

**IN THE COUNTY LEGISLATURE OF JACKSON COUNTY, MISSOURI**

**A RESOLUTION** authorizing the County Executive to execute a Petition as part of a Development Structure Agreement related to the creation of the I-470 and View High Community Improvement District.

**RESOLUTION NO. 18930**, September 14, 2015

**INTRODUCED BY** Frank White, Jr., County Legislator

WHEREAS, Paragon Star, LLC, of Lee's Summit, Missouri, has submitted a plan to the City of Lee's Summit, Missouri, for the development of a sports complex and mixed use village to be located at the northeast corner of I-470 and View High Drive; and,

WHEREAS, the County owns certain parcels of land that are within the area of the proposed I-470 and View High Community Improvement District (CID); and

WHEREAS, Paragon Star is seeking the execution of a Petition by the County and other property owners within the CID area in support of this project; and,

WHEREAS, the execution of this Petition related to the creation of the I-470 and View High Drive CID is in the best interest of the health, safety, and welfare of the citizens of Jackson County; now therefore,

BE IT RESOLVED by the County Legislature of Jackson County, Missouri, that the County Executive be and hereby is authorized to execute the attached Petition for the creation of the I-470 and View High Community Improvement District; and,

BE IT FURTHER RESOLVED that all County officials be and hereby are authorized to execute any and all documents and take any other actions necessary to give effect to this Resolution.

Effective Date: This Resolution shall be effective immediately upon its passage by a majority of the Legislature.

APPROVED AS TO FORM:

  
Chief Deputy County Counselor

  
County Counselor

Certificate of Passage

I hereby certify that the attached resolution, Resolution No. 18930 of September 14, 2015, was duly passed on September 28, 2015 by the Jackson County Legislature. The votes thereon were as follows:

Yeas 9

Nays 0

Abstaining 0

Absent 0

9.28.15  
Date

  
Mary Jo Spino, Clerk of Legislature

**PETITION  
FOR THE CREATION OF THE I-470 AND VIEW HIGH  
COMMUNITY IMPROVEMENT DISTRICT**

TO: The Governing Body of the City of Lee's Summit, Missouri (the "Governing Body")

The undersigned, (1) being the real property owners of record, owning more than fifty percent (50%) of the value of real property within the proposed boundaries, and (2) comprising more than fifty percent (50%) per capita of all real property owners of record within the proposed boundaries of the hereinafter described proposed Community Improvement District (the "District") to be located within the city of Lee's Summit, Missouri (the "City"), do hereby request that the City Council create such District as described herein to fund all or part of the costs of services and improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, R.S.Mo. (the "Act"). In furtherance of such request, the Petitioners state as follows:

**Boundaries of Proposed Community Improvement District**

The legal description of the proposed District is set forth on Exhibit A attached hereto and incorporated by reference herein. The described property is contiguous. Exhibit A also includes The Jackson County Property Account Summary for the legal description.

A map generally outlining the boundaries of the proposed District is attached as Exhibit B hereto, and incorporated by reference herein.

**Name of the District**

The name of the proposed District is "I-470 and View High Community Improvement District".

**Notice to Petition Signers**

The names of the signers of this Petition may not be withdrawn from this Petition by the signers hereof after the Governing Body commences consideration of this Petition, or, later than seven (7) days after the filing hereof, whichever occurs first.

**Five Year Plan**

A five year plan stating a description of the purposes of the District, the District improvements it will make and services it will provide, and an estimate of the costs of these improvements and services to be incurred is attached hereto as Exhibit C.

**Type of District**

The District will be a separate political subdivision, shall have all of the powers granted to and exercisable by a community improvement district pursuant to the Act, except as otherwise

expressly limited to by the provisions of this Petition, and shall be governed by a board of directors (the "Board of Directors").

**Board of Directors**

1. *Number.* The number of directors to serve on the Board of Directors shall be five (5).
2. *Qualifications.* Each director of the District must meet the following requirements:
  - a. Be at least eighteen (18) years of age
  - b. Be either (i) an owner, as defined in the Act, of real property within the District; (ii) an owner of a business operating within the District; or (iii) a registered voter residing in the District; and
  - c. Be a citizen of the State of Missouri for at least one year prior to taking office.
3. *Initial Board Members and Terms.* The initial directors constituting the Board of Directors and the term of each Initial director shall be as follows:

a.	William Brown	3 years
b.	Benjamin Short	3 years
c.	_____	3 years
d.	Stephen Arbo, or person occupying the position of City Manager	2 years
e.	Thomas Lovell, Jr., or person occupying the position of Director of City Parks & Recreation	2 years

or until their respective successors are appointed in accordance with the Act and this Petition.

4. *Successor Directors.* Successor directors shall be appointed by the Mayor, with the consent of the City Council. The Board of Directors may annually prepare a slate of proposed candidates for successor director positions, which shall serve as a recommendation to the Mayor for the appointment of successor directors. In the event of a vacancy on the Board of Directors, the remaining directors shall elect an interim director to fill the vacancy for the unexpired term.

5. *Terms.* The initial directors shall serve the terms set forth above in this Petition and each successor director shall serve a term of three (3) years.

#### **Total Assessed Value**

The total 2015 assessed value of all real property within the proposed District is \$\_\_\_\_\_.

#### **Determination of Blight**

Petitioner is seeking a determination of blight under Section 67.1401.2(3)(b), RSMo, of the Act for any property located within the District. Attached hereto as **Exhibit D** is a blight analysis prepared by Development Initiatives.

#### **Life of the District**

The life of the District shall begin from the effective date of the ordinance establishing the District, and shall be in existence for a minimum of twenty (20) years following the effective date of the ordinance adopted by the Lee's Summit City Council establishing the District, unless earlier terminated in accordance with the Act, and after twenty years the District shall continue perpetually until terminated according to the provisions of the Act.

#### **Proposed Method of Financing the Proposed District Projects**

The proposed District Projects may be financed, in part, through Obligations (as defined in the Act) issued by the District, or by bonds, loans, notes or other evidences of indebtedness issued by the City or another public entity or political subdivision selected by the City, which will be secured solely by the pledge of revenue received from the imposition of a Community Improvement District sales tax (the "CID Sales and Use Tax") in the District.

#### **Proposed Amount and Method of Assessment**

There will be no special assessments on property within the boundaries of the proposed District to pay the costs of the Projects described by this Petition.

#### **Proposed Amount of Community Improvement District Sales Tax**

A CID Sales and Use Tax will be imposed in the amount of one percent (1%) on the selling of tangible personal property at retail or rendering or furnishing of taxable services within the proposed District.

#### **Limitations on Borrowing Capacity of District**

The District will have the authority to borrow funds from any public or private source and issue Obligations (as defined in the Act) and provide security for the repayment of same as provided by the Act and as otherwise provided by law, subject to prior approval of the City in accordance with a cooperative agreement between the District and City.

**Limitations on the Revenue Generation of the District**

The Petitioners do not desire to establish any limitations on the revenue generation of the District.

**Other Limitations on the Powers of the District**

The District will have the authority and powers granted to community improvement districts and political subdivisions under the Act and as otherwise provided by law.

**Severability**

If any provision of this Petition shall be held or deemed to be invalid, inoperative or unenforceable as applied in any particular case or in all cases, because it conflicts with any other provision or provisions of this Petition or for any other reason, such circumstances shall not have effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provisions contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

**Request to Establish District**

By execution and submission of this Petition, the Petitioners request that the City Council establish the District as set forth in this Petition.

**Exhibits and Attachments**

- Exhibit A      Legal Description of the District
- Exhibit B      Map of the District
- Exhibit C      Five Year Plan
  - Attachment 1 Project List
  - Attachment 2 Paragon Star Estimated Project Budget
- Exhibit D      Blight Study

IN WITNESS WHEREOF, we, the undersigned petitioners, have executed the above foregoing Petition to create a Community Improvement District at the dates recorded below:

HAPPY VALLEY PROPERTIES, LLC

By executing this petition, the undersigned represents and warrants that he or she is authorized to execute this petition on behalf of the property owner named immediately above.

Happy Valley Properties, LLC

By: \_\_\_\_\_  
Printed Name: Phillip Short  
Address: 801 NW Commerce Drive  
Lee' s Summit, MO 64086  
Phone: (816) 802-6868

STATE OF \_\_\_\_\_ )  
 )ss.  
COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned Notary Public, in and for said state, personally appeared Phillip Short, the Managing Member of Happy Valley Properties, LLC, who is known to me to be the person who executed, as Managing Member, the within document on behalf of said limited liability company, and such person duly acknowledged that the execution of same to be the act and deed of said limited liability company.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_



CITY OF LEE'S SUMMIT, MISSOURI

City of Lee's Summit, Missouri

By: \_\_\_\_\_  
Printed Name: Mayor Randy Rhoads  
Address: 220 SE Green Street  
Lee's Summit, MO 64063  
Phone: (816) 969-1023

STATE OF MISSOURI )

)ss.

COUNTY OF JACKSON )

BE IT REMEMBERED, that on this \_\_\_\_\_ day of September, 2015, before me, the undersigned Notary Public, in and for said state, personally appeared Randy Rhoads, the Mayor of the City of Lee's Summit, Missouri, who is known to me to be the person who executed, as Mayor, the within document on behalf of said City, and such person duly acknowledged that the execution of same to be the act and deed of said City.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

JACKSON COUNTY, MISSOURI

Jackson County, Missouri

By: \_\_\_\_\_  
 Printed Name: Michael Sanders  
 County Executive  
 Address: 415 East 12<sup>th</sup> Street  
 Kansas City, MO 64106  
 Phone: (816) \_\_\_\_\_ - \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
 )ss.  
 COUNTY OF \_\_\_\_\_ )

BE IT REMEMBERED, that on this \_\_\_\_ day of \_\_\_\_\_, 2015, before me, the undersigned Notary Public, in and for said state, personally appeared Michael Sanders, the County Executive of The County of Jackson County, Missouri, who is known to me to be the person who executed, as County Executive, the within document on behalf of said County, and such person duly acknowledged that the execution of same to be the act and deed of said County.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, the day and year last above written.

\_\_\_\_\_  
 NOTARY PUBLIC

My Commission Expires: \_\_\_\_\_

**EXHIBIT A****LEGAL DESCRIPTION OF THE DISTRICT****Date: 08-18-2015****TRACT 1****Owner: City of Lee's Summit  
Parcel ID: 51-900-02-01-00-0-00-000**

The North  $\frac{1}{2}$  of the Northwest  $\frac{1}{4}$  of Section 34, Township 48, Range 32, in Jackson County, Missouri, except that part of said  $\frac{1}{2}$  of  $\frac{1}{4}$  Section conveyed to Robert McKay by deed dated April 6, 1903 and recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 193, and except that part of said  $\frac{1}{2}$  of  $\frac{1}{4}$  Section conveyed to the Kansas City Rock Island Railway Company by deed recorded in the Office of the Recorder of Deeds for Jackson County, Missouri, at Independence, in Book 244 at Page 79, containing 76.402 acres.

**TRACT 2****Owner: Jackson County Missouri  
Parcel ID: 51-900-02-02-03-0-00-000**

All that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northwest corner of said  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section; thence South  $86^{\circ}40'04''$  East along the North line of said  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section, a distance of 380 feet, thence South  $2^{\circ}08'52''$  West a distance of 275.09 feet, thence South  $32^{\circ}49'22''$  West a distance of 174.22 feet, to the center line of View High Drive, as now exists, thence Southerly along the center line of View High Drive, a distance of 200 feet, more or less to the North right-of-way line of Interstate Route 470, as now established; thence West along said right-of-way line, a distance of 110 feet, more or less to the West line of said  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section; thence North  $2^{\circ}08'52''$  East a distance of 818.61 feet to the point of beginning, except that part in View High Drive.

**TRACT 3****Owner: Jackson County Missouri  
Parcel ID: 51-900-02-02-01-0-00-000**

All that part of the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri, described as follows: Beginning at the Northeast corner of said  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section; thence South  $2^{\circ}11'05''$  West a distance of 825.39 feet, to the North right-of-way line of Interstate Route 470, as now established; thence North  $14^{\circ}34'01''$  West a distance of 867.20 feet, to the North line of said  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section, thence South  $86^{\circ}40'04''$  East a distance of 250 feet, to the point of beginning.

**TRACT 4**

**Owner: Jackson County Missouri**  
**Parcel ID: 51-900-02-06-01-0-00-000**

All of the Southeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, (except right-of-way of the Kansas City, Rock Island Railway Company and additional strips of land thereto as conveyed to said Kansas City Rock Island Railway Company by Robert McKay as shown by deeds recorded in Book 244, Page 70 and Book 244, Page 56, respectively, and from Charles Ganzer and wife, recorded in Book 244 at page 79). And a strip of land 16 feet wide on the West side of, adjacent to and parallel to the said right-of-way, strips or parcels of land, as conveyed to the Kansas City Rock Island Railway Company, as in said deeds above set forth, said 16 foot strip of land extends from the South boundary line of the Northeast  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, and extends thence Northerly through said  $\frac{1}{4}$ ,  $\frac{1}{4}$  Section and into and across the Southeast corner of the Southeast  $\frac{1}{4}$  of the Southwest  $\frac{1}{4}$  of Section 27, until the West boundary line of said 16 foot strip intersects the West line of a private road which runs along the  $\frac{1}{2}$  Section line of Section 27; the West boundary line of said 16 foot strip being of a uniform distance of 216 feet from the center line of the route and line of said Kansas City Rock Island Railway Company as the same is surveyed, staked and located, as conveyed by Charles Ganzer and wife, Augusta, to Robert McKay by deed filed June 30, 1903, recorded in Book 244 at page 193, in the Office of the Recorder of Deeds at Independence, Jackson County, Missouri, all of the above described lands being situated in Township 48, Range 12, Jackson County, Missouri. Except that part in Interstate Route 470 right-of-way.

**TRACT 5**

**Owner: Happy Valley Properties, LLC**  
**Parcel ID: 51-900-02-07-00-0-00-000**  
**51-900-02-08-00-0-00-000**  
**51-900-02-09-00-0-00-000**  
**51-900-02-10-00-0-00-000**

All of Lots 1, 2, 3 and 4, GRAHAM COMMERCIAL CENTER, a subdivision of land in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri.

**TRACT 6**

**Owner: City of Lee's Summit**

All of the Right-of-Way of View High Drive, lying West of and adjacent to Tracts 2 and 5 described herein, in the Southwest  $\frac{1}{4}$  of the Northwest  $\frac{1}{4}$  of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri.

## **TRACT 7**

**Owner: State of Missouri**

All of the Right-of-Way of Interstate 470, lying South of and adjacent to Tracts 2, 3, 4, 5 and 6, described hereon, in the South ½ of the Northwest ¼ of Section 34, Township 48, Range 32, in Lee's Summit, Jackson County, Missouri.

## **TRACT 8**

**Owner: City of Lee's Summit**

**Parcel ID: 51-900-02-06-02-0-00-000**

All that part of the Northeast Quarter of Section 34, Township 48, Range 32, in the City of Lee's Summit, Jackson County, Missouri, described as follows:

Beginning on the West line of said Quarter Section, and 420.99 feet North of the Southwest Corner thereof, said point being an angle point in the right of way of the Chicago, Rock Island and Pacific Railroad Company, and said point lying opposite Station 761+95 thereof; thence North 79°12'09" East, this and subsequent bearings referring to the West line of the Northwest Quarter of said Section 34 as having a bearing of North 02°29'42" East, along the Southerly line of a jog in said Railroad right of way, a distance of 263.10 feet, to a point lying 50 feet from the centerline of the main track of said Railroad Company, measured at right angles thereto; thence North 09°16'45" West, and parallel to said centerline of main track, a distance of 416.73 feet; thence North 87°30'18" West a distance of 171.02 feet, to a point on the West line of said Quarter Section; thence South 02°29'42" West, a distance of 468.45 feet, to the point of beginning. Except that part in Highway Right-of-Way.

**EXHIBIT B**  
**MAP OF THE DISTRICT**

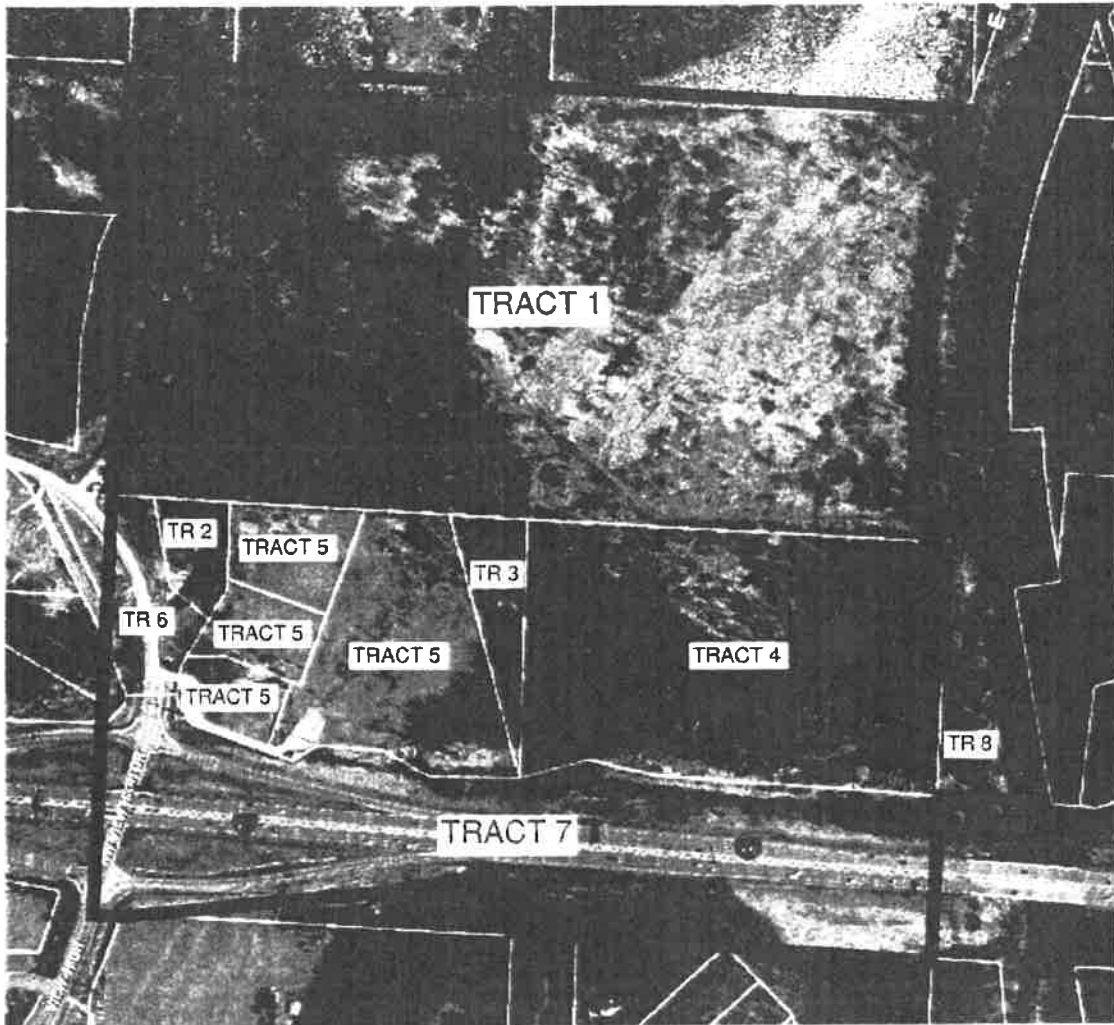


EXHIBIT C

## FIVE YEAR PLAN

- A. Purposes.** The purposes of the District are to:
- (1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
  - (2) Provide or cause to be provided for the benefit of the District, certain improvements described in **Attachment 1** and **Attachment 2**, and the services described herein;
  - (3) Obtain financing for the costs, expenditures, and undertakings of the District;
  - (4) To levy and collect the CID sales tax in order to provide a source of repayment for Obligations issued to finance the District Project, or payment to other public entities or political subdivisions for the same purposes;
  - (5) Own and operate a sports and recreation complex (the "Sports Complex") within the District boundaries in accordance with a contract (the "Cooperative Agreement") between the District and City; and
  - (6) Such other purposes authorized by the Act.
- B. District Services.** The services to be performed by the District shall include, but not be limited to, the following:
- (1) Adopting bylaws, passing resolutions, and otherwise governing the District in the manner required by the Act and the revised statutes of the State of Missouri;
  - (2) Developing funding sources, including the levying of the CID sales tax, necessary in order to pay for the required costs and expenses of the District in a manner authorized by the Act;
  - (3) Providing such accountings, reports and communications as are required by the Act and the Cooperative Agreement;
  - (4) Participation in the construction of the District Projects in accordance with approved plans for same;
  - (5) Complying with the terms and conditions of the ordinance of the City authorizing the creation of the District; and

- (6) Providing for the ownership, management and operation of the Sports Complex, and related activities, including contributions toward maintenance of the Sports Complex.

**C. Estimated Costs of Improvements and Services.**

- (1) Improvements. A list of the anticipated improvements to be funded in part by the District are set forth in **Attachment 1**. The estimated cost of the improvements to be funded by the District are the costs set forth in **Attachment 2** (Paragon Star Estimated Project Budget). The column in **Attachment 2** that is labeled "Community Improvement District" is the initial list of anticipated costs based on a projected allocation of several funding sources for the project as a whole, but the District may also fund those items set forth in **Attachment 1** as decisions regarding District appropriations are made by the Board of Directors. It is anticipated that financing for eligible District improvement costs will be obtained within the first five years of the life of the District by the District, the City or another public entity or political subdivision selected by the City, and a portion of the District revenues as appropriated by the Board of Directors will be pledged toward repayment of such debt during the first five years of the District.
- (2) Services. It is estimated that the total cost of professional services for administration of the District will be approximately \$150,000 per year during the initial five years of the District.



Attachment 1 to Five Year Plan

**PROJECT LIST**

The Project generally consists of the following improvements and activities, any of which may be completed in phases at the discretion of the District and in accordance with a cooperative agreement between the City and the District:

The construction, reconstruction, installation, repair, and maintenance of the following improvements:

- a) The extension of View High Drive from its current terminus of the four lane section at the Northerly Highway 470 Right of Way, north approximately 800 LF to and including a proposed Roundabout.
- b) The connection of View High Drive from the Roundabout in a) west, to existing View High Drive, approximately 400 LF.
- c) The construction of View High Parkway from the Roundabout mentioned in a), north approximately 1500 LF to and including a proposed roundabout.
- d) The construction of River Road approximately 1500 LF from the roundabout mentioned in c), southeast to and including a roundabout due east of the roundabout mentioned in a).
- e) The construction of View High Boulevard approximately 1600 LF from the roundabout mentioned in a) to the roundabout mentioned in d) including the two bridges required to cross the little blue river.
- f) The construction of 98<sup>th</sup> Street for a length of approximately 800 LF from the roundabout mentioned in c) northeast to the City limit.
- g) Mass grading of land adjacent to infrastructure improvements described in items a) through f).
- h) The construction of surface parking lots on the land adjacent to the infrastructure improvements described in items a) through f).
- i) The construction of Athletic Fields including support buildings, fencing, lighting, benches, bleachers, signage, internal vehicle and pedestrian drives and paths, and all related appurtenances.
- j) The construction of walking trails, appurtenances and associated pedestrian bridges.
- k) Construction of improvements to I-470 and View High interchange.
- l) Any earthwork, landscape, sidewalks, trails, bridges, utility relocations and extensions, street lighting, wetland identification and mitigation, professional consultant costs associated with the improvements stated items a) through l).

**Attachment 2 to Five Year Plan**

**PARAGON STAR ESTIMATED PROJECT BUDGET**

**[attached]**

**CID Five Year Plan  
Project Budget**

REDEVELOPMENT PROJECT COSTS	Redevelopment Project Costs	Regional TDD	Community Improvement District	Tax Increment Financing Plan RPA#1	View High GO Bond	State of Missouri Project Funding	Jackson County, Missouri	Developer Equity or Private Financing
<b>1. Real Property Costs</b>								
Private Real Property	\$2,000,000							2,000,000
Property of City of Lee's Summit	\$0							
Property of Jackson County, Missouri								
Other Land Costs	-							
Wetlands Mitigation	1,600,000							1,600,000
<b>Total Real Property Costs</b>	<b>\$3,600,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$3,600,000</b>
<b>2. Sports Complex, Roads, Utility, Water, Sewer &amp; Infrastructure Improvements</b>								
Sports Complex	14,101,333		2,326,802	11,775,031		8,000,000		
Capital Replacement Fund for Fields	3,000,000					3,000,000		
Clearing & Grubbing	325,000	292,500	5,383	27,137				
Cut	1,387,000	1,249,000	22,770	115,230				
Fill, including fill for flood plan	2,305,000	1,305,000	165,000	835,000				
Landscape	500,000	450,000	8,250	41,750				
Bridge #1 (140x68)	1,428,000	1,428,000						
Bridge #2 (140x68)	1,428,000	1,428,000						
Sanitary Sewer within right of way	415,000	207,500	34,238	173,262				
Storm Sewer within right of way	582,000	485,600	19,206	97,194				
Water Main within right of way	860,000	528,000	21,780	110,220				
Seeding	232,000	185,600	7,656	38,744				
Road #1	291,000	291,000						
Road #2	770,000	770,000						
Road #3	792,000	792,000						
Road #4	486,000	486,000						
Roundabout	1,500,000	1,500,000						
Parking #1	1,727,000	1,727,000						
Parking #2	493,000	493,000						
Erosion Control (4%)	542,000	433,600	17,888	90,514				
Primary Electrical Duct Bank within right of way	625,000	562,500	10,313	52,157				
Improvements to Existing Interchange	3,000,000	2,000,000			1,000,000			
North Village Infrastructure	694,000							694,000
South Village Infrastructure	2,205,000							2,205,000
Walking Trails	1,167,216						1,167,216	
<b>Subtotal Road, Utility, Infra,</b>	<b>\$40,656,049</b>	<b>\$16,594,300</b>	<b>\$2,639,264</b>	<b>\$13,356,239</b>	<b>\$1,000,000</b>	<b>\$9,000,000</b>	<b>\$1,167,216</b>	<b>\$2,899,000</b>
Contractor Overhead & Profit (9%)	3,659,044	1,493,487	237,534	1,202,081			105,049	260,910
Architecture Engineering (8%)	3,252,484	1,327,544	211,141	1,068,499			93,377	231,920
Contingency (15%)	6,098,407	2,489,145	395,890	2,003,436			175,082	434,850
<b>Total Sports Complex, Road, Utility, Infra,</b>	<b>\$53,665,985</b>	<b>\$21,904,476</b>	<b>\$3,483,829</b>	<b>\$17,630,235</b>	<b>\$1,000,000</b>	<b>\$9,000,000</b>	<b>\$1,540,725</b>	<b>\$3,826,680</b>
<b>3. Building Costs</b>								
Hotel	13,800,000							13,800,000
Retail (non-restaurant / bar)	16,000,000							16,000,000
Retail (restaurant / bar)	3,088,000							3,088,000
Entertainment Center	18,000,000							18,000,000
Office	14,760,000							14,760,000
Residential	20,000,000							20,000,000
Clubhouse / Restaurant	6,176,000							6,176,000
<b>Subtotal Building Costs</b>	<b>91,824,000</b>	-	-	-	-	-	-	<b>91,824,000</b>
Contractor Overhead & Profit (9%)	8,264,160							8,264,160
Architecture Engineering (7%)	6,427,680							6,427,680
Contingency (15%)	13,773,600							13,773,600
<b>Total Building Costs</b>	<b>\$120,289,440</b>	-	-	-	-	-	-	<b>\$120,289,440</b>
<b>4. Soft Costs</b>								
Infrastructure	124,000		20,460	103,540				
Traffic Study	28,000		4,620	23,380				
Excise Tax	700,000							700,000
Environmental Impact Statement Wetlands	150,000		24,750	125,250				
Site Survey	25,000		4,125	20,875				
Other Studies (including not limited to RERC, HVS, hotel, Integral)	310,000		51,150	258,850				
Legal Fees - Development	350,000		57,750	292,250				
Legal Fees - Transaction	850,000		24,750	125,250				650,000
Other Professional Consultants, predevelopment including City consultants, plan implementation	450,000		74,250	375,750				
Developer Fee	1,500,000		247,500	1,252,500				
Title Costs, closing costs, Taxes, Insurance & Misc	200,000		33,000	167,000				
Construction Interest and Financing Costs	455,000		12,538	75,985				364,000
<b>Total Soft Costs</b>	<b>\$5,142,000</b>	<b>\$0</b>	<b>\$554,893</b>	<b>\$2,820,630</b>	<b>\$0</b>	<b>\$0</b>	<b>\$0</b>	<b>\$1,714,000</b>
<b>TOTAL PROJECT COSTS</b>	<b>\$182,697,425</b>	<b>\$21,904,476</b>	<b>\$4,038,722</b>	<b>\$20,450,865</b>	<b>\$1,000,000</b>	<b>\$9,000,000</b>	<b>\$1,540,725</b>	<b>\$129,430,120</b>
Total Project Costs (Rounded)	\$183,000,000	\$21,904,000	\$4,038,000	\$20,500,000	\$1,000,000	\$9,000,000	\$1,530,000	\$129,500,000
Percentage of Contribution to Project Costs		12%	2%	11%	1%	5%	1%	71%

**EXHIBIT D**  
**BLIGHT STUDY**

**Blight Analysis:  
View High Drive Community Improvement  
District (CID)**

**PREPARED FOR:**

Happy Valley Properties, LLC  
801 NW Commerce Drive  
Lee's Summit, Missouri 64063

**PREPARED BY:**

Development Initiatives, LLC  
140 Walnut Street, Suite 203  
Kansas City, Missouri 64106

**PREPARED:**

June 15, 2015