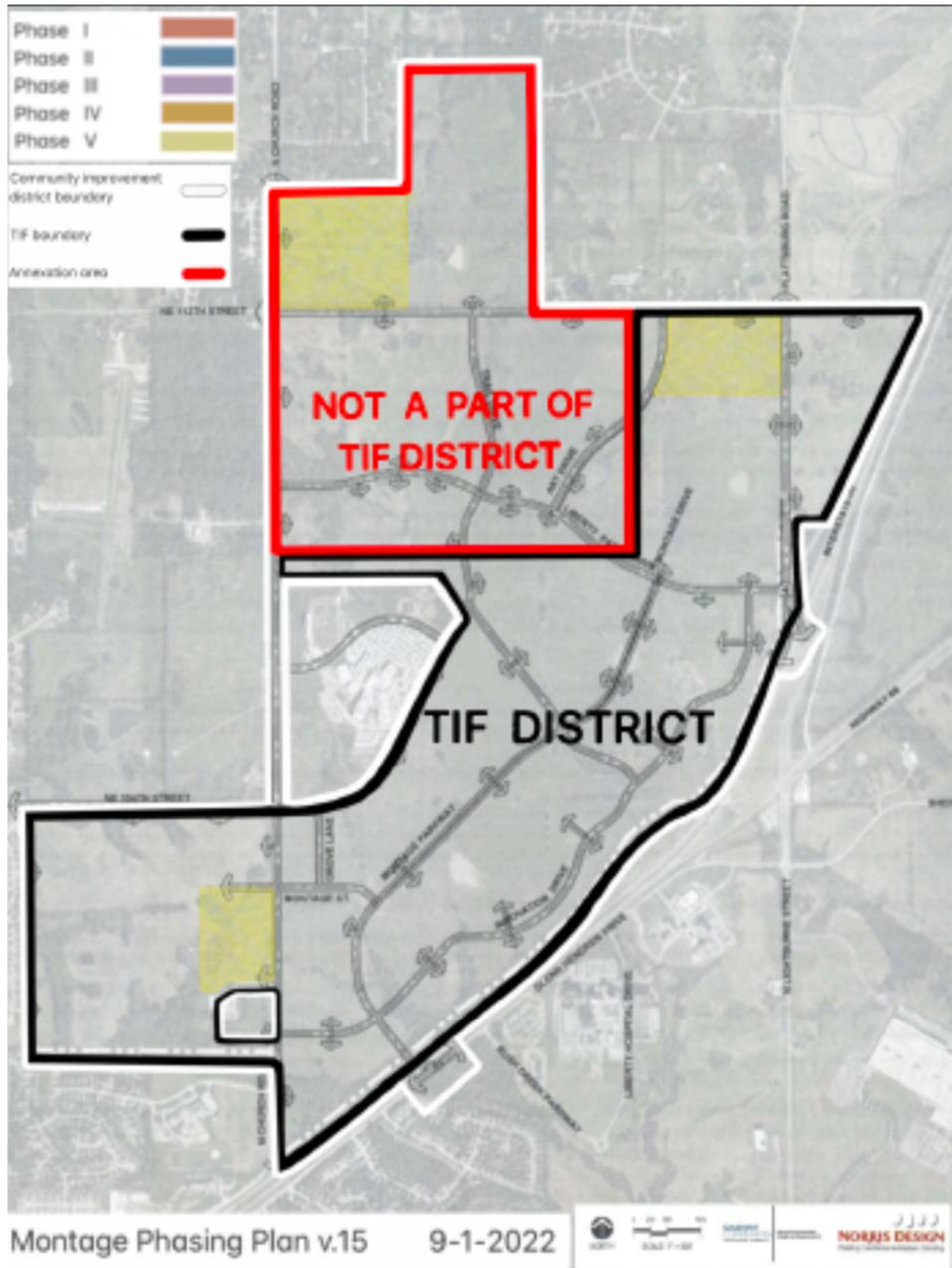


Exhibit D2

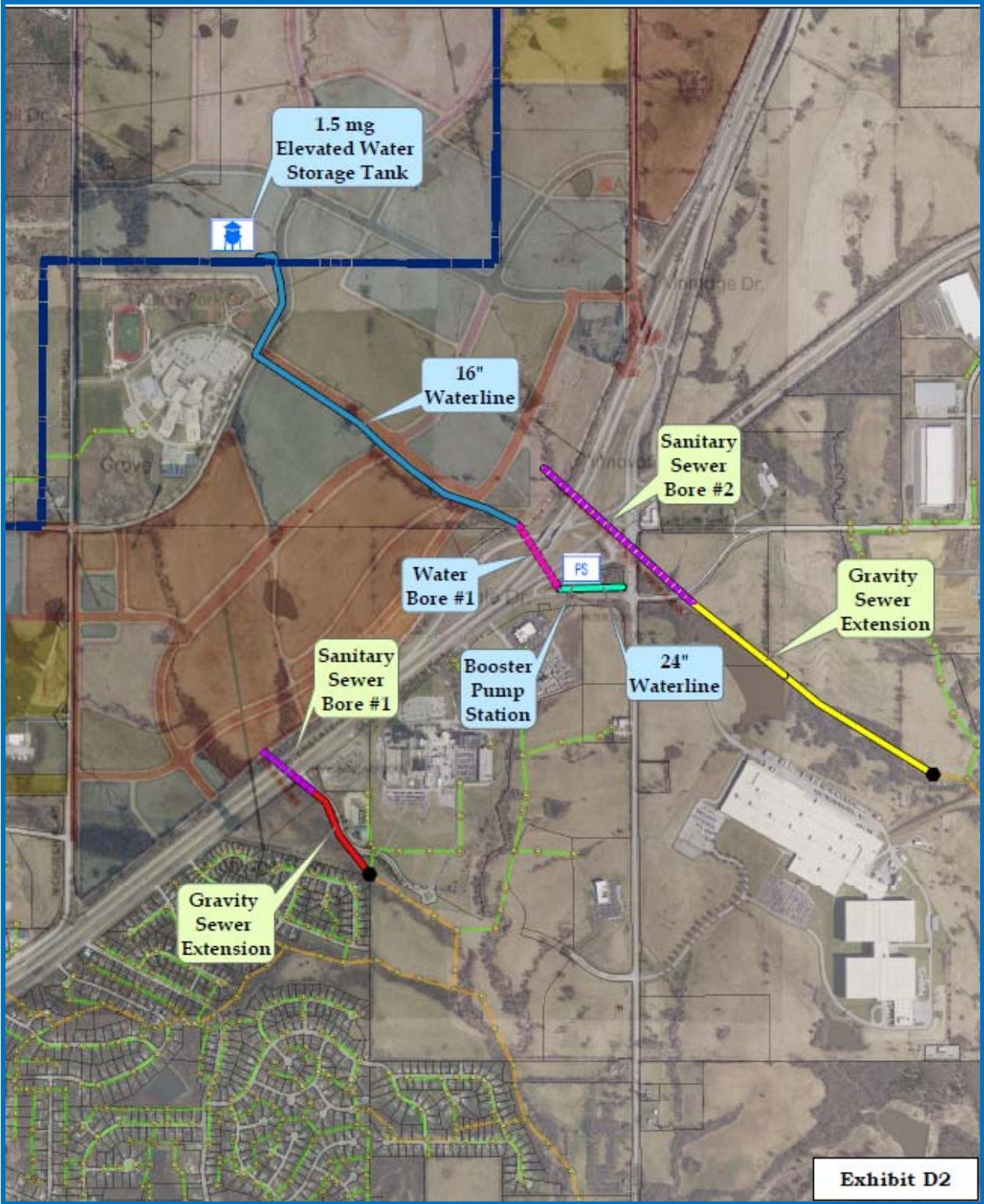


EXHIBIT E

ESTIMATED REDEVELOPMENT SCHEDULE

	<u>Commencement</u>	<u>Completion</u>
Redevelopment Project Area 1		Q4 2027
Redevelopment Project Area 2		Q4 2029
Redevelopment Project Area 3		Q4 2032
Redevelopment Project Area 4		Q4 2035
Redevelopment Project Area 5		Q4 2038

All scheduled activities may commence earlier than the dates set out above.

EXHIBIT F

REDEVELOPMENT PROJECT COST BUDGET

Development Costs	Total Project Costs	Private Capital	Private Bond Proceeds	Surplus SRD*
Site Acquisition	\$ 30,543,110	\$ 24,660,365	\$ 4,882,745	\$ 1,000,000
PreDevelopment Costs	\$ 6,259,086	\$ 4,093,588	\$ 2,065,498	\$ 100,000
Public Backbone Infrastructure	\$ 114,035,100	\$ 47,395,224	\$ 59,139,876	\$ 7,500,000
Public Neighborhood Infrastructure	\$ 56,394,000	\$ 9,483,643	\$ 43,610,357	\$ 3,300,000
Regional And Local Amenities & Green Space	\$ 47,035,556	\$ 45,626,184	\$ 1,209,600	\$ 199,772
Soft Costs	\$ 13,023,400	\$ 8,545,678	\$ 3,297,722	\$ 1,180,000
Contingency	\$ 23,143,579	\$ 14,811,650	\$ 7,741,929	\$ 590,000
Developer Fee	\$ 14,256,124	\$ 14,256,124	\$ -	\$ -
Total Development Costs (before Financing & Bond Debt Service)	\$ 304,689,954	\$ 164,693,252	\$ 126,126,930	\$ 13,869,772
Percentage of Total Project Costs		54.05%	41.40%	4.55%
Percentage of Overall Incremental Taxes (of \$1,080MM)				35.06%
Percentage of Horizontal & Vertical Costs (\$2B)				18.91%
*Non-Captured CID Revenue, plus surplus portion of captured CID revenue				

EXHIBIT G

PAYMENT AND PERFORMANCE BOND FORMS

PAYMENT BOND

KNOW ALL PERSONS BY THESE PRESENTS: That

(Name of Contractor)

(Address of Contractor)

a _____, hereinafter called Principal, and
(Corporation, Partnership, or Individual)

(Name of Surety)

hereinafter called SURETY, are held and firmly bound unto **Mayor, City Council and the Citizens of the City of Liberty, Missouri** located at **101 E. Kansas, Liberty Missouri, 64068** hereinafter called OWNER, and unto all persons, firms, and corporations who or which may furnish labor, or who furnish materials to perform as described under the contract and to their successors and assigns in the total aggregate penal sum of

_____ Dollars

(\$ _____) in lawful money of the United States, for the payment of which sum will be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally, firmly by these presents.

THE CONDITION OF THIS OBLIGATION is such that whereas, the PRINCIPAL entered into a certain contract with the OWNER, dated the _____ day of _____, 20____, a copy of which is hereto attached and made a part hereof for the construction of:

NOW, THEREFORE, if the PRINCIPAL shall promptly make payment to all persons, firms, and corporations furnishing materials for or performing labor in the prosecution of the WORK provided in such contract, and any authorized extensions or modifications thereof, including all amounts due for materials, lubricants, oil, gasoline, coal and coke, repairs on machinery, equipment and tools, consumed or used in connection with the construction of such WORK, and for all labor costs incurred in such WORK including that by a SUBCONTRACTOR, and to any mechanic or materialman lienholder whether it acquires its lien by operation of State or Federal law; then this obligation shall be void, otherwise to remain in full force and effect.

PROVIDED, that beneficiaries or claimants hereunder shall be limited to the SUBCONTRACTORS, and persons, firms, and corporations having a direct contract with the PRINCIPAL or its SUBCONTRACTORS.

PROVIDED, FURTHER that said SURETY, for value received, hereby stipulates and agrees that no change, extension of time, alteration or addition to the terms of the contract or to the WORK to be performed thereunder or the SPECIFICATIONS accompanying the same shall in any way affect its obligation on this BOND, and it does hereby waive notice of any such change, extension of time, alteration or addition to the terms of this contract or to the WORK or to the SPECIFICATIONS.

PROVIDED, FURTHER, that no suit or action shall be commenced hereunder by any claimant: (a) Unless claimant, other than one having a direct contract with the PRINCIPAL, shall have given written notice to any two of the following: The PRINCIPAL, the OWNER, or the SURETY above named within ninety (90) days after such claimant did or performed the last of the work or labor, or furnished the last of the materials for which said claim is made, stating, with substantial accuracy the amount claimed and the name of the party to whom the materials were furnished, or for whom the work or labor was done or performed. Such notice shall be served by mailing the same by registered mail or certified mail, postage prepaid, in an envelope addressed to the PRINCIPAL, OWNER, or SURETY, at any place where an office is regularly maintained for the transaction of business, or served in any manner in which legal process may be served in the state in which the aforesaid project is located, save that such service need not be made by a public officer. (b) After the expiration of one (1) year following the date of which PRINCIPAL ceased work on said CONTRACT, it being understood, however, that if any limitation embodied in the BOND is prohibited by any law controlling the construction hereof, such limitation shall be deemed to be amended so as to be equal to the minimum period of limitation permitted by such law.

PROVIDED, FURTHER, that it is expressly agreed that this BOND shall be deemed amended automatically and immediately, without formal and separate amendments hereto, upon amendment to the Contract not increasing the contract price more than 50 percent, so as to bind the PRINCIPAL and the SURETY to the full and faithful performance of the Contract as so amended. The term Amendment, wherever used in this BOND and whether referring to the BOND or the Contract shall include any alteration, addition, extension or modification of any character whatsoever.

PROVIDED, FURTHER, that no final settlement between the OWNER and the CONTRACTOR shall abridge the right of any beneficiary hereunder, whose claim may be unsatisfied.

IN WITNESS WHEREOF, this instrument is executed in _____ counterparts, each one of which shall be deemed an original, this the ____ day of _____, 20 ____.

ATTEST:

(Principal) Secretary

(SEAL)

(Witness as to Principal)

(Address)

By _____

(Address)

Surety

ATTEST:

(Witness to Surety)

(Address)

By _____
Attorney-in-Fact

(Address)

NOTE:

1. Date of BOND must not be prior to date of contract.
2. If CONTRACTOR is partnership, all partners should execute BOND.
3. Surety companies executing BONDS must appear on the Treasury Departments most current list (Circular 570 as amended) and be authorized to transact business in the state where the Project is located.
4. Accompany this bond with Attorney-in-Fact's Authority from the Surety Company certified to include the date of the bond.

PERFORMANCE AND MAINTENANCE BOND

City of Liberty, Missouri

KNOW ALL MEN BY THESE PRESENTS:

THAT we, the undersign, _____ of _____, hereinafter referred to as "Contractor", and _____, a corporation organized under the laws of the State of _____ and authorized to transact business in the State of Missouri, as "Surety", are held and firmly bound unto the City of Liberty, Missouri, hereinafter referred to as "City", in the penal sum of _____ Dollars (\$ _____), lawful money of the United States of America for the payment of which sum will and truly to be made, we bind ourselves, our heirs, executors, administrators, successors, and assigns, jointly and severally by these presents.

THE CONDITION OF THE FOREGOING OBLIGATION IS SUCH THAT:

WHEREAS, the above bonded Contractor, on the _____ day of _____, 20____, has been given permission by the City Engineer under Permit No., to construct

City Project No. _____.

NOW, THEREFORE, if the said Contractor shall construct or cause to be constructed and completed the entire improvement in accordance with specifications used by the City of Liberty for like improvements, and to the lines and grades shown on the plans, all to be done subject to the approval and acceptance of the Engineer for the said City of Liberty , and shall construct said with such materials in such manner that same shall endure without need of any repairs for the period of two (2) years from and after the completion of said improvement and acceptance thereof; and if said improvement shall endure without the need of repairs for the period of two (2) years from and after completion and acceptance thereof as aforesaid, then this obligation shall be void; otherwise to be in full force and effect.

IN TESTIMONY whereof, the Contractor has hereunto set his hand, and said surety has caused these presents to be executed in its name, and its corporate seal to be hereunto affixed, by its attorney-in-fact duly authorized to do so at _____, on this day of _____, 20_____.

Name

By: _____

Title: _____

Surety

By _____

Attorney-in-fact

By _____
State Representative

(Accompany this bond with the attorney-in-fact's authority from the surety company certified to include the date of the bond)

City of Liberty

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT
AREA 1 OF THE MONTAGE TAX INCREMENT FINANCING PLAN AS A
REDEVELOPMENT PROJECT; AND ADOPTING TAX INCREMENT FINANCING
THEREIN.

WHEREAS, the City Council of the City of Liberty, Missouri (the "City") adopted Ordinance No. ____ on September __, 2022, approving the Montage Tax Increment Financing Plan (the "Redevelopment Plan"), and designated the Redevelopment Area described therein as an economic development area pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 to 99.865 ("Act"); and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects;

WHEREAS, the City desires to activate tax increment allocation financing for Redevelopment Project 1.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

All terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

SECTION II

The area selected for Redevelopment Project 1 is legally described as follows:

TRACT 1:

All that part of the West one half of Section 29, Township 52, Range 31, lying Northwesterly of Interstate Highway I-35, in Clay County, Missouri, being more particularly described as follows:

Beginning at the Northwest corner of Section 29, Township 52, Range 31; thence along the North line of Northwest One-Quarter of said Section 29, North 89 degrees 38 minutes 57 seconds East a distance of 1394.06 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 25 degrees 46 minutes 30 seconds West a distance of 467.32 feet; thence South 21 degrees 51 minutes 12 seconds West a distance of 1551.31 feet; thence South 34 degrees 07 minutes 17 seconds West a distance of 504.18 feet; thence North 77 degrees 16 minutes 44 seconds West a distance of 292.98 feet; thence South 89

{31944 / 66661; 969338. }

ORDINANCE NO. _____ (CONT.)

degrees 44 minutes 46 seconds West a distance of 35.00 feet to a point on the West line of the said Northwest One-Quarter of Section 29; thence along said West line, North 00 degrees 15 minutes 14 seconds West a distance of 2205.17 feet to the Point of Beginning and containing 46.16 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet; thence North 00 degrees 29 minutes 28 seconds East a distance of 696.39 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 644.36 feet to the Point of Beginning and containing 10.31 acres more or less, Except that part taken or used for road right of way.

TRACT 3:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Beginning at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet; thence North 00 degrees 20 minutes 34 seconds East a distance of 216.72 feet; thence South 89 degrees 30 minutes 13 seconds East a distance of 698.87 feet to a point on the East line of the said Northeast One-Quarter; thence along said East line South 00 degrees 20 minutes 07 seconds West a distance of 216.95 feet to the Point of Beginning and containing 3.47 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the North one-half of Section 31 and part of the South one-half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the West line of said Section 31, South 00 degrees 20 minutes 07 seconds West a distance of 66.49 feet to a point on the Westerly extension of the South right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being the Point

ORDINANCE NO. _____ (CONT.)

of Beginning; thence along the said South right of way line of Northeast 104th Street and the Westerly extension thereof for the following three courses, South 89 degrees 49 minutes 07 seconds East a distance of 245.79 to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1265.00 feet, a central angle of 65 degrees 43 minutes 47 seconds and an arc length of 1451.21 feet; thence North 24 degrees 27 minutes 06 seconds East a distance of 443.25 feet; thence South 19 degrees 56 minutes 29 seconds East a distance of 1262.62 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 696.64 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 305.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 77.58 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence South 67 degrees 14 minutes 52 seconds East a distance of 429.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence South 40 degrees 33 minutes 37 seconds East a distance of 163.36 feet to a point of curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 49 degrees 26 minutes 23 seconds West, a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 22 degrees 49 minutes 32 seconds West a distance of 27.00 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet to a point of reverse curvature; thence Southwesterly on a curve to the left having an initial tangent bearing of South 61 degrees 08 minutes 40 seconds West, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet; thence South 75 degrees 19 minutes 22 seconds East a distance of 370.59 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following eight courses, South 35 degrees 20 minutes 02 seconds West a distance of 86.08 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 31 degrees 00 minutes 00 seconds West, a radius of 2724.79 feet, a central angle of 20 degrees 44 minutes 00 seconds and an arc length of 986.01 feet; thence South 47 degrees 18 minutes 20 seconds West a distance of 388.58 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 500.00 feet; thence South 65 degrees 46 minutes 10 seconds West a distance of 103.08 feet; thence South 51 degrees 44 minutes 00 seconds West a distance of 600.00 feet; thence South 37 degrees 41 minutes 50 seconds West a

ORDINANCE NO. _____ (CONT.)

distance of 103.08 feet ; thence South 51 degrees 43 minutes 32 seconds West a distance of 3.97 feet; thence departing said Northerly right of way line, North 37 degrees 58 minutes 12 seconds West a distance of 574.44 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 45 degrees 47 minutes 50 seconds West, a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 175.57 feet; thence North 38 degrees 23 minutes 06 seconds West a distance of 77.65 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 32 degrees 47 minutes 39 seconds and an arc length of 400.66 feet; thence North 05 degrees 35 minutes 27 seconds West a distance of 205.64 feet to a point of curvature; thence Northerly and Northeasterly on a curve to the right being tangent to the previous course having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence North 44 degrees 52 minutes 58 seconds East a distance of 50.00 feet; thence North 45 degrees 07 minutes 02 seconds West a distance of 106.57 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 333.88 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 232.00 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 463.70 feet to a point on the West line of said Section 31; thence along said West line North 00 degrees 20 minutes 07 seconds East a distance of 584.44 feet to the Point of Beginning and containing 160.72 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Southeast corner of the Northeast One-Quarter of said Section 36; thence along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 698.90 feet to the Point of Beginning; thence continuing along the South line of the said Northeast One-Quarter, North 89 degrees 29 minutes 04 seconds West a distance of 1947.35 feet to the Southwest corner of the said Northeast One-Quarter; thence along the West line of the said Northeast One-Quarter, North 00 degrees 29 minutes 48 seconds East a distance of 2637.10 feet to the Northwest corner of the said Northeast One-Quarter; thence along the North line of said Northeast One-Quarter, South 89 degrees 30 minutes 58 seconds East a distance of 982.23 feet; thence South 00 degrees 28 minutes 43 seconds West a distance of 196.87 feet to a point of curvature; thence Southwesterly on a curve to

ORDINANCE NO. _____ (CONT.)

the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence South 09 degrees 08 minutes 01 seconds West a distance of 110.42 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 83 degrees 22 minutes 18 seconds East a distance of 204.18 feet to a point of curvature; thence Easterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 8.75 feet; thence South 00 degrees 14 minutes 44 seconds West a distance of 1331.42 feet; thence South 89 degrees 30 minutes 51 seconds East a distance of 395.2 feet; thence South 00 degrees 20 minutes 34 seconds West a distance of 640.37 feet to the Point of Beginning and containing 90.86 acres more or less, Except that part taken or used for road right of way.

and is approved and designated by the Redevelopment Plan as Redevelopment Project Area 1 (the "Redevelopment Project Area 1"). Redevelopment Project Area 1 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

SECTION III

Tax increment allocation financing is hereby adopted for taxable real property in Redevelopment Project Area 1. After the total equalized assessed valuation of the taxable real estate property in Redevelopment Project Area 1 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project Area 1, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in R.S.Mo. § 99.855.2 each year after the effective date of this ordinance until certified reimbursable redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in Redevelopment Project Area 1 shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in Redevelopment Project Area 1, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund

{31944 / 66661; 969338. }

ORDINANCE NO. _____ (CONT.)

called the "Special Allocation Fund" of the City for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred in the payment thereof. In the event a new levy rate for ad valorem tax on real property is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the payments in lieu of taxes projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of one percent (1%) per month.

3. The amount of the Single Family Surplus Payments in Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

4. The amount of the Multifamily Surplus Payments In Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

SECTION IV

In addition to the payments in lieu of taxes described in Section 3 above, fifty percent (50%) of the total additional revenue from taxes penalties and interest which are imposed by the City (but specifically does not include the City's three-eighths of one percent (0.375%) Economic Development Sales Tax effective April 1, 2015), County or other taxing districts, and which are generated by economic activities within Redevelopment Project Area 1 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessment specifically identified by the Act, other than payments in lieu of taxes, and penalties and interest thereon, shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated official officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred. In the event a new sales tax levy is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the EATs projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law.

SECTION V

That any reimbursement to the developer of TIF revenues for reimbursable project expenses is conditioned upon the execution of a Redevelopment Agreement between the City and the developer approved by the City Council by ordinance, upon the terms and conditions as agreed upon by the parties to carry out the goals and objectives of the Redevelopment Plan.

SECTION VI

That this Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor according to law.

PASSED by the Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this _____ day of _____, 2022.

MAYOR

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT
AREA 2 OF THE MONTAGE TAX INCREMENT FINANCING PLAN AS A
REDEVELOPMENT PROJECT; AND ADOPTING TAX INCREMENT FINANCING
THEREIN.

WHEREAS, the City Council of the City of Liberty, Missouri (the "City") adopted Ordinance No. ____ on September __, 2022, approving the Montage Tax Increment Financing Plan (the "Redevelopment Plan"), and designated the Redevelopment Area described therein as an economic development area pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 to 99.865 ("Act"); and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects;

WHEREAS, the City desires to activate tax increment allocation financing for Redevelopment Project 2.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

All terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

SECTION II

The area selected for Redevelopment Project 2 is legally described as follows:

TRACT 1:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 30; thence along the West line of the Northwest One-Quarter of said Section 30, North 00 degrees 20 minutes 45 seconds East a distance of 789.22 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 574.66 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 14 degrees 10 minutes 11 seconds and an arc length of 173.12 feet; thence North 76 degrees 11 minutes 30 seconds East a distance of 316.36 feet to a point of curvature; thence Northeasterly and Southeasterly on a curve to the right being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 40

{31944 / 68071; 969408. }

ORDINANCE NO. _____ (CONT.)

degrees 44 minutes 29 seconds and an arc length of 1066.61 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 137.59 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 162.05 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 39 degrees 37 minutes 48 seconds and an arc length of 484.17 feet; thence North 12 degrees 41 minutes 48 seconds West a distance of 395.11 feet; thence North 77 degrees 18 minutes 12 seconds East a distance of 630.58 feet; thence South 66 degrees 02 minutes 22 seconds East a distance of 984.89 feet to a point of curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 51 degrees 03 minutes 18 seconds West, a radius of 1200.00 feet, a central angle of 01 degrees 04 minutes 43 seconds and an arc length of 22.59 feet; thence South 52 degrees 08 minutes 01 seconds West a distance of 254.09 feet; thence South 61 degrees 33 minutes 56 seconds East a distance of 1387.38 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 774.80 feet to a point on the East line of the Northeast One-Quarter of said Section 30; thence along said east line, South 00 degrees 15 minutes 14 seconds East a distance of 198.63 feet to a point on the Northerly right of way line of Interstate highway No. 35 as now established; thence along said Northerly right of way line the following four courses, South 89 degrees 56 minutes 22 seconds West a distance of 35.00 feet; thence South 14 degrees 54 minutes 13 seconds West a distance of 155.26 feet; thence South 00 degrees 03 minutes 38 seconds East a distance of 422.68 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet; thence departing said Northerly right of way line, North 89 degrees 38 minutes 18 seconds West a distance of 871.73 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence North 66 degrees 02 minutes 09 seconds West a distance of 73.74 feet; thence South 23 degrees 09 minutes 52 seconds West distance of 780.32 feet; thence North 66 degrees 50 minutes 08 seconds West a distance of 1437.26 feet; thence North 26 degrees 55 minutes 59 seconds East a distance of 480.59 feet; thence North 63 degrees 04 minutes 01 seconds West a distance of 112.64 feet; thence South 78 degrees 55 minutes 49 seconds West a distance of 595.04 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 15 degrees 43 minutes 32 seconds East, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet to a point of reverse curvature; thence Southwesterly on a curve to the right having an initial tangent bearing of South 27 degrees 58 minutes 43 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point on the North line of LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said North line the following two courses, North 33 degrees 33 minutes 21 seconds West a distance of 487.26 feet; thence North 89 degrees 56 minutes 33 seconds West a distance of 1804.18 feet to a point on the West line of the Southwest One-Quarter of said Section 30; thence along said West line, North 00 degrees 22 minutes 39 seconds East a distance of 198.02 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 64.94 acres, more or less.

TRACT 2:

Part of the West one half of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the West One-Quarter corner of said Section 31; thence along the West line of the Northwest One Quarter of said Section 31, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet; thence South 89 degrees 37 minutes 49 seconds East a distance of 606.80 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of South 89 degrees 38 minutes 18 seconds East, a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 52 degrees 01 minutes 48 seconds East a distance of 214.02 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 06 degrees 13 minutes 58 seconds and an arc length of 108.78 feet; thence South 37 degrees 58 minutes 12 seconds East a distance of 574.44 feet to a point on the Northerly right of way line of Interstate Highway No. 35 as now established; thence along said Northerly right of way line the following five courses, South 51 degrees 42 minutes 11 seconds West a distance of 1918.75 feet; thence North 38 degrees 17 minutes 49 seconds West a distance of 88.00 feet; thence North 20 degrees 56 minutes 51 seconds West a distance of 143.53 feet; thence North 04 degrees 36 minutes 29 seconds West a distance of 36.06 feet; thence South 89 degrees 46 minutes 33 seconds West a distance of 40.42 feet to a point on the West line of the Southwest One-Quarter of said Section 31, thence along said West line, North 00 degrees 31 minutes 53 seconds East a distance of 838.80 feet to the Point of Beginning and containing 30.85 acres more or less, Except that part taken or used for road right of way.

ORDINANCE NO. _____ (CONT.)

TRACT 3:

Part of the Northwest One Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of said Section 31; thence along the West line of said Northwest One Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 584.44 feet to the Point of Beginning; thence South 89 degrees 38 minutes 18 seconds East a distance of 463.70 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 463.50 feet; thence North 89 degrees 39 minutes 53 seconds West a distance of 463.49 feet to a point on the said West line of said Northwest One Quarter; thence along said West line, North 00 degrees 20 minutes 07 seconds East a distance of 463.71 feet to the Point of Beginning and containing 4.93 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet; North 89 degrees 31 minutes 17 seconds West a distance of 646.25 feet to the Point of Beginning; thence continuing North 89 degrees 31 minutes 17 seconds West a distance of 449.82 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 30.00 feet; thence North 89 degrees 31 minutes 17 seconds west a distance of 8.75 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 07 degrees 06 minutes 26 seconds and an arc length of 37.21 feet; thence South 83 degrees 22 minutes 18 seconds West a distance of 204.18 feet to a point of curvature; thence Westerly and Northerly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 105 degrees 45 minutes 43 seconds and an arc length of 553.77 feet; thence North 09 degrees 08 minutes 01 seconds East a distance of 110.42 feet to a point of curvature; thence Northerly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 08 degrees 39 minutes 18 seconds and an arc length of 45.32 feet; thence North 00 degrees 28 minutes 43 seconds East a distance of 196.87 feet to a point on the North line of the said Northeast One-Quarter; thence along the said North line South 89 degrees 30 minutes 58 seconds East a distance of 1012.24 feet to the Point of Beginning and containing 15.85 acres more or less, Except that part taken or used for road right of way.

TRACT 5:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of

{31944 / 68071; 969408. }

ORDINANCE NO. _____ (CONT.)

said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence North 40 degrees 33 minutes 37 seconds West a distance of 477.61 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet a central angle of 26 degrees 41 minutes 15 seconds and an arc length of 139.74 feet; thence North 67 degrees 14 minutes 52 seconds West a distance of 429.20 feet to a point of curvature; thence Northwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet a central angle of 38 degrees 31 minutes 41 seconds and an arc length of 201.73 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 77.58 feet; thence North 61 degrees 16 minutes 50 seconds East a distance of 303.10 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 234.90 feet; thence South 45 degrees 53 minutes 02 seconds East a distance of 289.69 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 36 degrees 25 minutes 16 seconds East, a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet; thence North 70 degrees 30 minutes 08 seconds East a distance of 115.28 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 447.52 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following five courses, South 22 degrees 34 minutes 51 seconds West a distance of 218.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 3659.72 feet, a central angle of 04 degrees 27 minutes 28 seconds and an arc length of 284.73 feet; thence South 36 degrees 43 minutes 17 seconds West a distance of 601.18 feet; thence South 75 degrees 32 minutes 11 seconds West a distance of 188.16 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1074.93 feet, a central angle of 11 degrees 41 minutes 53 seconds and an arc length of 219.47 feet; thence North 40 degrees 33 minutes 37 seconds West a distance of 116.48 feet to the Point of Beginning and containing 36.48 acres more or less, Except that part taken or used for road right of way.

TRACT 6:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of Section 31 and the Southwest corner of Section 30; thence along the North line of said Section 31 and the South line of said Section 30, South 89 degrees 49 minutes 07 seconds East a distance of 1977.67 feet to the Point of Beginning; thence North 19 degrees 56 minutes 29 seconds West a distance of 1153.00 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty; thence along said Easterly right of way line the following two courses,

{31944 / 68071; 969408. }

ORDINANCE NO. _____ (CONT.)

North 24 degrees 27 minutes 06 seconds East a distance of 367.04 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 2560.00 feet, a central angle of 07 degrees 29 minutes 47 seconds and an arc length of 334.94 feet; thence South 57 degrees 25 minutes 29 seconds East a distance of 1235.20 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence South 28 degrees 43 minutes 10 seconds East a distance of 165.37 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 305.30 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 1500.00 feet, a central angle of 16 degrees 23 minutes 51 seconds and an arc length of 429.29 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 696.64 feet; thence North 19 degrees 56 minutes 29 seconds West a distance of 109.62 feet to the Point of Beginning and containing 31.90 acres more or less, Except that part taken or used for road right of way.

and is approved and designated by the Redevelopment Plan as Redevelopment Project Area 2 (the "Redevelopment Project Area 2"). Redevelopment Project Area 2 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

SECTION III

Tax increment allocation financing is hereby adopted for taxable real property in Redevelopment Project Area 2. After the total equalized assessed valuation of the taxable real estate property in Redevelopment Project Area 2 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project Area 2, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in R.S.Mo. § 99.855.2 each year after the effective date of this ordinance until certified reimbursable redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in Redevelopment Project Area 2 shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in Redevelopment Project Area 2, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations

{31944 / 68071; 969408. }

ORDINANCE NO. _____ (CONT.)

incurred in the payment thereof. In the event a new levy rate for ad valorem tax on real property is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the payments in lieu of taxes projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of one percent (1%) per month.

3. The amount of the Single Family Surplus Payments in Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

4. The amount of the Multifamily Surplus Payments In Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

SECTION IV

In addition to the payments in lieu of taxes described in Section 3 above, fifty percent (50%) of the total additional revenue from taxes penalties and interest which are imposed by the City (but specifically does not include the City's three-eighths of one percent (0.375%) Economic Development Sales Tax effective April 1, 2015), County or other taxing districts, and which are generated by economic activities within Redevelopment Project Area 2 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessment specifically identified by the Act, other than payments in lieu of taxes, and penalties and interest thereon, shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated official officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred. In the event a new sales tax levy is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the EATs projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law.

ORDINANCE NO. _____ (CONT.)

SECTION V

That any reimbursement to the developer of TIF revenues for reimbursable project expenses is conditioned upon the execution of a Redevelopment Agreement between the City and the developer approved by the City Council by ordinance, upon the terms and conditions as agreed upon by the parties to carry out the goals and objectives of the Redevelopment Plan.

SECTION VI

That this Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor according to law.

PASSED by the Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this _____ day of _____, 2022.

MAYOR

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT
AREA 3 OF THE MONTAGE TAX INCREMENT FINANCING PLAN AS A
REDEVELOPMENT PROJECT; AND ADOPTING TAX INCREMENT FINANCING
THEREIN.

WHEREAS, the City Council of the City of Liberty, Missouri (the "City") adopted Ordinance No. ____ on September __, 2022, approving the Montage Tax Increment Financing Plan (the "Redevelopment Plan"), and designated the Redevelopment Area described therein as an economic development area pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 to 99.865 ("Act"); and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects;

WHEREAS, the City desires to activate tax increment allocation financing for Redevelopment Project 3.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

All terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

SECTION II

The area selected for Redevelopment Project 3 is legally described as follows:

TRACT 1:

Part of the Southeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Southeast One-Quarter of Section 30; thence along the North line of the said Southeast One Quarter, North 89 degrees 37 minutes 38 seconds West a distance of 76.56 feet to a point on the Westerly right of way line of Interstate Highway No. 35 as now established; thence along said Westerly right of way line the following two courses, South 00 degrees 03 minutes 38 seconds East a distance of 139.05 feet; thence South 01 degrees 06 minutes 43 seconds East a distance of 204.28 feet to the Point of Beginning; thence continuing along said Westerly right of way line the following two courses, South 01 degrees 06 minutes 43 seconds East a distance of 426.12 feet; thence South 22 degrees 34 minutes 51 seconds West a distance of 953.20 feet; thence departing said right of way line, North 66 degrees 50 minutes 08 seconds West a distance of 447.52 feet; thence North 70 degrees 30

{31944 / 68071; 969412. }

ORDINANCE NO. _____ (CONT.)

minutes 08 seconds East a distance of 116.11 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet thence North 23 degrees 09 minutes 52 seconds East a distance of 244.84 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 587.65 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 359.86 feet to the Point of Beginning and containing 9.60 acres more or less, Except that part taken or used for road right of way.

TRACT 2:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 1000.40 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 549.99 feet; thence South 89 degrees 39 minutes 53 seconds East a distance of 463.49 feet; thence North 00 degrees 21 minutes 42 seconds East a distance of 231.50 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 333.88 feet to a point of curvature; thence Southeasterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, central angle of 44 degrees 31 minutes 16 seconds and an arc length of 233.11 feet; thence South 45 degrees 07 minutes 02 seconds East a distance of 106.57 feet; thence South 44 degrees 52 minutes 58 seconds West a distance of 50.00 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 50 degrees 28 minutes 25 seconds and an arc length of 616.65 feet; thence South 05 degrees 35 minutes 27 seconds East a distance of 205.64 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 700.00 feet, a central angle of 07 degrees 45 minutes 47 seconds and an arc length of 94.84 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of South 88 degrees 49 minutes 26 seconds West, a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet; thence North 70 degrees 22 minutes 27 seconds West a distance of 752.53 feet to the Point of Beginning and containing 17.15 acres more or less, Except that part taken or used for road right of way.

and is approved and designated by the Redevelopment Plan as Redevelopment Project Area 3 (the "Redevelopment Project Area 3"). Redevelopment Project Area 3 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

SECTION III

Tax increment allocation financing is hereby adopted for taxable real property in
{31944 / 68071; 969412. }

ORDINANCE NO. _____ (CONT.)

Redevelopment Project Area 3. After the total equalized assessed valuation of the taxable real estate property in Redevelopment Project Area 3 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project Area 3, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in R.S.Mo. § 99.855.2 each year after the effective date of this ordinance until certified reimbursable redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in Redevelopment Project Area 3 shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in Redevelopment Project Area 3, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred in the payment thereof. In the event a new levy rate for ad valorem tax on real property is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the payments in lieu of taxes projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of one percent (1%) per month.

3. The amount of the Single Family Surplus Payments in Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

4. The amount of the Multifamily Surplus Payments In Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing

ORDINANCE NO. _____ (CONT.)
District receives from real property within the Redevelopment Area.

SECTION IV

In addition to the payments in lieu of taxes described in Section 3 above, fifty percent (50%) of the total additional revenue from taxes penalties and interest which are imposed by the City (but specifically does not include the City's three-eighths of one percent (0.375%) Economic Development Sales Tax effective April 1, 2015), County or other taxing districts, and which are generated by economic activities within Redevelopment Project Area 3 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessment specifically identified by the Act, other than payments in lieu of taxes, and penalties and interest thereon, shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated official officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred. In the event a new sales tax levy is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the EATs projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law.

SECTION V

That any reimbursement to the developer of TIF revenues for reimbursable project expenses is conditioned upon the execution of a Redevelopment Agreement between the City and the developer approved by the City Council by ordinance, upon the terms and conditions as agreed upon by the parties to carry out the goals and objectives of the Redevelopment Plan.

SECTION VI

That this Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor according to law.

PASSED by the Council this _____ day of _____, 2022.

MAYOR

ATTEST:

ORDINANCE NO. _____ (CONT.)
DEPUTY CITY CLERK

Approved by the Mayor this _____ day of _____, 2022.

MAYOR

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT
AREA 4 OF THE MONTAGE TAX INCREMENT FINANCING PLAN AS A
REDEVELOPMENT PROJECT; AND ADOPTING TAX INCREMENT FINANCING
THEREIN.

WHEREAS, the City Council of the City of Liberty, Missouri (the "City") adopted Ordinance No. ____ on September __, 2022, approving the Montage Tax Increment Financing Plan (the "Redevelopment Plan"), and designated the Redevelopment Area described therein as an economic development area pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 to 99.865 ("Act"); and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects;

WHEREAS, the City desires to activate tax increment allocation financing for Redevelopment Project 4.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

All terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

SECTION II

The area selected for Redevelopment Project 4 is legally described as follows:

TRACT 1:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet to the Point of Beginning; thence continuing South 00 degrees 15 minutes 14 seconds East a distance of 1112.34 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 774.80 feet; thence North 61 degrees 33 minutes 56 seconds West a distance of 1387.38 feet; thence North 52 degrees 08 minutes 01 seconds East a distance of 254.09 feet to a point of curvature; thence Northeasterly on a curve to the left being tangent to the previous course, having a radius of 1200.00 feet, a central angle of 19 degrees 30 minutes 44 seconds and an arc length of 408.66 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 1515.19 feet to the Point of Beginning.

{31944 / 68071; 969414. }

ORDINANCE NO. _____ (CONT.)

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 31.87 acres, more or less.

TRACT 2:

Part of the Northwest One-Quarter of Section 31, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Southwest corner of the said Northwest One-Quarter of Section 31; thence along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 216.95 feet to the Point of Beginning; thence continuing along the West line of the said Northwest One Quarter, North 00 degrees 20 minutes 07 seconds East a distance of 783.45 feet; thence South 70 degrees 22 minutes 27 seconds East a distance of 752.53 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 500.00 feet, a central angle of 20 degrees 48 minutes 07 seconds and an arc length of 181.53 feet to a point of curvature; thence Southeasterly on a curve to the left having an initial tangent bearing of South 13 degrees 21 minutes 14 seconds East, a radius of 700.00 feet, a central angle of 25 degrees 01 minutes 52 seconds and an arc length of 305.81 feet; thence South 38 degrees 23 minutes 06 seconds East a distance of 77.65 feet; thence South 52 degrees 01 minutes 48 seconds West a distance of 38.45 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 19 minutes 54 seconds and an arc length of 468.31 feet; thence North 89 degrees 37 minutes 49 seconds West a distance of 606.80 feet to the Point of Beginning and containing 13.56 acres more or less, Except that part taken or used for road right of way.

ORDINANCE NO. _____ (CONT.)

Tract 3:

Part of the North one half of Section 31 and part of the South one half of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Commencing at the Northwest corner of the Northeast One-Quarter of said Section 31 and the Southwest corner of the Southeast One-Quarter of said Section 30; thence along the North line of said Northeast One-Quarter of Section 31 and the South line of said Southeast One-Quarter of Section 30, South 89 degrees 20 minutes 03 seconds East a distance of 1174.36 feet to the Point of Beginning; thence South 40 degrees 33 minutes 37 seconds East a distance of 116.48 feet to a point of the Westerly right of way line of Interstate Highway No. 35 as now established, said point being a point of curvature; thence along said Westerly right of way line the following two courses, Southwesterly on a curve to the left having an initial tangent bearing of South 63 degrees 50 minutes 18 seconds West, a radius of 1074.93 feet, a central angle of 32 degrees 46 minutes 06 seconds and an arc length of 614.77 feet; thence South 35 degrees 10 minutes 56 seconds West a distance of 189.34 feet; thence departing said right of way line, North 75 degrees 19 minutes 22 seconds West a distance of 370.59 feet to a point of curvature; thence Northeasterly on a curve to the right having an initial tangent bearing of North 14 degrees 40 minutes 38 seconds East, a radius of 550.00 feet, a central angle of 46 degrees 28 minutes 03 seconds and an arc length of 446.06 feet to a point of reverse curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 61 degrees 23 minutes 43 seconds East, a radius of 500.00 feet, a central angle of 38 degrees 34 minutes 11 seconds and an arc length of 336.59 feet; thence North 22 degrees 49 minutes 32 seconds East a distance of 27.00 feet to a point of curvature; thence Northeasterly on a curve to the right being tangent to the previous course, having a radius of 500.00 feet, a central angle of 26 degrees 36 minutes 51 seconds and an arc length of 232.25 feet; thence South 40 degrees 33 minutes 37 seconds East distance of 314.25 feet to the Point of Beginning and containing 7.32 acres more or less, Except that part taken or used for road right of way.

TRACT 4:

Part of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northwest corner of the Southwest One-Quarter of said Section 30; thence along the North line of the said Southwest One-Quarter, South 89 degrees 45 minutes 47 seconds East a distance of 2195.33 feet to the Point of Beginning; thence North 78 degrees 55 minutes 49 seconds East a distance of 448.63 feet; thence South 63 degrees 04 minutes 01 seconds East a distance of 112.64 feet; thence South 26 degrees 55 minutes 59 seconds West a distance of 480.59 feet; thence South 66 degrees 50 minutes 08 seconds East a distance of 1437.26 feet; thence North 23 degrees 09 minutes 52 seconds East a distance of 780.32 feet; thence South 66 degrees 02 minutes 09 seconds East a distance of 73.74 feet to a point of curvature; thence Southeasterly on a curve to the left being tangent to the previous course, having a radius of 1000.00 feet, a central angle of 23 degrees 36 minutes 09 seconds and an arc length of 411.94 feet; thence South 89 degrees 38 minutes 18 seconds East a distance of 511.87 feet; thence South 00 degrees 21 minutes 42 seconds West a distance of 587.65 feet to a point of curvature; thence Southwesterly on a curve to the

{31944 / 68071; 969414. }

ORDINANCE NO. _____ (CONT.)

right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 22 degrees 48 minutes 10 seconds and an arc length of 119.40 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 244.84 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 300.00 feet, a central angle of 47 degrees 20 minutes 16 seconds and an arc length of 247.86 feet; thence South 70 degrees 30 minutes 08 seconds West a distance of 231.39 feet to a point of curvature; thence Southwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 34 degrees 04 minutes 52 seconds and an arc length of 178.45 feet to a point of curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 71 degrees 34 minutes 22 seconds West, a radius of 1300.00 feet, a central angle of 25 degrees 41 minutes 20 seconds and an arc length of 582.87 feet; thence North 45 degrees 53 minutes 02 seconds West a distance of 289.69 feet; thence South 23 degrees 09 minutes 52 seconds West a distance of 234.90 feet to a point of curvature; thence Southwesterly on a curve to the right being tangent to the previous course, having a radius of 700.00 feet, a central angle of 38 degrees 06 minutes 57 seconds and an arc length of 465.67 feet; thence South 61 degrees 16 minutes 50 seconds West a distance of 303.10 feet; thence North 28 degrees 43 minutes 10 seconds West a distance of 165.37 feet to a point of curvature; thence Northwesterly on a curve to the left being tangent to the previous course, having a radius of 300.00 feet, a central angle of 28 degrees 42 minutes 19 seconds and an arc length of 150.30 feet; thence North 57 degrees 25 minutes 29 seconds West a distance of 1235.20 feet to a point on the Easterly right of way line of Northeast 104th Street as now established by LIBERTY SECOND HIGH SCHOOL, a subdivision in the City of Liberty, said point being a point of curvature; thence along said Easterly right of way line, Northeasterly on a curve to the right having an initial tangent bearing of North 31 degrees 56 minutes 53 seconds East, a radius of 2560.00 feet, a central angle of 08 degrees 06 minutes 10 seconds and an arc length of 362.04 feet; thence along the North line of said LIBERTY SECOND HIGH SCHOOL, North 33 degrees 33 minutes 21 seconds West a distance of 31.81 feet to a point of curvature; thence Northerly and Northwesterly on a curve to the left having an initial tangent bearing of North 37 degrees 17 minutes 34 seconds East, a radius of 400.00 feet, a central angle of 65 degrees 16 minutes 17 seconds and an arc length of 455.68 feet to a point of reverse curvature; thence Northwesterly on a curve to the right having an initial tangent bearing of North 27 degrees 58 minutes 43 seconds West, a radius of 700.00 feet, a central angle of 12 degrees 15 minutes 10 seconds and an arc length of 149.70 feet; thence North 78 degrees 55 minutes 49 seconds East a distance of 146.41 feet to the Point of Beginning.

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

ORDINANCE NO. _____ (CONT.)

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One-Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One-Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 70.09 acres, more or less.

and is approved and designated by the Redevelopment Plan as Redevelopment Project Area 4 (the "Redevelopment Project Area 4"). Redevelopment Project Area 4 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

SECTION III

Tax increment allocation financing is hereby adopted for taxable real property in Redevelopment Project Area 4. After the total equalized assessed valuation of the taxable real estate property in Redevelopment Project Area 4 exceeds the certified total initial equalized assessed valuation of the taxable real property in Redevelopment Project Area 4, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in R.S.Mo. § 99.855.2 each year after the effective date of this ordinance until certified reimbursable redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in Redevelopment Project Area 4 shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in Redevelopment Project Area 4, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred in the payment thereof. In the event a new levy rate for ad valorem tax on real property is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the payments in lieu of taxes projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of one percent (1%) per month.

ORDINANCE NO. _____ (CONT.)

3. The amount of the Single Family Surplus Payments in Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

4. The amount of the Multifamily Surplus Payments In Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

SECTION IV

In addition to the payments in lieu of taxes described in Section 3 above, fifty percent (50%) of the total additional revenue from taxes penalties and interest which are imposed by the City (but specifically does not include the City's three-eighths of one percent (0.375%) Economic Development Sales Tax effective April 1, 2015), County or other taxing districts, and which are generated by economic activities within Redevelopment Project Area 4 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessment specifically identified by the Act, other than payments in lieu of taxes, and penalties and interest thereon, shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated official officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred. In the event a new sales tax levy is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the EATs projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law.

SECTION V

That any reimbursement to the developer of TIF revenues for reimbursable project expenses is conditioned upon the execution of a Redevelopment Agreement between the City and the developer approved by the City Council by ordinance, upon the terms and conditions as agreed upon by the parties to carry out the goals and objectives of the Redevelopment Plan.

SECTION VI

ORDINANCE NO. _____ (CONT.)

That this Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor according to law.

PASSED by the Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

Approved by the Mayor this _____ day of _____, 2022.

MAYOR

Document No. _____

ORDINANCE NO. _____

AN ORDINANCE APPROVING AND DESIGNATING REDEVELOPMENT PROJECT
AREA 5 OF THE MONTAGE TAX INCREMENT FINANCING PLAN AS A
REDEVELOPMENT PROJECT; AND ADOPTING TAX INCREMENT FINANCING
THEREIN.

WHEREAS, the City Council of the City of Liberty, Missouri (the "City") adopted Ordinance No. ____ on September __, 2022, approving the Montage Tax Increment Financing Plan (the "Redevelopment Plan"), and designated the Redevelopment Area described therein as an economic development area pursuant to the provisions of the Real Property Tax Increment Allocation Redevelopment Act, R.S.Mo. §§ 99.800 to 99.865 ("Act"); and

WHEREAS, the Redevelopment Plan contemplates the implementation of the Redevelopment Plan through separate Redevelopment Projects and the adoption of tax increment financing in each of the areas selected for such Redevelopment Projects;

WHEREAS, the City desires to activate tax increment allocation financing for Redevelopment Project 5.

NOW, THEREFORE, BE IT ORDAINED, by the City Council of the City of Liberty, Clay County, Missouri, as follows:

SECTION I

All terms used in this ordinance shall be construed as defined in Sections 99.800 to 99.865 of the Revised Statutes of Missouri, as amended (the "Act").

SECTION II

The area selected for Redevelopment Project 5 is legally described as follows:

TRACT 1:

Part of the Northeast One-Quarter of Section 30, Township 52, Range 31, in Clay County, Missouri, being described as follows:

Beginning at the Northeast corner of the said Northeast One-Quarter of Section 30; thence along the East line of the said Northeast One-Quarter, South 00 degrees 15 minutes 14 seconds East a distance of 894.20 feet; thence North 89 degrees 38 minutes 18 seconds West a distance of 1515.19 feet to a point of curvature; thence Northeasterly on a curve to the left having an initial tangent bearing of North 32 degrees 37 minutes 17 seconds East, a radius of 1200.00 feet, a central angle of 32 degrees 16 minutes 07 seconds and an arc length of 675.83 feet; thence North 00 degrees 21 minutes 10 seconds East a distance of 252.58 feet to a point on the North line of the said Northeast One-Quarter of Section 30; thence along said North line, South 89 degrees 40 minutes 33 seconds East a distance of 1320.39 feet to the Point of Beginning.

{31944 / 68071; 969415. }

ORDINANCE NO. _____ (CONT.)

EXCEPT

That part taken or used for road right of way.

AND EXCEPT

Part of the North One-Half of Section 30, Township 52 North, Range 31 West, Clay County, Missouri, being described as follows:

Beginning at the Southwest corner of the Northwest One-Quarter of said Section 30; thence North along the West line of the said Northwest One-Quarter to the Northwest corner thereof; thence East along the North line of said Section 30 to the Northwest corner of the East one half of the Northeast One- Quarter of said Section 30; thence South along the West line of the said the East one half of the Northeast One- Quarter of said Section 30 to the Southwest corner thereof; thence West along the East-West centerline of said Section 30 to the Point of Beginning.

The property included within this entire description contains 27.08 acres, more or less.

TRACT 2:

Part of the Northeast One-Quarter of Section 36, Township 52, Range 32, in Clay County, Missouri, being described as follows:

Commencing at the Northeast corner of the Northeast One-Quarter of said Section 36; thence along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 696.31 feet to the Point of Beginning; thence continuing along the East line of the said Northeast One-Quarter, South 00 degrees 20 minutes 07 seconds West a distance of 1181.08 feet; thence North 89 degrees 31 minutes 46 seconds West a distance of 578.48 feet; thence South 45 degrees 24 minutes 50 seconds West a distance of 169.94 feet; thence North 89 degrees 30 minutes 51 seconds West a distance of 395.22 feet; thence North 00 degrees 14 minutes 44 seconds East a distance of 1301.42 feet; thence South 89 degrees 31 minutes 17 seconds East a distance of 1096.07 feet to the Point of Beginning and containing 30.95 acres more or less, Except that part taken or used for road right of way.

The property included within this entire description contains 70.09 acres, more or less.

and is approved and designated by the Redevelopment Plan as Redevelopment Project Area 5 (the "Redevelopment Project Area 5"). Redevelopment Project Area 5 includes only those parcels of real property and improvements thereon which will be directly and substantially benefited by the Redevelopment Project improvements therein.

SECTION III

Tax increment allocation financing is hereby adopted for taxable real property in Redevelopment Project Area 5. After the total equalized assessed valuation of the taxable real estate property in Redevelopment Project Area 5 exceeds the certified total {31944 / 68071; 969415. }

ORDINANCE NO. _____ (CONT.)

initial equalized assessed valuation of the taxable real property in Redevelopment Project Area 5, the ad valorem taxes, and payment in lieu of taxes, if any, arising from the levies upon the taxable real property in such project by taxing districts and tax rates determined in the manner provided in R.S.Mo. § 99.855.2 each year after the effective date of this ordinance until certified reimbursable redevelopment project costs have been paid shall be divided as follows:

1. That portion of taxes penalties and interest levied upon each taxable lot, block, tract, or parcel of real property which is attributable to the initial equalized assessed value of each such taxable lot, block, tract or parcel or real property in Redevelopment Project Area 5 shall be allocated to and, when collected, shall be paid by the Clay County Collector and the City Treasurer to the respective affected taxing districts in the manner required by law in the absence of the adoption of tax increment allocation financing;

2. Payments in lieu of taxes attributable to the increase in the current equalized assessed valuation of each taxable lot, block, tract, or parcel of real property in Redevelopment Project Area 5, and any applicable penalty and interest over and above the initial equalized assessed value of each such unit of property shall be allocated to and, when collected, shall be paid to the City Treasurer who shall deposit such payment in lieu of taxes into a special fund called the "Special Allocation Fund" of the City for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred in the payment thereof. In the event a new levy rate for ad valorem tax on real property is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the payments in lieu of taxes projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law. Any payments in lieu of taxes which are not paid within 60 days of the due date will be deemed delinquent and assessed a penalty of one percent (1%) per month.

3. The amount of the Single Family Surplus Payments in Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from 85% of the Payments in Lieu of Taxes attributable to single family residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

4. The amount of the Multifamily Surplus Payments In Lieu of Taxes, as such term is defined in the TIF Plan, means the amount of revenue collected from five percent (5%) of the Payments in Lieu of Taxes attributable to multifamily residential property located within any Redevelopment Project Area selected for a Redevelopment Project, which revenue shall be declared as surplus by the City and shall be distributed annually by the County Collector on a basis that is proportional to the current collections of revenue that each Taxing District receives from real property within the Redevelopment Area.

ORDINANCE NO. _____ (CONT.)
SECTION IV

In addition to the payments in lieu of taxes described in Section 3 above, fifty percent (50%) of the total additional revenue from taxes penalties and interest which are imposed by the City (but specifically does not include the City's three-eighths of one percent (0.375%) Economic Development Sales Tax effective April 1, 2015), County or other taxing districts, and which are generated by economic activities within Redevelopment Project Area 5 over the amount of such taxes generated by economic activities within such area in the calendar year prior to the adoption of this ordinance, while tax increment financing remains in effect, but excluding certain taxes, fees and special assessment specifically identified by the Act, other than payments in lieu of taxes, and penalties and interest thereon, shall be allocated to, and paid by the local political subdivision collecting officer to the City Treasurer or other designated official officer of the City, who shall deposit such funds, which are necessary to the payment of Redevelopment Project Costs identified by the Redevelopment Plan, in a separate segregated account within the Special Allocation Fund for the purpose of paying and reimbursing certified reimbursable Redevelopment Project Costs and obligations incurred. In the event a new sales tax levy is imposed or any other existing sales tax levy is increased, with the appropriate taxing jurisdiction's consent, the EATs projected hereunder available to fund Reimbursable Project Costs shall increase to the extent allowed by the law.

SECTION V

That any reimbursement to the developer of TIF revenues for reimbursable project expenses is conditioned upon the execution of a Redevelopment Agreement between the City and the developer approved by the City Council by ordinance, upon the terms and conditions as agreed upon by the parties to carry out the goals and objectives of the Redevelopment Plan.

SECTION VI

That this Ordinance shall be in full force and effect from and after its passage by the Council and approval by the Mayor according to law.

PASSED by the Council this _____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

ORDINANCE NO. _____ (CONT.)

Approved by the Mayor this _____ day of _____, 2022.

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: October 10, 2022

A/R No.: 2022-227

Department: Public Works

Submitted By: Sherri McIntyre, Director
Public Works

Subject: ORDINANCE APPROVING A COMMUNITY INVESTMENT AND
SETTLEMENT AGREEMENT WITH CANADIAN PACIFIC RAILWAY COMPANY IN
THE AMOUNT OF \$250,000.00

Summary:

- The ordinance is to accept an Agreement to address a community investment offer from the Canadian Pacific Railway for \$250,000.00.
- Canadian Pacific Railway has a proposed merger with Kansas City Southern Railway and will increase train traffic in the City.
- There is currently an at-grade crossing at Old Birmingham Roadway, just south of Holt Drive.
- The merger is proposing a 376 percent increase in train traffic through the intersection, going from less than 4 trains per day to about 18 trains a day.
- The Mayor, on behalf of the City, submitted a letter of concern to the Surface of Transportation Board dated December 31, 2021, regarding concerns created by the increase in train traffic and mitigation concerns.

Background:

The Mayor submitted a letter on behalf of the City addressing concerns about the proposed Canadian Pacific Railway merger with Kansas City Southern Railway. The merger is proposing an increase of 14.4 trains daily through the community. There are several neighborhoods adjacent to the line, with many homes in close proximity to the line and the at-grade crossing located at Old Birmingham Roadway just south of Holt Drive. The City expressed our concerns regarding the environmental impacts to the residents already affected by the sound of horns and the vibration of trains crossing at increased frequency. The city requested consideration of the following items:

- Replacement of the at-grade crossing with a new crossing with grade separation.
- Installation of barriers along residential areas that border the tracks between South Liberty Parkway and the intersection of B and H Highways to increase safety measures and mitigate noise.
- Lowering the speed of trains along residential areas.
- Implementing reasonable hours of operation and idling times that minimize disruption between 9 p.m. and 7 a.m.

These were items that were asked for to mitigate the effects that safety, environmental and quality of life impacts the proposed acquisition would have on Liberty.

The current Draft Environmental Impact Study has identified the impacts to address the noise, vibration and time delays that have been posted, and it continues to address issues associated with the merger, and reflects minimal impacts to the time delays to Old Birmingham due to the current low traffic volume of traffic on Old Birmingham Road. Access to the study is located at <https://www.cp-kcsmergereis.com/draft-eis.htm>

The staff met with the Governmental Affairs representative from Canadian Pacific Railway to discuss the City's concerns regarding the merger and the above-noted concerns. There was acknowledgment regarding the noise impact from the horns and the quality of life for those along the corridor. The railway has proposed a Community Investment and Settlement Agreement to be executed between the City and Canadian Pacific Railway Company. The merger is proceeding before the Surface Transportation Board (STB) Docket No. FD 36500, and the settlement Agreement sets out terms and commitments by both parties in resolution of any objections or demands in connection with the docket proceedings.

The Community Investment in the railway is a voluntary contribution of \$250,000.00 to the City of Liberty. We would be agreeing to not seek any further mitigation conditions as part of the STB Docket No. FD 36500.

The cost of TWO HUNDRED AND FIFTY THOUSAND DOLLARS (\$250,000.00) was based on the estimated cost of upgrading the existing at-grade crossing on Old Birmingham to a "Quiet-Zone" designation. A quiet-zone is such that the horns would not have to be sounded in advance of the at-grade intersection because there is a higher level of barriers that prevent vehicles from crossing the tracks as trains approach.

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

x Budgeted:	Line Item:52.75.607.14.5627	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount: \$250,000.00
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-227 Approve Agreement with Canadian Pacific Railroad

ORDINANCE NO. _____

AN ORDINANCE APPROVING A COMMUNITY INVESTMENT AND SETTLEMENT
AGREEMENT WITH CANADIAN PACIFIC RAILWAY COMPANY

BE IT ORDAINED by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approves a Community Investment and Settlement agreement by and between the City of Liberty, Clay County, Missouri and the Canadian Pacific Railway Company in the amount of TWO HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$250,000.00) pertaining to the Surface Transportation Board Docket No. FD 36500.

SECTION II

The City Council hereby authorizes the Mayor to sign the agreement as described in Section I of this Ordinance.

SECTION III

This Ordinance shall be in full force and effect from and after its passage by the City Council and approval by the Mayor according to law.

PASSED by the City Council this ____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this ____ day of _____, 2022.

MAYOR



CITY COUNCIL ACTION REPORT

Meeting Date: October 10, 2022

A/R No.: 2022-230

Department: Public Works

Submitted By:

Subject: ORDINANCE APPROVING A RIGHT-OF-WAY USE AGREEMENT WITH MISSOURI NETWORK ALLIANCE, LLC, dba BLUEBIRD NETWORK

Summary:

- Missouri Network Alliance LLC., under the name of Bluebird Network fiber network, uses the City rights-of-way (ROW) to build their system.
- Standard ROW permits require full repair to all yards, curbs, sidewalks, streets, and other utility impacts.
- The proposed network facilities proposed by Bluebird include the installation of fiber along Leanard Street from MO-291 to Mill Street, along Mill Street east to H Highway, from H Highway to B Highway, and along B Highway to MO-69 Highway.

Background:

Missouri Network Alliance LLC., under the name of Bluebird Network fiber network, uses the City rights-of-way (ROW) to build their system. Under City Code section 25-27, a franchise or ROW use agreement with the city is required. The agreement will be for a ROW use agreement only.

The agreement being proposed under the current business model doesn't require a franchise fee, nor does their current proposal generate any fees within the City at this time. Thus, the only oversight will be the standard city ROW management fees. Those requirements require full repair to all yards, curbs, sidewalks, streets, and other utility impacts.

The proposed network facilities proposed by Bluebird include the installation of fiber along Leanard Street from MO-291 to Mill Street, along Mill Street east to H Highway, from H Highway to B Highway, and along B Highway to MO-69 Highway.

Previous Action (if applicable):

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. 2022-230 Ordinance for Bluebird Network
2. City of Liberty ROW Agreement_Missouri Network Alliance LLC_PE_10-05-2022

ORDINANCE NO. _____

AN ORDINANCE APPROVING A RIGHT-OF-WAY USE AGREEMENT WITH
MISSOURI NETWORK ALLIANCE, LLC, dba BLUEBIRD NETWORK

BE IT ORDAINED by the City Council of the City of Liberty, Clay County, Missouri,
as follows:

SECTION I

The City Council of the City of Liberty, Clay County, Missouri, hereby approve a
right-of-way use agreement with Missouri Network Alliance, LLC., dba Bluebird Network
for the installation of a fiber network in the city of Libery.

SECTION II

The City Council hereby authorizes the Mayor to sign the agreement as described
in Section I of this Ordinance.

SECTION III

This Ordinance shall be in full force and effect from and after its passage by the
City Council and approval by the Mayor according to law.

PASSED by the City Council this ____ day of _____, 2022.

MAYOR

ATTEST:

DEPUTY CITY CLERK

APPROVED by the Mayor this ____ day of _____, 2022.

MAYOR

RIGHTS-OF-WAY USE AGREEMENT FOR COMMUNICATIONS FACILITIES

THIS RIGHTS-OF-WAY USE AGREEMENT FOR COMMUNICATIONS FACILITIES ("Agreement") is made and entered into as of the Effective Date (as defined in Section 11.1), by and between, Missouri Network Alliance, LLC dba Bluebird Network, a Missouri limited liability company (the "Licensee"), and the City of Liberty, Missouri, a municipality of the State of Missouri (the "City"). Licensee and City may sometimes be referred to in this Agreement individually as a "Party" or collectively as the "Parties."

WHEREAS, Licensee has requested consent from the City to authorize its use of the City's Rights-of-Way to construct, install, maintain, and operate facilities for communications or related capabilities; and

WHEREAS, Missouri law provides conditions relating to the City's consent to, and authorizes the City to regulate the use and occupancy of its Rights-of-Way ("Rights-of-Way" or "ROW") for placement of various communications facilities; and

WHEREAS, the City is authorized to and has established standards for occupancy of the Rights-of-Way by communications facilities and other uses that are consistent with and recognize the Public Service Commission's duties and jurisdiction; and

WHEREAS, the City and Licensee desire to enter into this Agreement, to establish the terms of Licensee's use of the Rights-of-Way, and to incorporate the provisions and definitions of the ROW Code (as defined in Section 1.2); and

NOW, THEREFORE, in consideration of the mutual promises and covenants contained in this Agreement, the Parties agree as follows:

SECTION 1. GENERAL

1.1 Preservation of Police Power Authority. Any rights granted to Licensee pursuant to this Agreement are subject to the authority of the City to adopt and enforce ordinances necessary to the health, safety, and welfare of the public.

1.2 Defined Terms. For purposes of this Agreement, the capitalized terms shall have the meanings as set forth herein and in the Code of Ordinances of the City, including specifically Article VI of Chapter 25, and as may be amended (the "Code" or "ROW Code"). Words used in the present tense include the future tense, words in the single number include the plural number, and words in the plural number include the singular. The words "shall" and "will" are mandatory, and "may" is permissive. Words not defined shall be given their common and ordinary meaning. The following additional capitalized terms shall also apply to this Agreement:

A. **"Communications"** The transmission via the Facilities, in whole or in part, between or among points specified by the user, of information of the user's choosing (e.g., data, video, voice), without change in the form or content of the information as sent and

received, regardless of the statutory or regulatory scheme to which such transmissions may be subject.

B. **“Communications Service”** The transmission of writing, signs, signals, pictures, sounds or other forms of intelligence through wire, wireless or other means, including, but not limited to, any “telecommunications service,” “enhanced service,” “information service,” or “Internet Service,” as such terms are now, or may in the future, be defined under applicable law, and including all instrumentalities, Facilities, apparatus (Communications Facilities), and services (among other things, the receipt, forwarding, and delivery of Telecommunications) incidental to such transmission or designed to directly or indirectly facilitate or accept such transmission and shall also include “video services” as defined in § 67.2677 RSMo. The term “Communications Service” does not include the rental of conduit or physical facilities, which if proposed must be expressly separately approved in Exhibit A below or sought directly by such third party from City. Any party seeking to provide cable television, video services, or use wireless communication facilities shall be subject to additional and separate requirements, limitations and/or approvals of federal, state, and local law and shall have on file with the City such authorization to provide such services prior to commencement.

1.3 Agreement Subject to Provisions of ROW Code. This Agreement fully incorporates the provisions of the ROW Code as if fully set forth herein, and Licensee agrees as a part of this Agreement to abide by the provisions of such Code and other applicable ordinances of the City as a ROW User, and to be subject to the enforcement by the City as provided therein and in this Agreement as a material term herein. This Agreement may establish Licensee obligations that are supplementary to the ROW Code, but nothing in this Agreement shall be deemed to waive any obligation or requirement applicable to Licensee authorized or established by the ROW Code. The consent to use the Rights-of-Way authorized by this Agreement is subject to the continuing accuracy during the term of this Agreement of the application information provided by and maintained by Licensee for this authorization as provided to and on file with the City.

SECTION 2. GRANT OF AUTHORITY TO USE THE RIGHTS-OF-WAY

2.1 Agreements Non-Exclusive. This Agreement shall grant nonexclusive privileges to use the Rights-of-Way. The City specifically reserves the right to grant, at any time, such additional agreements or other rights to use the Rights-of-Way for any purpose and to any other person, including itself, as it deems appropriate, subject to applicable federal and state law. Nothing in this Agreement shall relieve Licensee from its obligations to apply for and obtain all necessary permits for installation of its Facilities including excavation, building, electrical, zoning, etc. before installation of its Facilities within the ROW.

2.2 Nature of Rights Granted by this Agreement. This Agreement shall not convey title to Licensee, equitable or legal in the Rights-of-Way, and gives only the right to occupy the City’s Rights-of-Way for the purposes and for the period stated in this Agreement and subject to the requirements of this Agreement. This Agreement also shall not grant the right to use Facilities owned or controlled by the City or a third-party, without the separate consent of the City or such third-party owning or controlling the Facilities, nor shall it excuse Licensee from

obtaining appropriate access or pole attachment agreements before locating on Facilities controlled or owned by the City or a third-party.

2.3 Grant. Subject to the terms and conditions of this Agreement, the ROW Code, and the conditions set forth on Exhibit A attached hereto and incorporated by reference into this Agreement, Licensee is hereby granted the nonexclusive right and privilege to construct, operate, and maintain Facilities in, through, over, above, and along the City's Rights-of-Way for the purposes of supplying **Communications Service** within the City, subject, however, to the terms and conditions herein set forth within this Agreement and the Code and all such special conditions as may be set forth in Exhibit A. Licensee agrees that this Rights-of-Way Use Agreement shall supersede any existing franchise or other rights-of-way use agreement, between the Licensee and the City, if any. As a condition of this grant, Licensee is required to obtain and maintain any permit, license certification, grant, registration, or any other authorization lawfully required by any appropriate governmental entity, including, but not limited to, the City, the Federal Communications Commission, or the Missouri Public Service Commission. Licensee shall not have the right to install wireless antennae or antennae support structures in the ROW pursuant to this Agreement, nor provide services not authorized herein, except as provided in Exhibit A, or such subsequent amendment as may be approved thereto. The size, location, and specifications of the underground and above-ground Facilities are subject to prior City approval and consent. In the event that the use of the Rights-of-Way is proposed to change or Licensee desires to provide services other than as described herein, Licensee shall be required to seek amendment hereto prior to commencing such service or changed use.

2.4 Use of Rights-of-Way; Police Powers; Licensee's Use Subordinate. The Licensee shall construct and maintain its Facilities in accordance with all applicable federal, state, and local laws, codes, and ordinances, including all permit requirements, and fee payments, in effect as of the Effective Date or adopted after the Effective Date, to the extent such are not in contravention of applicable law. The City makes no express or implied representation or warranty regarding its rights to authorize the installation or construction of Licensee's Facilities on any particular segment of Rights-of-Way. The burden and responsibility for making all such determinations in advance of construction or installation shall be entirely upon Licensee. The use of the Rights-of-Way authorized by this Agreement shall in all matters be subordinate to the City's use of and rights to the same and Licensee shall be limited to such uses as have been expressly granted to Licensee by the City. Licensee shall excavate in or install Facilities in the Rights-of-Way in locations and in a manner only as authorized by a permit granted by the City. Licensee shall further be subject to the City's exercise of its powers, including but not limited to its administration and regulation related to the management of the Rights-of-Way exercised in a competitively neutral and non-discriminatory reasonable manner.

2.5 No Interference. Licensee shall construct and maintain its Facilities to be so located, constructed, and maintained as to avoid interference with the proper use of all Rights-of-Ways and so as not to materially or without authority interfere with other users of the Rights-of-Way. Except as may otherwise be provided, the Licensee shall reasonably notify all residents and properties materially affected by the proposed work prior to commencement of such work. All construction and maintenance by Licensee or its subcontractors shall be performed in accordance with generally accepted industry standards and all standard specifications, drawings, and procedures required or approved by the City.

2.6 Notification, Joint Installation and Collocation Requirements. Licensee shall, prior to any excavation or installation within the Rights-of-Way, provide sufficient notification and joint installation opportunity on a shared-cost basis to potential users of the Rights-of-Way under such generally applicable written policy or direction as may be established by the City. Licensee shall further make its installed Facilities available to other licensees on a nondiscriminatory competitively neutral basis as may be required by federal law codified at 47 U.S.C. § 224.

2.7 Licensee Responsible for Costs. The Licensee shall be responsible for all reasonable, lawfully reimbursable, documented costs incurred by the City that are directly associated with its installation, maintenance, repair, operation, use, and replacement of its Facilities within the Rights-of-Way, that are not otherwise accounted for as part of the permit fee established pursuant to the ROW Code and not contrary to any applicable requirements of Sections 67.1830 to 67.1846 RSMo. All such costs shall be itemized and the City's books and records related to these costs shall be made available upon request to the Licensee. Licensee shall be responsible for its own costs incurred removing or relocating its Facilities when required to do so by the City due to the City requirements relating to maintenance and use of the Rights-of-Way as set forth in Section 7.6, below.

SECTION 3. TERM

3.1 Term. This Agreement shall be effective for a term of twenty (20) years from the Effective Date, and shall continue from year to year thereafter, unless terminated by either party with ninety (90) days prior written notice to the other of an intent to terminate this Agreement following the Initial Term, provided in no circumstance shall this Agreement be effective for longer than twenty (20) years and subject to earlier termination or forfeiture as provided for elsewhere in this Agreement.

SECTION 4. TAXES

4.1 The Licensee agrees to pay all legally applicable taxes including license taxes, business taxes, utility taxes, video services provider fees, and other applicable taxes of the City and failure to pay such taxes shall be considered a breach of this Agreement. Nothing herein is intended to alter, amend, modify, or expand the taxes that may be lawfully assessed on Licensee's business activities under applicable law. Licensee shall be subject to audit and shall itemize by category of service the amount received and taxes paid for services provided by Facilities in the Rights-of-Way. Such taxes shall be in addition to compensation, if any, required by the City by ordinance or otherwise subject to any limitations herein and of applicable state or federal law.

SECTION 5. TRANSFER OF AGREEMENT OR FACILITIES

5.1 Transfer of Agreement. Unless otherwise prohibited by law, Licensee shall not sell, transfer, lease, or assign this Agreement or its rights under this Agreement, in whole or in part, without obtaining the City's prior consent, which consent will not be unreasonably withheld, conditioned, or delayed. Notwithstanding the foregoing sentence, Licensee may sell, transfer, lease or assign this Agreement or its rights under this Agreement, in whole or in part,

with prior thirty (30) days' written notice to the City if to: (a) any entity controlling, controlled by or under common control with Licensee; (b) any surviving successor entity or newly created successor entity in the event of a merger, reorganization or consolidation involving Licensee. The City reserves the right to be reimbursed for its reasonable costs relating to a transfer of ownership or this Agreement. Licensee shall not change its name under which it does business with the public without providing at least thirty (30) days prior written notice to the City.

5.2 Agreement Binding. In the event of a sale, transfer, assignment, or any other transaction Licensee may enter into that involves transfer of Licensee's rights, duties, and privileges under this Agreement, all provisions of this Agreement that are obligatory upon, or that inure to the benefit of Licensee, shall also be obligatory upon and shall inure to the benefit of any and all successors and assigns of Licensee. Further, all obligations, duties, liabilities, limitations, prohibitions, amendments, and forfeitures by this Agreement created or imposed upon Licensee shall be binding upon and be assumed, kept, and performed by its legal and bona fide assigns and successors in interest, according to the true intent and purpose of this Agreement, whether expressly so stated or not.

5.3 Sale or Lease of Facilities. Except as otherwise may be provided by law, Licensee shall not lease, sell, sublet or otherwise transfer possession or control or use of the Facilities, or any portion thereof, for any purpose to any person that has not obtained a duly issued Agreement, or other grant by the City to use the Rights-of-Way and which includes the authority to use or maintain such leased or transferred Facilities. Notwithstanding the foregoing, Licensee may use and maintain Licensee's installed Facilities for the benefit of its customers of its Communications Services provided that any such customer shall have no right of physical access to the Facilities in the ROW without a separate agreement with the City.

SECTION 6. FORFEITURE OF LICENSE AND PRIVILEGE.

6.1 Forfeiture. In case of material failure on the part of the Licensee, its successors and assigns, to comply with any of the provisions of this Agreement, including the provisions of the Code of Ordinances, or if the Licensee, its successors and assigns, should do or cause to be done any act or thing prohibited by or in violation of the terms of this Agreement, including the provisions of the Code, or if the Licensee loses authority to provide its Communication Services or do business within the City under applicable law, or if the Licensee, its successors and assigns, shall forfeit all rights and privileges permitted herein, and all rights hereunder shall cease, terminate, and become null and void, provided that said forfeiture shall not take effect until the City shall carry out the following proceedings: Before the City proceeds to forfeit this Agreement, it shall first serve a written notice upon the Licensee, setting forth in detail the neglect or failure complained of, and the Licensee shall have thirty (30) days thereafter in which to cure the default by complying with the conditions of this Agreement. If at the end of such thirty (30) day period the City determines that the conditions have not been complied with, unless said material default could not have been cured within said thirty (30) day period by Licensee exercising reasonable diligence and Licensee is exercising diligence to cure said default, the City shall take action by an affirmative vote of the Governing Body present at the meeting and voting, at which Licensee may appear and be heard, to terminate the Agreement; setting out the grounds upon which said Agreement is to be canceled or terminated. Nothing herein shall prevent the City from taking any other action or remedy as may be set forth in the

City's Code of Ordinances or as may otherwise exist at law. All remedies described in this Section are cumulative and in addition to any other rights and remedies to which City may be entitled at law, in equity or under this Agreement.

SECTION 7. GENERAL CONDITIONS

7.1 Compliance With Laws. In performing activities and exercising its rights and obligations under this Agreement, the Licensee shall comply with all applicable federal, state, and local laws, ordinances, regulations, and policies, including, but not limited to, all laws, ordinances, zoning, and other regulations and policies relating to construction, bonding, insurance, and use of public property.

7.2 Insurance. In addition to the requirements of Section 25-41 of the City's Code, except as may be prohibited by law, Licensee shall provide, at its sole expense, and maintain during the term of this Agreement commercial general liability insurance with a reputable, qualified, and financially sound company licensed to do business in the State of Missouri, and unless otherwise approved by the City, with a rating by Best of not less than "A," that shall protect the Licensee, the City, and the City's officials, officers, and employees from claims which may arise from operations under this Agreement, whether such operations are by the Licensee, its officers, directors, employees and agents, or any subcontractors of Licensee. This liability insurance shall include, but shall not be limited to, protection against claims arising from bodily and personal injury and damage to property, resulting from all Licensee operations, products, services or use of automobiles, or construction equipment. The amount of insurance for Single Limit Coverage applying to Bodily and Personal Injury and Property Damage shall be at least \$3,065,952.00, but in no event less than the individual and combined sovereign immunity limits established by § 537.610 RSMo., or its successor, for political subdivisions; provided that nothing herein shall be deemed to waive the City's sovereign immunity. An endorsement shall be provided which states that the City is named as an additional insured with full and equivalent coverage as the insured under the insured's policy and stating that the policy shall not be cancelled or materially modified so as to be out of compliance with the requirements of this Section, or not renewed without thirty (30) days' advance written notice of such event being given to the City Administrator. The City's additional insured coverage shall have no deductible. **The insurance requirements in this Section or otherwise shall not apply to Licensee to the extent and for such period during this Agreement as Licensee is exempted from such requirements pursuant to § 67.1830(6)(a) RSMo. and has on file with the City Clerk an affidavit certifying that Licensee has twenty-five million dollars in net assets and the facts otherwise establishing that Licensee is therefore so exempted and provided that this exemption shall not apply if Licensee uses or obtains the right to use any City poles or other facilities, to the extent permitted by applicable law.**

7.3 Construction Guarantee and Maintenance. Licensee agrees that it shall be responsible to guarantee for a period of four years the restoration of the Rights-of-Way in the area where such Licensee conducted excavation and performed the restoration minimally as required by § 67.1834 RSMo. A bond, letter of credit or other surety (collectively "Surety") in the form approved by the City shall be posted if required by the City to guarantee construction performance. **Surety shall not be required to the extent and for such period during this Agreement as Licensee is exempted from such requirements pursuant to § 67.1830(6)(a)**

RSMo. and has on file with the City Clerk an affidavit certifying that Licensee has twenty-five million dollars in net assets and the facts otherwise establishing that Licensee is therefore so exempted and provided that this exemption shall not apply if Licensee uses or obtains the right to use any City poles or other facilities, to the extent permitted by applicable law. Licensee shall also be responsible for maintenance of its Facilities and any and all damage caused to the ROW, equipment within the ROW or otherwise by Licensee's use of the ROW.

7.4 Enforcement; Attorneys' Fees. The City shall be entitled to enforce this Agreement through all remedies lawfully available, and Licensee shall pay the City its costs of enforcement, including reasonable attorneys' fees, in the event that Licensee is determined judicially to have violated the terms of this Agreement.

7.5 Relationship of the Parties. Under no circumstances shall this Agreement be construed as one of agency, partnership, joint venture, or employment between the Parties.

7.6 Relocation or Removal of Facilities.

7.6.1 In addition to the requirements of Section 25-40 of the ROW Code, the City may in its exercise of the public interest request, require that Licensee, at Licensee's sole cost and expense, relocate, adjust, or reinstall any of its Licensee's Facilities. The City shall give reasonable notice of such requirement to Licensee, including the location of Facilities to be relocated and a reasonable time to relocate such Facilities. Licensee shall forthwith remove, adjust, or relocate such Facilities within the reasonable time provided by the City in its written notice. The cost of such relocation, removal, or reinstallation of the Facilities shall be the exclusive obligation of said Licensee without expense to the City. If any Facilities are not relocated in accordance with this Section and within the reasonable time frames required by the City, the City or its contractors may relocate the Facilities and the Licensee and its surety shall be jointly and severally liable to the City for any and all costs incurred by the City, including but not limited to any liquidated delay damages. Any time period during which Licensee is unable to relocate its Facilities due to the actions or inactions of a third party, which is unaffiliated to Licensee and not under contract with or control of Licensee, including, without limitation, the City, will not be counted against the reasonable time frame allowed to Licensee to relocate its Facilities.

7.6.2 Licensee shall upon request of any person other than the City requesting relocation of Facilities and holding a validly issued building or moving permit and within a reasonable period as may be established by the City, temporarily raise, lower, adjust, or relocate its Facilities as may be reasonably necessary for such permit-holder to exercise its rights under the permit. Except where good cause is approved by the City, a permit-holder must make its request at least fourteen (14) days prior to the date it intends to exercise its rights under the permit. If applicable, Licensee will, within seven (7) days of its receipt of such a request, deliver to the permit-holder an invoice for the services. However, Licensee will not be required to honor any such request unless and until the permit-holder makes payment in advance for any expenses incurred by said Licensee pursuant to said person's request. If any Facilities are not relocated in accordance with this Section and within the reasonable time frames required by the City, the City or its contractors may relocate the Facilities and the Licensee and its surety shall be jointly and

severally liable to the City for any and all costs incurred by the City, including but not limited to any liquidated delay damages. Any time period during which Licensee is unable to relocate its facilities due to the actions or inactions of a third party, which is unaffiliated to Licensee and not under contract with or control of Licensee, including, without limitation, the City, will not be counted against the reasonable time frame allowed to Licensee to relocate its Facilities.

7.7 No Cause of Action Against the City. The Licensee shall have no remedy or recourse whatsoever against the City for any loss, cost, expense, or damage arising from any of the provisions or requirements of this Agreement, or because of the enforcement thereof by said City, or for the failure of the City to have the authority to grant, all, or any part, of the rights herein granted; provided that said Licensee expressly acknowledges that it accepted the rights herein granted under this Agreement in reliance upon its independent and personal investigation and understanding of the power or authority of the City to enter into the Agreement herein with Licensee; provided further that the Licensee acknowledges by its acceptance of said Agreement that it has not been induced to enter into this Agreement upon any understanding, or promise, whether given verbally or in writing by or on behalf of any Party, or by any other person concerning any term or condition of this Agreement not expressed herein; provided further that the Licensee acknowledges by the acceptance of this Agreement that it has carefully read the provisions, terms, and conditions hereof and all incorporated provisions and is willing to, and does accept, all of the risk attendant to said provisions, terms, and conditions of this Agreement. Nothing herein shall be deemed to waive the City's sovereign immunity.

SECTION 8. INDEMNIFICATION

8.1 Indemnification. Licensee at its sole cost and expense, hereby agrees to indemnify, protect, release, defend (with counsel acceptable to the City) and hold harmless the City, its municipal officials, elected officials, councils, boards, commissions, officers, employees, attorneys, and agents, from and against any and all causes of action, claims, demands, all contractual damages and losses, economic damages and losses, all other damages and losses liabilities, fines, charges, penalties, administrative and judicial proceedings and orders, judgments, remedial actions of any kind, and all costs and expenses of any kind, including, without limitation, reasonable attorney's fees and costs of defense arising, directly or indirectly, in whole or in part, from the action or inaction of Licensee, its agents, representatives, employees, contractors, subcontractors or any other person for whose acts Licensee may be liable, in constructing, operating, using, maintaining, repairing, restoring or removing Facilities, or in carrying on Licensee's business or operations in the City, or out of the fact that the City entered into this Agreement with Licensee, the rights granted to Licensee, or the activities performed, or failed to be performed, by Licensee under this Agreement, or otherwise, except to the extent arising from or caused by the sole or gross negligence or willful misconduct of the City, its elected officials, officers, employees, agents or contractors, or as otherwise may be limited by law. This indemnity shall apply, without limitation, to any claim or cause of action for invasion of privacy, defamation, antitrust, negligence, theft, fire, violation or infringement of any copyright, trademark, trade name, service mark or patent or intellectual property right of any person, whether or not any act or omission complained of is authorized, allowed, or prohibited by this Agreement. The indemnification, duty to defend, and hold harmless obligations set forth in this Section shall survive for a period of five (5) years after the date of expiration or termination of this Agreement. Any payments required by Licensee to City pursuant to this

indemnification paragraph or otherwise required under this Agreement shall accrue interest from the date due at one and one-half percent (1.5%) interest per month until paid.

SECTION 9. NOTICE

9.1 Any notice, demand, consent, approval, request, or other communication required or permitted to be given to either Party under or with respect to this Agreement (collectively, "Notice") must be in writing and must be delivered in person, by a reputable overnight delivery service or by certified mail, postage prepaid, return receipt requested, to the appropriate address(es) set forth below:

If Notice to Licensee:

Missouri Network Alliance, LLC
c/o Bluebird Network, LLC
Attn: Contract Management
4215 Philips Farm Road, Suite 103
Columbia, MO 65201

Copy to: Contract.Management@bluebirdnetwork.com

If Notice to City:

City of Liberty, Missouri
Attn: City Administrator
101 E. Kansas St.
Liberty, MO 64068

9.2 If notice is given by personal delivery, a receipt indicating that personal delivery was made must be obtained. Notice will be deemed effective on the date of receipt by the addressee as shown on the receipt if given by personal delivery, on the return receipt if notice is given by certified mail or the confirmation of delivery form if notice is given by overnight delivery service. Rejection or refusal to accept or the inability to deliver because of a changed address of which no proper notice was given will be deemed to be receipt of the notice as of the date of rejection, refusal, or inability to deliver. Either Party may change its address for notice by giving notice of address change to the other Party in the manner for giving notice prescribed in Section 9.1.

SECTION 10. MISCELLANEOUS

10.1 This Agreement and all Exhibits constitute the entire Agreement between the Parties as to the subject matter of this Agreement, and no negotiations or discussions prior to the Effective Date shall be of any effect.

10.2 The invalidity in whole or in part of any provision of this Agreement shall not affect the validity of any other provision.

10.3 No term or condition of this Agreement will be deemed to have been waived by a Party unless the waiver is made in writing and is signed by the Party against whom the waiver is claimed. No waiver of default or breach of this Agreement or consent to the default or breach will be deemed to have been waived or consented to unless the waiver or consent is made in writing and signed by the Party against whom the waiver or consent is claimed. The waiver of or consent to a breach or default of this Agreement will not be deemed to be a waiver of or consent to any other breach or default of this Agreement, or to or any subsequent breach or default of the same term, or condition of this Agreement. No course of dealing or conduct or failure of a Party to strictly enforce any term, right or condition of this Agreement constitutes a general waiver or relinquishment of the term, right or condition.

10.4 The rights and remedies of the Parties shall be cumulative and in addition to any other rights and remedies provided by law or equity. The laws of the State of Missouri shall govern this Agreement.

10.5 This Agreement is for the benefit of the Parties and not for any other person or entity. This Agreement creates no third-party beneficiary rights.

SECTION 11. EFFECTIVE DATE AND ACCEPTANCE

11.1 This Agreement shall be effective on the date this Agreement is last signed by both Parties ("Effective Date"). The Parties acknowledge that this Agreement is a lawful contract between them, that they entered into this Agreement voluntarily, and have full authority to sign this Agreement.

[Signature Page to Immediately Follow]

IN WITNESS WHEREOF, this Agreement is entered into as of the Effective Date.

CITY OF LIBERTY, MISSOURI

Dated: _____

ATTEST:

City Clerk

MISSOURI NETWORK ALLIANCE, LLC DBA BLUEBIRD NETWORK

By: T. Anderson (CORPORATE SEAL)

Name: Trent Anderson

Title: Chief Revenue Officer

Date: 10-5-2022

STATE OF MISSOURI)
COUNTY OF Cass) ss.
JACKSON)

The forgoing instrument was acknowledged before me this 5th of October, 2022,
by Trent Anderson, on behalf of
Missouri Network Alliance

This person is personally known to me or has produced personally known as identification.

Rosemary F. Huffman
(Signature of Notary taking Acknowledgment)

Notary Public, State of Missouri

My Commission Expires: 06-21-2024

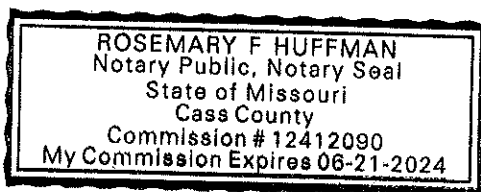


EXHIBIT A

SPECIAL CONDITIONS

The following special conditions shall be a condition of this Agreement and shall supplement and limit any provision in this Agreement to the contrary:

1. All new Licensee Facilities shall be installed underground, except where good cause is shown to authorize use of existing above-ground Licensee Facilities, including (1) when and where nearby similar facilities exist above ground or (2) when conditions are such that underground construction is impossible, impracticable, or economically unfeasible, as determined by the City. Above-ground Facilities authorized for good cause shall, in the City's reasonable judgment be limited to construction and Facilities having minimal detrimental impact on the area where construction is proposed. Ground-mounted pedestals customarily installed for underground Facilities shall be authorized subject to applicable permit requirements and design, location, appearance, and other reasonable requirements of the City, provided that such pedestals or equipment that are larger than 3 feet in height or otherwise not customarily found within the City limits shall not be deemed authorized by this Agreement without specific separate written authorization of the City.
2. Licensee acknowledges and agrees that pursuant to its obligation to pay all applicable taxes it shall pay the City's license tax as a provider of exchange telephone services, if applicable, and shall remit to the City such tax on gross receipts of its business as required by Article I of Chapter 7 of the City's Code of Ordinances, or as may be amended, regardless of technology or nomenclature used by Licensee to provide such services, including but not limited to wire, wireless, internet-based transmissions, and switched or unswitched, to the extent permitted by law.
3. Licensee represents and agrees that it (including its duly licensed contractors acting on its behalf identified on the right-of-way permit application or otherwise to the City) shall not authorize third-parties without a valid license, Right-of-Way Use Agreement, or other lawful authorization in writing from the City to be within the City's Rights-of-Way to install or perform maintenance on its Facilities or have physical access thereto in the Rights-of-Way.
4. Licensee agrees to provide the City a detailed route map of its proposed facilities no later than at the time Licensee applies for permits which shall include the total linear feet of proposed Facilities. Licensee further agrees to provide GIS layer data with specifications of materials including, size, length, connections, boxes, and splicing of all Licensee's Facilities located in the ROW.
5. For purposes of clarification only, a document providing Communication Service to a third party as authorized herein but nominated or referred to as lease authorizing a service or use to a third-party shall not be deemed to violate Section 5.3, or constitute rent outside the scope of providing a Communication Service, solely because of such

nomenclature or reference provided it otherwise complies with the requirements of this Agreement and meets the following conditions:

- Does not provide the third-party with an ownership or property interest in or any form or type of title in the ROW, ROW Agreement, or any facilities in the ROW, whether temporary or otherwise, and the lessee does not acquire the right to own, control, maintain, modify, physical access, or revise the facilities in the ROW, whether specific facilities or not; and
- Does not grant any rights or remedies as against the City and any such rights or remedies are limited to those as may be granted herein to be directly exercised by Licensee.

EXHIBIT B

INTENTIONALLY BLANK



CITY COUNCIL ACTION REPORT

Meeting Date: October 10, 2022

A/R No.: 2022-228

Department: Public Works

Submitted By: Joshua Martinez, Capital
Projects Engineer

Subject: MUNICIPAL SEPARATE STORM SEWER SYSTEM PERMIT UPDATE

Summary:

- The City received a new State issued Municipal Separate Storm Sewer System permit in November 2021.
- Permit #MOR04C027, permit expires September 30, 2026
- Permit requires upkeep with (5) Minimum Control Measures:
 - Public Education and Outreach on Stormwater Impacts
 - Public Participation
 - Illicit Discharge Detection and Elimination
 - Construction Site Stormwater Runoff Control
 - Post Construction Stormwater Management in New Development and Redevelopment
 - Pollution Prevention/Good Housekeeping for Municipal Operations

Background:

The MS4 permit is required under the national Clean Water Act - National Pollution Discharge Elimination System (NPDES) program administered by the EPA. The permit is both our federal discharge permit and our state operating permit.

This first year of our new permit has seen:

- The continuation of practices and procedures which are still valid under the new permit
- Adoption of revised Facility Storm Water Pollution Prevention Plans
- Adoption of revised procedures for Land Disturbance
- Work towards creating more volunteer opportunities
- Plans to develop and fund a revised Storm Water Master Plan

Continuing years of the permit will see an annual evaluation of current procedures and subsequent adaption to foster a smoother path towards compliance.

Previous Action (if applicable):

NA

Policy/Committee Review:

Citizen Sales Tax Oversight Committee	Completed/Recommended:
---------------------------------------	------------------------

Public Safety Sales Tax Oversight Committee	Completed/Recommended:
Budget Committee	Completed/Recommended:
Other:	Completed/Recommended:

Financial Considerations:

Budgeted:	Line Item:	Amount:
	Line Item:	Amount:
	Revenue Line (if applicable):	Amount:
Non-Budgeted	Line Item:	Amount:
	Line Item:	
	Funding Source:	Amount:

Attachments:

1. MEMO - MS4 Storm Compliance Permit 2022 Update



To: Mayor, City Council, City Administrator
From: Joshua Martinez, I.E., Capital Projects Engineer
Subject: Annual Update on City's Stormwater General Operating Permit
Date: September 30, 2022

The City of Liberty is now under a new State Municipal Separate Storm Sewer System (MS4) permit #MOR04C027. This permit is a compliance requirement of the City of Liberty under the national Clean Water Act - National Pollution Discharge Elimination System (NPDES) program administered by the EPA. Our Permit allows discharges into tributaries of Little Shoal Creek, Rush Creek, Town Branch and Fishing River. The permit was issued on November 1, 2021 and expires September 30, 2026.

This first year of the current permit has seen City Staff begin to adapt to the new permitting requirements and attempt to create a more independent system. We are currently working on preparing our annual report for submission to MDNR, this is due by February 25th, 2023.

Some of the highlights of our current stormwater program activities for this last year include:

1. Public Education, Outreach and Participation
 - a. MARC water quality information is available and linked on the City stormwater quality webpages.
 - b. Quarterly Social media posts.
 - c. Household Hazardous Waste collected from Liberty Citizens –
 - d. City Staff presentation at Farmers Market
 - e. Upcoming City Participation in County Ploggathon
 - f. Volunteer Stream Clean Up
 - g. Volunteer Storm Drain Marking
 - h. Stormwater Management Plan is anticipated to be revamped in 2023
2. Illicit Discharge and Construction Stormwater Runoff Control
 - a. Dry weather field inspections are conducted at City storm sewer outfalls checking for any illicit discharges.
 - b. One (1) confirmed illicit discharge was reported by citizens and investigated by City staff, which resulted in enforcement actions and was successfully rectified.
 - c. Construction sites are continuously monitored by City staff. Weekly erosion control reports are typically submitted to City staff for construction sites from open land disturbance permits.

- d. Post-construction storm water BMPs are periodically inspected by City staff.
- 3. Pollution Prevention and Good housekeeping in Municipal Operations
 - a. Continuous training of City employees in Parks, Public Works, and Utilities departments on stormwater quality protection and maintaining good housekeeping policies and standard operating procedures.
 - b. Updated Storm Water Pollution Prevention Plans were provided to City Maintenance Facilities

It is important to note that adherence to the Permit is an unfunded requirement under the Clean Water Act NPDES program. A significant amount of staff time and resources are dedicated toward these compliance efforts.