

ATTACHMENT 1

Mission Statement of Organization

Truman Medical Centers

Mission, Vision, and Values

TMC Mission

Truman Medical Centers is an academic health center providing accessible, state-of-the-art quality healthcare to our community regardless of the ability to pay.

Vision

Leading the way to a healthy community.

Values

At TMC we value quality, stewardship, diversity, leadership, innovation, and compassion.

Quality

Optimal clinical outcomes
Commitment to excellence
Service that exceeds customer expectations

Stewardship

Development of human resources
Financial visibility
Management of facilities and equipment

Diversity

Understanding and valuing differences
Cultural competence - Knowledge and respect of another's culture coupled with skills and abilities to work within that culture

Leadership

Integrity
Accountability
Visibility

Innovation

Creation and application of new knowledge
Education
Research

Compassion

Caring
Empathy

ATTACHMENT 2

Cover Letter

Better. For Everyone.

May 20, 2013

The Honorable Michael D. Sanders
County Executive, Jackson County
Jackson County Courthouse
415 E. 12th Street
Kansas City, MO 64106

County Executive Sanders:

I am the Chief Operating Officer of Truman Medical Center and manage Truman's Lakewood Facility in Eastern Jackson County. In that connection, I have been working with the City of Independence to establish a medical clinic in Western Independence, located on Independence Avenue in the Fairmount Subdivision. It is my understanding that Gerard Grimaldi, our Governmental Relations Officer, and Jerry Riffel, Special Counsel for our Redevelopment Corporation, have prepared and filed an application with Jackson County to convey a certain Land Trust Property for less than its fair market value.

We would appreciate your support of that application for the following reasons:

1. Truman's medical clinic will facilitate quality medical services for a medically under-served area of Jackson County.
2. The Land Trust Property is blighted and in its current state, has a negative impact on the real property values of Jackson County.
3. Truman's budget for its medical clinic requires that it obtain all of the real property at as low a price as is reasonably possible.
4. The City of Independence has agreed to provide fee simple interest in real property it owns within the 353 Plan Area at below market value.

I have attached a Site Plan which shows the location of the Land Trust Property and the Independence Property to be conveyed in fee simple interest for parking purposes. If you should have any questions or concerns, I would appreciate an opportunity to discuss these issues with you.

Sincerely,



Charlie Shields
Chief Operating Officer

CS/td

Enclosure

cc: Shelley Kneuvean
Scott Burnett

ATTACHMENT 4

Map of Property

ATTACHMENT 5

501c(3) letter

Washington, DC 20224

Truman Medical Center,
Incorporated
2301 Holmes Street
Kansas City, Missouri 64108

Person to Contact: Robert Kolbo
Telephone Number: (202) 506-8160

Refer Reply to:
OP:E:EO:R:1

Date:
OCT 20 1986

IVED

Employer Identification Number: 44-0661018
Key District: Chicago
Accounting Period Ending: April
Foundation Status Classification: 509(a)(1)/170(b)(1)(A)(iii)

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(c)(3) of the Internal Revenue Code. Our ruling letter dated March 25, 1968, which denies you such status is hereby revoked.

We have further determined that you are not a private foundation within the meaning of Code section 509(a), because you are an organization described in the sections of the Code shown above.

If your sources of support, or your purposes, character, or method of operation change, please let your key district know so that office can consider the effect on your exempt status and foundation status. Also, you should inform your key District Director of all changes in your name or address.

Unless you are an instrumentality referred to below or otherwise specifically excepted, beginning January 1, 1984, you must pay taxes under the Federal Insurance Contributions Act (social security taxes) for each employee who is paid \$100 or more in a calendar year. You are not required to pay tax under the Federal Unemployment Tax Act (FUTA). However, if you are a wholly-owned instrumentality of a state or political subdivision of a state, and social security coverage is desired for your employees, the coverage may be obtained only by an agreement between the State and the Secretary of Health and Human Services, entered into under section 218 of the Social Security Act, as amended. Generally, employees hired after March 31, 1986, are subject to the Medicare portion of the social security tax if they are in a group not covered by an agreement with the Secretary of Health and Human Services. Also, if you are a wholly-owned instrumentality remuneration for services performed for you is not subject to federal unemployment taxes. If you have any questions about excise, employment, or other federal taxes, please address them to your key District Director.

Truman Medical Center, Incorporated

Any questions that you may have as to whether you are an instrumentality of a state or a political subdivision thereof should be addressed to the Internal Revenue Service, Office of Chief Counsel, CC:IND:S:3, 1111 Constitution Avenue, N.W., Washington, D.C. 20224.

Unless you are an instrumentality referred to below, you are required to file Form 990, Return of Organization Exempt from Income Tax, if your gross receipts each year are normally more than \$25,000. If your gross receipts are not normally more than \$25,000 we ask that you establish that you are not required to file Form 990 by completing Part I of that Form for your first taxable year. For guidance in determining if your gross receipts are "normally" not more than the \$25,000 limit, see the instructions for the Form 990. Such returns are not required to be filed by organizations that are instrumentalities of a state or a political subdivision thereof, the income of which is excluded from gross income under Code section 115. If you believe your income is excluded from gross income pursuant to Code section 115, you should request an appropriate ruling from the Office of Chief Counsel, as indicated above. If a return is required, it must be filed by the 15th day of the fifth month after the end of your annual accounting period. There is a penalty of \$10 a day, up to a maximum of \$5,000, when a return is filed late unless you establish, as required by section 6652(d)(1), that the failure to file was due to reasonable cause.

You are not required to file federal income tax returns unless you are subject to the tax on unrelated business income under Code section 511. If you are subject to this tax, you must file an income tax return on Form 990-T, Exempt Organization Business Income Tax Return. In this letter, we are not determining whether any of your present or proposed activities are unrelated trade or business as defined in section 513.

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, contact your key District Director.

Donors may deduct contributions to you as provided in Code section 170. Bequests, legacies, devises, transfers, or gifts to you or for your use are deductible for federal estate and gift tax purposes if they meet the applicable provisions of sections 2055, 2106, and 2522.

Please show your employer identification number on all returns you file and in all correspondence with the Internal Revenue Service.

We are informing your key District Director of this ruling. Because this letter could help resolve any questions about your exempt status and foundation status, you should keep it in your permanent records.

Truman Medical Center, Incorporated

If you have any questions about this ruling, please contact the person whose name and telephone number are shown in the heading of this letter. For other matters, including questions concerning reporting requirements, please contact your key District Director.

Sincerely yours,



Milton Cerny
Chief, Exempt Organizations
Rulings Branch

ATTACHMENT 6

Board of Directors

Truman Medical Center
Board of Directors 2012-2013

Paul M. Black

Board Chair
4101 West 57th Street
Fairway, KS 66205

John W. Bluford III

President/CEO
Truman Medical Centers
2301 Holmes
Kansas City, MO 64108

Robert A. Brooks III

Immediate Past Chair
Copaken Brooks
Town Pavilion
1100 Walnut, Suite 2000
Kansas City, MO 64106

Sarah R. Chavez

17563 W. 158th Ter.
Olathe, KS 66062-6777

Michele Chollet

803 W. 68th Terr.
Kansas City, MO 64113

Cindy M. Circo

Mayor Pro Tem
Councilwoman, 5th District at-Large
414 East 12st Street, 22nd Floor
Kansas City, MO 64106

Rita M. Cortes

Seigfreid Bingham
911 Main Street, Suite 2800
Kansas City, MO 64105

James Corwin

4901 NW Old Trail Road
Kansas City, MO 64151

Douglas Y. Curran

Partner
Stinson Morrison Hecker, LLP
1201 Walnut, Suite 2900
Kansas City, MO 64106
Phone: (816) 691-3113

Mark D. Donovan

President
Kansas City Chiefs
One Arrowhead Drive
Kansas City, MO 64129

Neil T. Douthat

Senior Vice President - Investments
UBS Financial Services, Inc.
700 West 47th Street, Suite 500
Kansas City, MO 64112

Betty M. Drees MD

Dean & Professor of Medicine
UMKC School of Medicine
2411 Holmes
Kansas City, MO 64108

Edward Dullenty

3719 Jefferson Street
Kansas City, MO 64111

Peggy J. Dunn

12008 Ensley Lane
Leawood, KS 66209

Mike Enos

3021 Grand Avenue
Kansas City, MO 64108

Matthew C. Gratton MD

Business

Chairman, Emergency Medicine
Truman Medical Centers
2301 Holmes
Kansas City, MO 64108

Jon R. Gray

Partner
Shook, Hardy & Bacon, LLP
2555 Grand Blvd.
Kansas City, MO 64108-2613

Paul P. Holewinski

1036 Westover Road
Kansas City, MO 64113

Peter S. Levi

Polsinelli Shughart PC
700 West 47th St. Suite 1000
Kansas City, MO 64112

Marvin Lyman

Soul Delicious Foods, LLC
2128 E. 12th Street
Kansas City, MO 64127

Maria Martinez

2537 W. Paseo Blvd.
Kansas City, MO 64108

Leo Morton

Chancellor
University of Missouri-Kansas City
5115 Oak Street, AC 301
Kansas City, MO 64110

Michael Ofokansi

8916 N. Saint Clair Ave.
Kansas City, MO 64154

Dennis S. O'Leary MD

5624 Buena Vista Street
Fairway, KS 66205

Juan M. Rangel Jr.

906 Trailway Drive
Raymore, MO 64083

Jean Roth Jacobs

6157 Holmes Street
Kansas City, MO 64110

Dred D. Scott Ph.D.

Deputy Superintendent
Independence School District
201 North Forest Avenue
Independence, MO 64057

Kara L. Settles MD

Clinical Chair, Anesthesia
Truman Medical Centers
2301 Holmes
Kansas City, MO 64108

Mahnaz Shabbir

Shabbir Advisors
P.O. Box 23175
Overland Park, KS 66283

Mark T. Steele MD

Executive Medical Director
Truman Medical Center/UPA
2301 Holmes
Kansas City, MO 64108

Jerome S. Tilzer CPA

Tilzer Accounting & Tax Service, Inc.
10212 Mohawk Lane
Leawood, KS 66206-2437

Eric D. Williams

Business

Reverend
Calvary Temple Baptist Church
2940 Holmes Street
Kansas City, MO 64109

ATTACHMENT 7

List of Key Staff Members

<u>Name</u>	<u>Title</u>
John W. Bluford	President & CEO
Mitzi Cardenas	Chief Information Officer & Sr. VP Strategy Business Development and Performance Integration
William Colby	General Counsel
James Dawson	Executive Direction of the Charitable Foundation
Lynda Donegan	VP health Policy & Government Relations
Dmeter Dragovich	VP Practice Management
Gerard Grimaldi	VP Health Policy & Government Relations
Allen Johnson	Chief Financial Officer
Mark McPhee, M.D.	Sr. VP Clinical Coordination
Marsha Morgan	COO Behavioral Health
Vicki Smith	VP Marketing & Public Relations
Charles Shields	COO Lakewood
Mark Steele, M.D.	Chief Medical Officer
Lynette Wheeler	Chief Nurse Officer
Barbara Zubeck	VP Audit & Compliance

ATTACHMENT 9

Funding

The preliminary Project budget for the Medical Clinic improvements in Phase 1 is \$2,224,721. Truman will finance the construction of the medical clinic and related improvements through the issuance of \$2.2 million in Conduit Financing through the Missouri Health & Educational Facilities Authority (MOHEFA) made possible by Truman's 501(c)(3) status and close ties to state and local government. Saulsbury Hill Financial, LLC will provide interim funding allowing the Project to proceed during the conduit funding's legal and administrative process.

ATTACHMENT 10

Copy of Main Webpage



Hospital Hill 816-404-1000
Lakewood 816-404-7000
Kansas City, MO

TRUMED.ORG

- Truman Medical Centers
- About TMC
- Contact TMC
- Healing Arts
- Emergency Services
- Health Library
- Health Services
- Maps & Directions
- Locations
- Nursing
- Pricing & Quality
- Research & Clinical Trials
- Ways to Give
- Ways To Volunteer
- Auxiliary
- Find
- Lakewood Family Birthplace
- Postgraduate Pharmacy Reside

Truman Medical Centers



TMC's unique Healing Arts Gallery infuses art in the hospital setting. Research has found that when there's calming art on the walls, patients can recover more quickly. Stress is relieved, pain is eased and patients leave the hospital sooner.

- ▶ **Did You Know? VIDEO**
The facts about Truman Medical Centers.
- ▶ **Emergence. VIDEO PART I**
- ▶ **VIDEO PART II**
Brandy, Doree and Melissa. Three stories of transformation.

Patients & Visitors Information Center

- For Our Patients... ▶
- For Our Visitors... ▶
- More...

In The News

- TMC Becomes First in the Metro to Achieve Advanced Certification for Palliative Care from The Joint Commission
- TMC Expands Partnership With Children's Mercy Hospitals and Clinics

More News...



Health Care's Most Wired Winner 2012



Visit us on Facebook



View us on YouTube

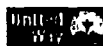
Follow



Primary teaching hospital of the University of Missouri-Kansas City School of Medicine



University Physician Associates



United Way Community Partner

In The Community

TMC Approved Menu Items

Looking for ways to dine at your favorite restaurants without falling off the dieting wagon? **Order items marked TMC-approved!** Click here to find out more...

Community Health Events

TruHealth



Online Health Management Tool for patients. Click here to learn more!

Health Library A-Z
Learn more about a disease or health-related condition...

HealthyKC.org

More TruHealth...

ATTACHMENT 11

Property is located within Jackson County Legislative District No. 1

ATTACHMENT 12

Property has been in Land Trust since January 19, 2011

City of Independence

111 EAST MAPLE • P.O. BOX 1019 • INDEPENDENCE, MISSOURI 64051-0519

www.ci.independence.mo.us • (816) 325-7000



May 28, 2013

Ms. Diane Burnette, Chair
Land Trust for Jackson County
414 E. 12th Street, 16th Floor
Kansas City, MO 64106

Dear Ms. Burnette:

It is my understanding that Land Trust is considering the conveyance of certain real property located at 10315 E. Independence Avenue in Independence, Missouri to Truman Medical Center. My staff has been working with Truman Medical Center to establish a medical clinic in the Fairmount Subdivision.

This parcel is within Phase I of the approved Fairmount 353 Development Plan, and is needed to remove the blight and complete the medical clinic as now planned. In Phase I of the Plan, Truman's affiliate has agreed to develop the medical clinic. The City of Independence plans to convey property it owns for use by Truman's medical clinic for parking. During the period of construction (now underway), Independence has also leased for minimal consideration a portion of this property for an interim temporary clinic. When the clinic is completed, this property will be conveyed to Truman or its affiliate for parking purposes.

We would appreciate your approval of the application for the following reasons:

1. Truman's medical clinic will facilitate quality medical services for a medically underserved area of Jackson County.
2. The Land Trust Property is blighted and in its current state has a negative impact on the real property values of Jackson County.
3. The City of Independence has agreed to provide fee simple interest in real property it owns within the 353 Plan Area at below market value.
4. The approved 353 Plan will result in removal of blight from western Independence and encourage other improvements in the surrounding neighborhoods.

AN EQUAL OPPORTUNITY EMPLOYER • A COMMUNITY IN EASTERN JACKSON COUNTY

Ms. Diane Burnette
May 28, 2013
Page 2

If you should have any questions or concerns, I would appreciate an opportunity to discuss these issues with you. I can be reached at (816) 325-7170 or by e-mail at rheacock@indepmo.org.

Sincerely,



Robert E. Heacock
City Manager

RH/lc

Enclosure

cc: The Honorable Michael Sanders
Jeph Scanlon
Amelia McIntyre, Esq.



[Printable Version](#)

[Home](#) [Other Property Data](#) [Help](#)

[Property Search](#) > [Search Results](#) > [Property Summary](#)

Property Account Summary | [Links: Segregation/Merge Data](#) [Where are my tax dollars going?](#)

Parcel Number	27-120-07-04-00-0-00-000	Property Address	10315 E INDEPENDENCE AVE , INDEPENDENCE, MO 64053
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General Information

Property Description	FAIRMOUNT E 35' OF N 25' LOT 439 & E 35' LOT 440
Last Sale Price	90,000.00
Last Sale Date	01/26/2011
Last Sale Document Number	2011E0009078
Property Category	Land and Improvements
Status	Active, Locally Assessed
Tax Code Area	129

Property Characteristics

Property Class	2010
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Parties

Role	Percent	Name	Address
Taxpayer	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O C/O PROPERTY AND RELOCATION DIVISION, 414 E 12TH ST FL 16, KANSAS CITY, MO 64106
Owner	100	LAND TRUST OF JACKSON COUNTY MISSOURI	C/O C/O PROPERTY AND RELOCATION DIVISION, 414 E 12TH ST FL 16, KANSAS CITY, MO 64106

Property Values

Value Type	Tax Year 2012	Tax Year 2011	Tax Year 2010	Tax Year 2009	Tax Year 2008
Market Value Total	18,862	43,974	50,305	50,305	50,305
Taxable Value Total	0	0	16,098	16,098	16,098
Assessed Value Total	6,036	14,072	16,098	16,098	16,098

Active Exemptions

E04 (land trust)	
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No Charges are currently due.

No Charge Amounts are currently due for this property. If you believe this is incorrect, please contact the Taxpayer Services Unit at (816) 881-3232.

NOTICE: Telephones are staffed during regular business hours (8am to 5pm, Monday through Friday, excluding holidays observed by Jackson County). There will be no one available to answer calls on **Saturday, December 31, 2011.**

Distribution of Current Taxes

District	Amount
BOARD OF DISABLED SERVICES	0.000000
CITY - INDEPENDENCE	0.000000
INDEPENDENCE SCHOOL #30	0.000000
JACKSON COUNTY	0.000000
KANSAS CITY LIBRARY	0.000000
MENTAL HEALTH	0.000000
METRO JUNIOR COLLEGE	0.000000
STATE BLIND PENSION	0.000000

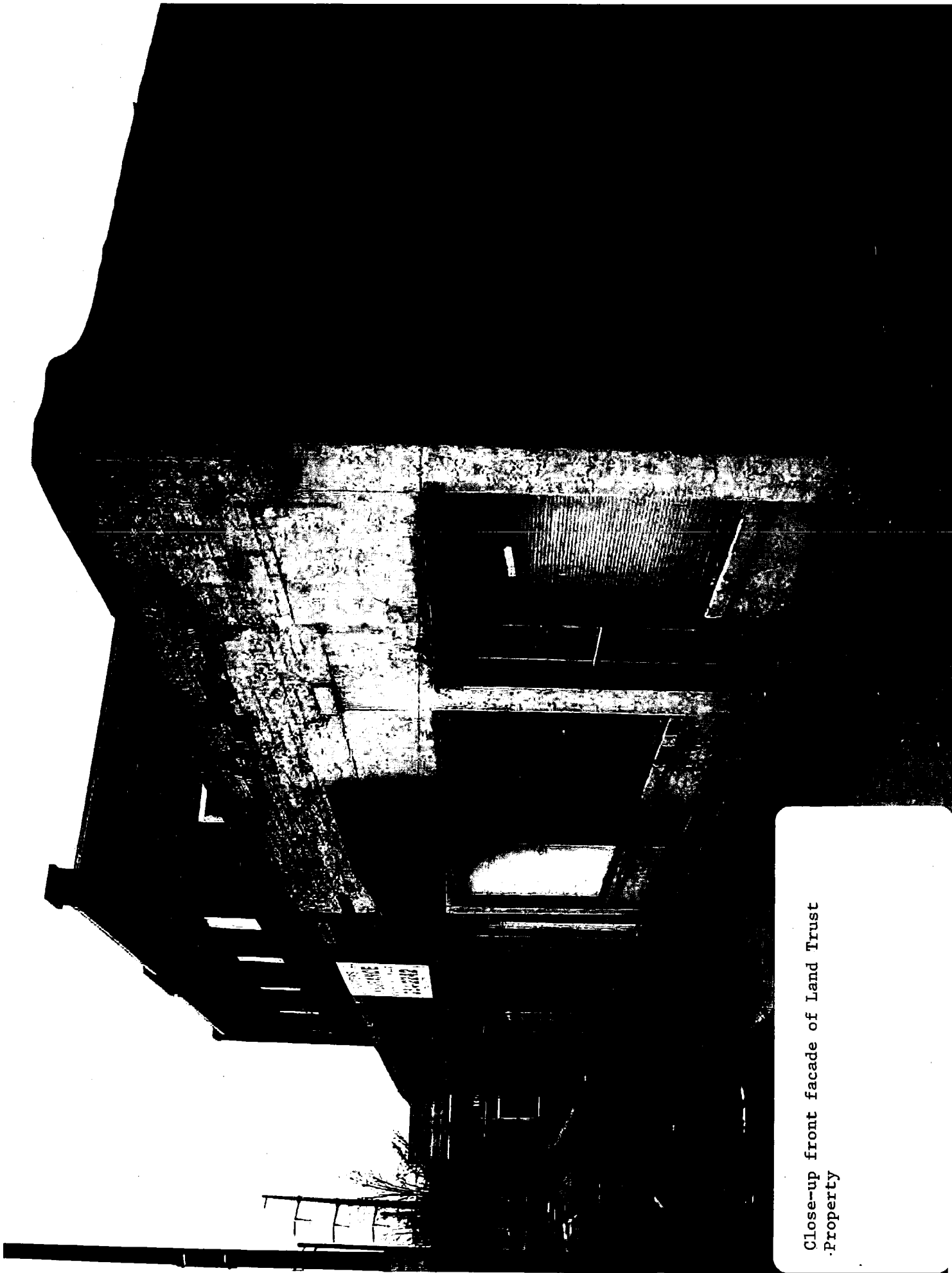
Receipts					
Date	Receipt No.	Amount Applied	Amount Due	Tendered	Change
04/30/2008 13:47	<u>5230199</u>	1,782.92	1,782.92	1,782.92	0.00
05/18/2007 12:08	<u>4672345</u>	1,063.14	1,063.14	1,063.14	0.00
04/30/2007 11:01	<u>4664371</u>	0.00	1,052.04	1,052.04	0.00

[Printable Version](#)

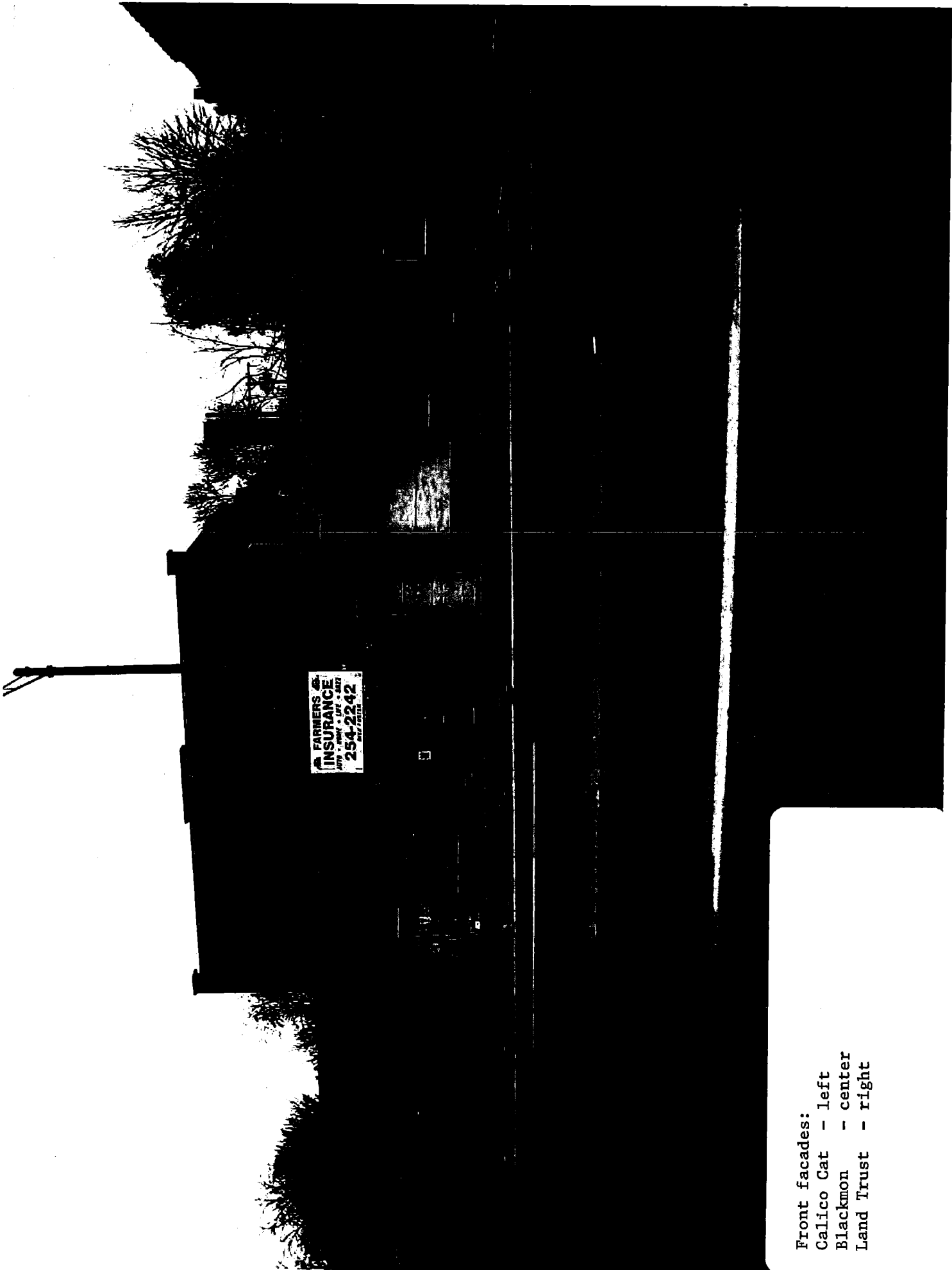
REMINDER: Occasionally, the parcel number for a real estate parcel changes, due to a parcel segregation or merge. In such a case, a search of the new parcel number may not reflect tax delinquency or a full tax history concerning that parcel. You may wish to contact us to obtain that information. Or, you may wish to search all relevant parcel numbers of parcels involved in such a segregation or merge. [Click here](#) to begin a search on this website to see if a parcel was involved in a segregation or merge occurring within the past five years and to see a list of parent parcel(s) and child parcel(s) involved. **NOTE:** Information concerning a segregation or merge occurring more than five years prior to the search is not available on this website.

ATTENTION: This website will close at 11:00 p.m. on December 31. Taxes paid online after the website reopens in the New Year will accrue interest, penalties and fees.

Developed by Manatron, Inc.
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 Version 1.0.4548.13463



Close-up front facade of Land Trust
Property



FARMERS
INSURANCE
AUTO • HOME • LIFE • MARINE
254-2242
NEW YORK

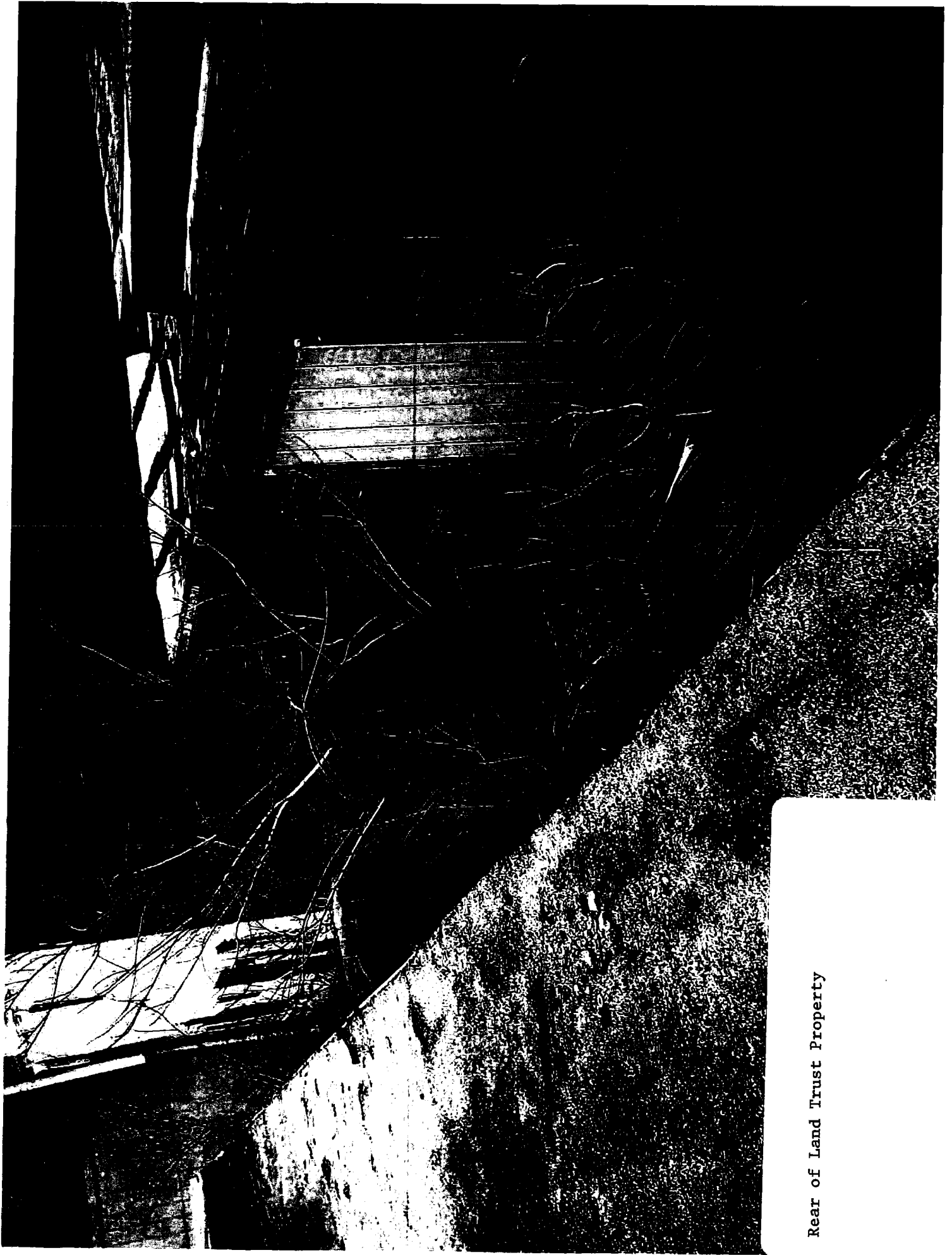
Front facades:
Calico Cat - left
Blackmon - center
Land Trust - right



West side and rear of Land Trust
Property



Vacant alley space between Land Trust
Property (left) and Gilmore Building (right)



Rear of Land Trust Property



Interior of Land Trust Property