EXHIBIT "A"

PETITION TO ESTABLISH THE

510 RANGELINE

COMMUNITY IMPROVEMENT DISTRICT

Joplin, Jasper County, Missouri

Submitted December 12, 2016

By

Community Bank of Raymore, Trustee (Owner)

And

EVC-Woodsonia Joplin, LLC (Developer)

PETITION TO ESTABLISH THE
510 RANGELINE COMMUNITY IMPROVEMENT DISTRICT

To the City Council of the City of Joplin, Jasper County, Missouri (the "City")

The undersigned (the "Owner"), being the owner of record of more than fifty percent (50%) by assessed value of the real property within the boundaries of the 510 Rangeline Community Improvement District (the "District") and the owner of record of more than fifty percent (50%) per capita of all owners of real property within the boundaries of the District, do hereby petition and request that the City approve and establish the 510 Rangeline Community Improvement District in order to fund all or part of the cost of services and improvements provided and made within the District under the authority of Sections 67.1401 to 67.1571, RSMo. (the "Community Improvement District Act" or "Act") in accordance with this Petition.

1. **Legal Description and Map of District Boundaries; Property Areas; Ownership.**

The legal description of the District is attached hereto as Exhibit A. A map illustrating the District boundaries is attached hereto as Exhibit B. The boundaries of the District are contiguous. The Owner is the owner of more than 50% by assessed value of the real estate within the District and the owner of more than 50% per capita of all owners of real property within the boundaries of the District. A listing of all the owners of real estate is attached hereto as Exhibit C.

2. **Name of District.**

The name of the District is the "510 Rangeline Community Improvement District."

3. **Signatures May Not Be Withdrawn Later Than Seven Days After Submittal.**

Notice has been provided to all Petition signers that their signatures may not be withdrawn later than seven (7) days after the filing of this Petition with the City Clerk. This notice is included on each signature page attached to this Petition.

4. **Five-Year Plan.**

A five-year plan stating a description of the purposes of the District, the services it may provide, the improvements it may make, and an estimate of costs of these improvements to be incurred is attached hereto as Exhibit D and includes Exhibit D-1.

5. **Type of District.**

The District will be a political subdivision.

6. **Board of Directors.**

The District will be governed by a five (5) member board of directors (the "Board").
Each Director shall meet the following requirements:

a. Be at least 18 years of age; and

b. Be and must declare to be either (i) an owner of real property within the District ("Owner") or the authorized representative of an owner of real property within the District ("Owner Representative"). All Owner Representatives must be certified in writing as an Owner

Representative by the Owner. In the event the Owner de-certifies an Owner Representative as an authorized representative of the Owner, for any reason at the discretion of the Owner, the Owner Representative shall immediately be ineligible to be a Director and shall automatically be removed from the Board.

Except for the initial Directors which are named, approved and appointed by way of the City's written acceptance of this Petition, each Director shall be appointed by the Mayor with the advice and consent of the City Council according to a slate submitted by the Board to the City Clerk.

The Owner hereby proposes the following slate of Directors:

NAME	TYPE	TERM
Mark McPherson	Owner Legal Rep	4 Years
Luke Spellmeier	Owner Legal Rep	4 Years
Drew Snyder	Owner Legal Rep	2 Years
Matt Dennis	Owner Legal Rep	2 Years
Brett Roubal	Owner Legal Rep	2 Years

The initial Directors named above shall serve for the terms set out opposite their names or until their successor is appointed in accordance herewith, and their successors shall serve for four-year terms or until their successor is appointed in accordance with the Act. If so appointed, there shall be no limits on the number of times a person may serve as a Director.

In the event for any reason a Director is not able to serve his or her full term or is removed from the Board for any reason ("Exiting Director"), any vacancy on the Board shall be filled by appointment of an interim director ("Interim Director") which shall be nominated by the remaining Directors and appointed by the Mayor as described below. Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth in this Article, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director. Provided, however, that the failure to meet such representation requirements shall not affect the Board's authority to hold meetings, exercise any of the District's powers or take any otherwise lawful action, assuming a lawful quorum to do so.

The City may designate an ex officio member to the District's Board of Directors, who may attend all open meetings of the Board but shall have no voting power. The ex officio member may attend closed meetings of the Board unless the member has a conflict of interest regarding the subject matter of the closed meeting and/or the subject matter of the closed meeting involves potential or actual legal actions relating to the City. The District shall provide the City ex officio member with notice of all meetings and copies of all correspondence provided to the members of the Board. The City's failure to designate an ex officio member will not affect the Board's ability to meet, act upon certain matters and otherwise carry on its business.

7. **Successor Directors.**

A. Successor Directors, whether to serve a new term or to fill a vacancy on the Board, shall be appointed in accordance with the Act according to a slate submitted to the City Clerk by the Board. The City Clerk shall immediately deliver the slate to the Mayor. The Mayor may appoint the successor Directors according to the slate submitted, and the City Council shall consent by

resolution to the appointment; or the Mayor or the City Council may reject the slate submitted and request in writing, with written reasons for rejection of the slate, that the Board submit an alternate slate.

B. If an alternate slate is requested, the Board shall submit an alternate slate to the City Clerk. The City Clerk shall immediately deliver the alternate slate to the Mayor. The Mayor may appoint the successor Directors according to the alternate slate submitted, and the City Council shall consent by resolution to the appointment; or, the Mayor or the City Council may reject the alternate slate submitted and request that the Board submit another alternate slate.

C. The procedure described above shall continue until the successor Directors are appointed by the Mayor with the consent of the City Council.

D. The Board may suggest a slate to the Mayor as follows:

1) Individuals meeting the qualifications set out in this Petition shall be nominated by two sitting Directors; and

2) The Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms.

8. **Total Assessed Value.**

As of the date of submittal, the total assessed value of all real property located within the District is $309,670.

9. **Determination of Blight.**

The Petitioners are seeking a determination of blight as determined in the Blight Study dated October 6, 2016, and prepared by Valbridge Property Advisors, a copy of which is attached.

10. Life of District.

Subject to the provisions of Section 13 of this Petition, the District will continue to exist and function until the earlier of: (i) twenty (20) years; or (ii) until the entire cost of the CID Services and CID Projects, as such terms are defined on Exhibit D attached hereto, are reimbursed by the CID Sales Tax Revenue, as hereinafter defined; or (iii) until any bond, notes or other obligations issued by or on behalf of the District (the "CID Obligations") to pay the costs of the CID Services and the CID Projects have been fully repaid (however, in this regard, a refinancing or restructuring of said bonds, notes or other obligations shall not constitute a repayment thereof).

11. Maximum Rates of Business License Tax, Real Property Tax and Sales Tax.

A. License and Real Estate Taxes.

The District may not impose business license taxes or real estate taxes.

B. Sales and Use Taxes.

The District may impose a sales and use tax, at a maximum rate of one percent (1%), on all retail sales made in the District which are subject to taxation pursuant to Sections 144.010 to 144.525, R.S.Mo., except sales of motor vehicles, trailers, boats or outboard motors and sales of public utilities (the "CID Sales Tax").

12. Maximum Rates of Special Assessments and the Method of Assessment.

The District may not impose special assessments.

13. Limitations on Borrowing Capacity.

The parties who have executed this Petition do not seek limitations on the borrowing capacity of the District.

14. Limitations on Revenue Generation.

The parties who have executed this Petition do not desire to establish any limitations on the revenue generation of the District.

15. Other Limitations on District Powers.

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.

16. Annual Reports and Meetings.

The District shall comply with the reporting and meeting requirements described in Sections 67.1471 and 105.145, R.S.Mo., and acknowledges that such meetings shall be open to the public.

17. Request for Ordinance Establishing District.

The parties who have executed this Petition respectfully request the City Council of the City of Joplin, Missouri to establish the District in accordance with this document.

18. 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 or this Petition or for any other reason, such circumstances shall not have the effect of rendering the provision in question inoperative or unenforceable in any other case or circumstance, or of rendering any other provision contained in this Petition invalid, inoperative or unenforceable to any extent whatsoever.

[Remainder of page left intentionally blank. Signature Pages follow]

Signature Page to Petition to Establish the
510 Rangeline Community Improvement District

The undersigned requests that the City Council of the City of Joplin, Missouri establish the 510 Rangeline Community Improvement District according to the preceding Petition.

Name of Owner: Community Bank of Raymore, Trustee
Owner's Telephone Number: 816-322-2100
Owner's Mailing Address: 801 W. Foxwood Dr.
Raymore, MO 64083

Name of Signer: JOHN ARCHER
Title: SENIOR VICE PRESIDENT
Telephone Number: 816-322-2100
Signer's Mailing Address: 801 W. Foxwood Dr.
Raymore, MO 64083

Owner's Type of Entity: Missouri state chartered bank

Owner's Property within District

Parcel Number	**Assessed Value**	**Map**
Part of Parcel No. 19100140017004000 Alternative Parcel No. 33-010693-2020	$309,670	*[Map of parcel combined in district map]*

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. Signatures may not be withdrawn later than seven days after this Petition is filed with the City Clerk.

By: _____ 12/16/2016
Date

STATE OF MISSOURI)
) ss.
COUNTY OF Barton)

Before me personally appeared John T Archer to me personally known to be the individual described in and who executed the foregoing instrument.

WITNESS my hand and official seal this 16th day of December, 2016.

Sherrie Lindquist
Notary Public

My commission expires: 12-27-2018

SHERRIE LINDQUIST
Notary Public, Notary Seal
State of Missouri
Barton County
Commission # 14449827
My Commission Expires December 27, 2018

CLERK'S RECEIPT OF PETITION

This Petition to Establish the 510 Rangeline Community Improvement District was filed in the office of the City Clerk of Joplin, Missouri on the 16th day of December, 2016

Barbara J Dollhoper
~~Assistant~~ City Clerk

[SEAL]

EXHIBIT A

District Legal Description

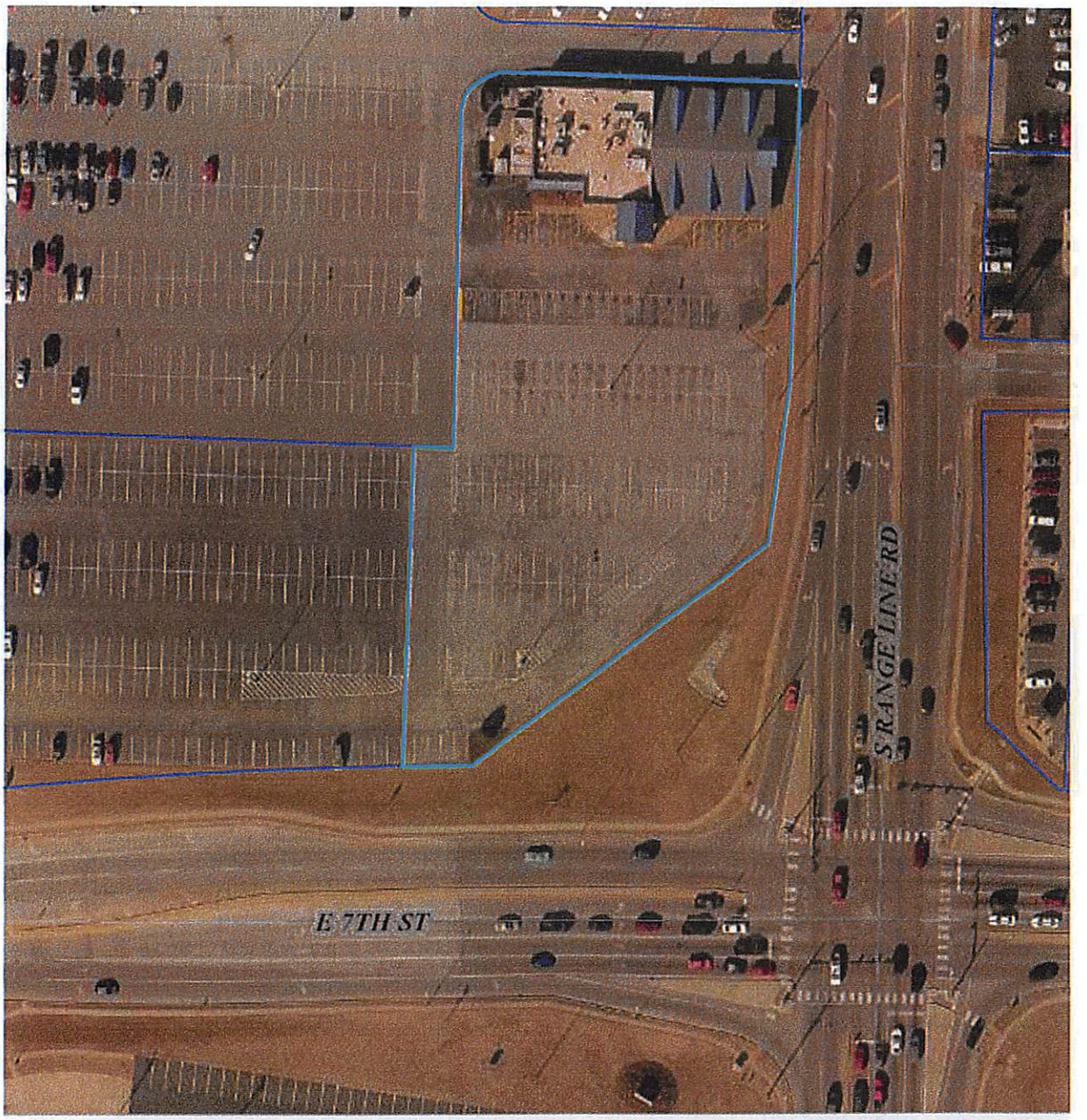
AN OUTER BUNDARY LEGAL DESCRIPTION OF THE CID DISTRICT.

SURVEY DESCRIPTION

ALL OF TRACT NUMBER THREE IN NORTH POINT CENTER, AS FOUND IN THE JASPER COUNTY, MISSOURI RECORDER'S OFFICE IN PLAT BOOK 15, AT PAGE 2.

EXHIBIT B

Map of 510 Rangeline CID District Boundaries



Alternate ID 33-010693-2020
Class C
Acreage 1.6041

Owner Address COMMUNITY BANK OF RAYMORE
927 MILITARY
BAXTER SPRINGS KS 66713

EXHIBIT C

List of Owners of Real Property within District

Community Bank of Raymore, Trustee
801 W. Foxwood Dr.
Raymore, MO 64083

EXHIBIT D

Five-Year Plan

A. **Purpose of the District.** The purposes of the District are to:

1) Provide or cause to be provided for the benefit of the District, certain improvements and services described in Paragraphs B and C of this Exhibit;

2) Entering into contracts or other agreements in order to finance, complete or cause completion of the District Projects and the District Services;

3) Levy and collect the CID Sales Tax in order to provide a source of repayment for the CID Projects and CID Services as proposed within this Petition, and for repayment of CID Obligations and other related expenses; and

4) Such other purposes as authorized by the Act.

B. **Services.** The services to be performed by the District shall include, but not be limited to, the following (the "CID Services"):

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 expenses, costs and expenses of the District and to pay for CID Projects and CID Services as proposed within this Petition, and for repayment of CID Obligations and other related expenses, all in a manner authorized by the Act;

3) Supporting business activity and economic development in the District including, but not limited to, the promotion of business activity, development and retention, and the recruitment of developers and business;

4) Advertising and providing assistance within the District;

5) Providing maintenance within the District;

6) Providing such accountings, reports and communications as are required by the Act and the Agreement; and,

7) Providing such other services as are authorized by the Act.

C. **Improvements.** The District shall construct or cause to be constructed the following improvements (the "CID Projects"):

1) Demolish, renovate and rehabilitate the existing structure within the District;

2) Re-surface, repair, replace, reconstruct or construct parking lot and parking facilities and related improvements;

3) Install and replace lawns, trees and other landscaping;

4) Install, upgrade or otherwise construct sidewalks, utilities, drainage, water, storm and sewer systems and other site improvements; and

5) Such other improvements authorized by the Act.

D. **Budget.** The estimated cost of the CID Services and the CID Projects is Nine Hundred Ninety Thousand Dollars ($990,000.00), generally consisting of the following:

Demolition:	$75,000
Parking Lot/Site Work:	$120,000
Utilities:	$30,000
Landscaping:	$50,000
Structure Rehabilitation:	$715,000

Additional costs related to the CID Services and CID Projects regarding financing, professional fees and expenses, underwriting, and issuance costs related to the CID Obligations may also be incurred and included as part of the District's budget. The estimated five-year budget for the District is attached to and made a part of this Petition as Exhibit D-1.

EXHIBIT D-1

Five-Year Budget 510 Rangeline CID

Calendar Year	Total CID Sales	Sales Tax Collections (1%)	Administrative Expenses	CID Revenue Available for Debt Service
2017	$1,330,000	$13,300	$333	$12,968
2018	$5,320,000	$53,200	$1,330	$51,870
2019	$6,118,000	$61,180	$1,530	$59,651
2020	$6,729,800	$67,298	$1,682	$65,616
2021	$7,066,290	$70,663	$1,767	$68,896

Anticipated Year 1 sales of $5,320,000 reduced in 2017 for anticipated opening date
Sales estimated to increase 15% in Year 2, 10% in Year 3 and 5% thereafter
Administrative Expenses do not include professional fees and issuance costs for District Obligations