
**PETITION FOR ESTABLISHMENT OF THE
HUB DRIVE COMMUNITY IMPROVEMENT DISTRICT
CITY OF INDEPENDENCE, MISSOURI**

MAY 19, 2023

**PETITION FOR THE CREATION OF THE
HUB DRIVE COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and City Council of the City of Independence, Missouri:

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

- (1) the owners of more than fifty percent by assessed value of the real property, and
- (2) more than fifty percent per capita of all owners of real property

within the boundaries of the hereinafter described community improvement district, do hereby petition and request that the City Council of the City of Independence, Missouri (the “City”) create a community improvement district as described herein under the authority of Sections 67.1401 to 67.1571, RSMo (the “CID Act”). In support of this petition (the “Petition”), the Petitioners set forth the following information in compliance with the CID Act:

- 1. District Name. The name for the proposed community improvement district (“CID” or “District”) is:

HUB Drive Community Improvement District.

- 2. Legal Description and Boundary Map. A legal description and map generally depicting the boundaries of the proposed District are attached hereto as **Exhibit A** and **Exhibit B**, respectively. The proposed District is located entirely within the City of Independence, Missouri.

- 3. Five Year Plan.

a. **Purposes**. The purposes of the District are to:

- (1) Provide or cause to be provided for the benefit of the District certain services (the “Eligible Services”) described in Paragraph b of this Section;
- (2) Provide or cause to be provided for the benefit of the District certain improvements (the “Eligible Improvements”) described in Paragraph c of this Section;
- (3) Authorize and collect a sales and use tax on all retail sales within the District, which are subject to taxation pursuant to Sections 144.010 to 144.525 of the Revised Statutes of Missouri, except sales of motor vehicles, trailers, boats or outboard motors and sales to or by public utilities and providers of communications, cable, or video services, to finance the costs of the Eligible Services, Eligible Improvements, the costs of other services and improvements in the District and other costs incurred by the District to carry out its purposes;
- (4) Authorize, impose and collect a special assessment in substantial accordance with the form of petition attached hereto as Exhibit D

(“Special Assessment Petition”) to finance the costs of the Eligible Services, Eligible Improvements, the costs of other services and improvements in the District and other costs incurred by the District to carry out its purposes;

- (5) Issue obligations (“CID Obligations”), including without limitation bonds, to finance the costs of the Eligible Services, Eligible Improvements, and other services and improvements in the District, and any other costs incurred by the District to carry out its purposes, including without limitation the costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of CID Obligations;
- (6) Acquire by purchase, lease, gift, grant, bequest, devise, or otherwise, any real property within its boundaries, personal property, or any interest in such property;
- (7) Exercise any authorized purpose of the District pursuant to and in accordance with the Act and in accordance with any contract the District enters into with the developer of the Eligible Improvements and other parties.

b. **Implementation of Purposes.** The District’s purposes shall be implemented according to the provisions of Section 67.1461 of the Act. The District will serve as an economic development tool that allows landowners in the District to:

- (1) Coordinate efforts to improve the District and accomplish the District purposes;
- (2) Plan Eligible Services and/or Eligible Improvements for the property within the District and plan other services and improvements within the District which are deemed by the District to be necessary and desirable to the economic viability of the District;
- (3) Implement the Eligible Services and Eligible Improvements and other services and improvements within the District; and,
- (4) Share the costs incurred by the District with respect to the property within the District through sales taxes and special assessments which are imposed and collected in accordance with this Petition and the CID Act.

c. **Services.** The Eligible Services shall generally include, but are not limited to, the following:

- (1) The District may hire or contract for personnel and incur expenses to staff, operate and provide services to the District.
- (2) The District may provide or contract for cleaning and maintenance services to improve or maintain the appearance of the District. Such services may include, but are not limited to:
 - a) litter removal and cleaning;
 - b) sidewalk, drive, road and street sweeping;

- c) landscape planting, care, maintenance and replacement;
 - d) graffiti removal;
 - e) other beautification efforts to improve the appearance and image of the District; and
 - f) maintenance of drainage, water, storm and sewer systems and facilities within the District.
- (3) The District may hire or contract for security personnel and purchase, lease, or otherwise provide security equipment and facilities for the protection of property and persons within the District.
 - (4) The District may provide or contract for any and all other services authorized under the CID Act.

c. Improvements. The Eligible Improvements are expected to generally include, but are not limited to:

- (1) Site work and site improvements, pedestrian malls, shopping malls and plazas;
- (2) Lawns, trees and any other landscape;
- (3) Drainage, water, storm and sewer systems;
- (4) Roads, streets, sidewalks, ramps, alleys, traffic signs, traffic signals, utilities, parking lots, and other related site and off-site improvements;
- (5) Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers;
- (6) Demolition, removal, renovation, reconstruction or rehabilitation of buildings; and
- (7) Any other improvements authorized under the CID Act.

d. Estimated Costs and Sources of Funds. The estimated initial costs of the Eligible Services and Eligible Improvements and other costs associated with the exercise of the powers and purposes and creation of the District are \$3,006,704. These costs are estimates only and may fluctuate based on actual revenues and costs incurred for purposes permitted under the CID Act. The anticipated sources of funds to pay such costs are the proceeds of the sales and use tax and special assessments described herein. The anticipated term of such sources of funds is 27 years from the approval of this Petition by ordinance of the City.

4. Form of District. The proposed District will be established as a political subdivision of the State of Missouri under the CID Act.

5. Board of Directors.

a. Number. The District shall be governed by a Board of Directors (the “Board”) consisting of 5 members, whom shall be appointed by the municipality in accordance with this Petition.

b. Qualifications. Each member of the Board (“Director”) shall meet the following requirements:

- (1) Except for the Director elected to the Board pursuant to the requirements of Section 67.1451.2(3) of the CID Act (the "Disinterested Director") at all times when the requirements of Section 67.1451.2(3) of the CID Act are applicable, each Director shall meet the following requirements:
 - i. be at least 18 years of age;
 - ii. be and must declare to be either an owner of real property within the District or an authorized representative of an owner, an owner of a business operating within the District or an authorized representative of such operating business, or a registered voter residing within the District, as provided in the CID Act;
 - iii. be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution; and
 - iv. except for the initial directors named in this Petition, be nominated according to slates submitted as described in this Petition; or in the case of Interim Directors, be elected by the remaining Directors.
 - (2) The Disinterested Director shall meet the requirements set forth in Section 67.1451.2(3) of the CID Act at all times when the requirements of Section 67.1451.2(3) of the CID Act are applicable.
- c. Initial Directors. The initial directors ("Initial Directors") and their respective terms shall be as follows:
- (1) Lisa Reynolds - Four (4) year term.
 - (2) Tom Scannell - Four (4) year term.
 - (3) Cindy Gray - Four (4) year term.
 - (4) Jamie Rouch - Two (2) year term.
 - (5) Sam Morris - Two (2) year term (the Disinterested Director).
- d. Terms. Each Initial Director named above shall serve for the term set forth opposite his/her name or until his/her successor is appointed in accordance with this Petition. Each Successor Director shall serve a four (4) year term or until his/her successor is appointed in accordance with this Petition. If, for any reason,

a Director is not able to serve his/her term, the remaining Directors shall elect an Interim Director to fill the vacancy of the unexpired term.

Notwithstanding anything to the contrary, any Director's failure to meet the qualification requirements set forth above, either in a Director's individual capacity or in a Director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said Director.

- e. Successor Directors. Successor Directors shall be appointed by the Mayor with the consent of the City Council by resolution. The CID shall submit a slate of persons who are recommended for Successor Director positions to the City of Independence, Missouri's City Clerk (the "City Clerk"). The Mayor or City Council may reject the slate, stating the reasons for rejection in writing; in which event, the CID shall then provide an alternate slate within 7 days. If an appointment by the Mayor and resolution of the City Council is not completed within a 60-day period following the submission to the City Clerk of a slate of recommended Successor Directors by the CID (or an alternate slate if required), the Successor Directors recommended in such slate or alternate slate, as applicable, shall be deemed to have been appointed by the Mayor with the consent of the City Council.
6. Assessed Value. The total assessed value of all real property within the District, as reported by the Jackson County Assessor's Office as of the date of this Petition, is \$1,934,400. The official total assessed valuation for the District may change by the time the District is created. As depicted in Exhibit C, Petitioners own real property within the District currently assessed at \$1,934,400 representing 100% of the assessed value of all of the real property within the District.
7. Blight Determination. Petitioners are seeking a determination that the property within the District is a blighted area within the meaning of the CID Act. In order to permit the District to expend its revenues or loan its revenues pursuant to a contract entered into in accordance with Section 67.1461.2(2), RSMo, the Petitioners further request the City Council determine that the use of District revenues as described herein and pursuant to contracts to finance the demolition, removal, renovation, reconstruction or rehabilitation of buildings and structures within the District and related improvements and structures is reasonably anticipated to remediate the blighting conditions within the District and will serve a public purpose.
8. Duration of District. The proposed maximum length of time for the existence of the District is twenty-seven (27) years from the date the ordinance approving the Petition shall become effective. The District may be terminated prior to the stated expiration date in accordance with the provisions of the CID Act.
9. Real Property and Business License Taxes. The District is not authorized to impose a real property tax levy or business license taxes within the District.
10. Special Assessments. The District is authorized by resolution, upon the Board's receipt of

the Petition for the Levy of Special Assessments in substantially the form attached hereto as **Exhibit D** (“Special Assessment Petition”) signed by property owners collectively owning more than fifty percent of the assessed value of the property within the District and comprising greater than fifty percent per capita of the District property owners, to levy a special assessment (“CID Special Assessment”) against the property within the District. The CID Special Assessment shall be levied upon the benefited property within the District in relation to the benefit conferred upon such property and the cost to provide such benefit. Each calendar year the Board shall establish the levy rate of the CID Special Assessment in an amount not to exceed \$0.50 per square foot of gross leasable area of each building within the District, based upon, and as necessary to pay, the cost of providing the Eligible Improvements and the Eligible Services to meet the District’s purposes. The Board shall levy the CID Special Assessment against each commercial building within the District for each year during the life of the District.

The Board shall notify the county collector of Jackson County, Missouri (“County Collector”), of the levy rate of the CID Special Assessment and a list of the gross leasable area square footage of each building within each tax parcel within the District that is subject to the CID Special Assessment for the then current calendar year; provided however, that no rate levied for the CID Special Assessment shall exceed the maximum rate set forth in the Special Assessment Petition. Such information shall be provided in a timely manner by the Board to the County Collector such that the County Collector may include the CID Special Assessment on the real property tax bills for the then current calendar year.

In order to facilitate the levy of the CID Special Assessment, the Board may from time to time and in its discretion, adopt by resolution written policies and procedures concerning the levy of the CID Special Assessment, which shall be binding on all property owners within the District; provided, that such policies and procedures shall not be contrary to the requirements or limitations set forth in this Petition or the Act.

11. Sales Tax. Qualified voters of the District may be asked to approve a sales and use tax of one percent (1.0%) (“District Sales Tax”), in accordance with the CID Act, to fund certain improvements within the District and/or to pay the costs of services provided by the District.
12. Borrowing Limits. Petitioners do not seek limitations on the borrowing capacity of the District.
13. Revenue Limits. Petitioners do not seek limitations on the revenue generation of the District.
14. Authority Limits. Petitioners do not seek limitations on the authority of the District, except as set forth in this Petition. The District shall have the full range of powers authorized under the provisions of the CID Act, except as limited by this Petition.
15. Severability. If any provisions of this Petition shall be held or determined 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 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.

16. **Revocation of Signatures. THE PETITIONERS ACKNOWLEDGE THAT THE SIGNATURE OF THE SIGNER OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK.**

WHEREFORE, Petitioners respectfully request that the City Council establish the requested HUB Drive Community Improvement District in accordance with the information set forth in this Petition and that the Mayor appoint and the City Council consent to the proposed members for the Board of Directors as set forth in this Petition, and take all other appropriate and necessary action that is consistent with the CID Act to establish the requested District.

**EXECUTION PAGE FOR PETITION FOR THE CREATION OF THE
HUB DRIVE COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: T-L HUB LLC Owner's telephone number: (708) 531-8210

Owner's address: 1 East Oak Hill Drive, Suite 302, Westmont, IL 60559

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Richard F. Dube

Title/basis of legal authority to sign: President

Signer's telephone number: 708-531-8210

Signer's mailing address:
1 East Oak Hill Drive, Suite 302, Westmont, IL 60559

If owner is an individual: Single Married

If owner is not an individual, state what type of entity (Mark Applicable Box):

<input type="checkbox"/>	Corporation	<input type="checkbox"/>	General Partnership
<input type="checkbox"/>	Limited Partnership	<input checked="" type="checkbox"/>	Limited Liability Company
<input type="checkbox"/>	Partnership	<input type="checkbox"/>	Urban Redevelopment Corporation
<input type="checkbox"/>	Not-for-Profit Corporation	<input type="checkbox"/>	Other

Map and parcel number(s): 25-430-02-49-01-3-00-000
25-430-02-49-01-4-00-000
25-430-09-03-00-0-00-000

Total assessed value: \$1,934,400

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

Date: May , 2023

T-L HUB LLC
By: [Signature]
Name: Richard F. Dube
Title: President

STATE OF Illinois)
) ss.
COUNTY OF DuPage)

Before me personally appeared Richard F. Dube, to me personally known to be the President of T-L HUB, LLC, described in and who executed the foregoing instrument on behalf of said limited partnership.

WITNESS my hand and official seal this 19th day of May , 2023.

[Signature]
Notary Public

My Commission Expires: 11/14/2026



EXHIBIT A

LEGAL DESCRIPTION

A tract of land being part of LOT 46, "TWIN TRAILS" and part of LOTS 2, 3 and 4, "ESGAR'S ACRES", both subdivisions in Independence, Jackson County, Missouri and part of the North 1/2 of the Southwest 1/4 of Section 7, Township 49 North, Range 31 West, more particularly described as follows:

Beginning at a point on the East line of LOT 5, of said "TWIN TRAILS", said point being on the South right-of-way line of 23rd Street; thence South 87 degrees 43 minutes 04 seconds East (deed North 89 degrees 59 minutes 38 seconds East), along said South right-of-way of 23rd Street, 45.00 feet from the centerline thereof, a distance of 674.36 feet to a point 93.00 feet East of the West line of the Northeast 1/4 of the Southwest 1/4 of said Section 7; thence South 02 degrees 07 minutes 36 seconds West, (deed South 0 degrees 07 minutes 12 seconds East), parallel with said West line, a distance of 397.99 feet (deed 398.95 feet); thence South 87 degrees 43 minutes 04 seconds East, (deed North 89 degrees 59 minutes 38 seconds East), a distance of 71.33 feet (deed 70.84 feet); thence South 02 degrees 07 minutes 36 seconds West (deed South 0 degrees 06 minutes 14 seconds East), a distance of 616.40 feet (deed 615.44 feet) to a point; thence North 88 degrees 14 minutes 06 seconds West, (deed South 89 degrees 24 minutes 54 seconds West, a distance of 380.82 feet (deed 381.02 feet); thence South 55 degrees 50 minutes 03 seconds West (deed South 53 degrees 29 minutes 03 seconds West), a distance of 60.91 feet; thence North 88 degrees 04 minutes 46 seconds West (deed South 89 degrees 34 minutes 14 seconds West), a distance of 144.65 feet (deed 144.68 feet); thence South 40 degrees 11 minutes 12 seconds West (deed South 37 degrees 50 minutes 12 seconds West), a distance of 46.73 feet; thence North 87 degrees 45 minutes 53 seconds West (deed South 89 degrees 53 minutes 07 seconds West), a distance of 135.20 feet (deed 135.22 feet) to a point on the East line of LOT 46 of above said "TWIN TRAILS"; thence South 01 degree 45 minutes 09 seconds West (deed South 0 degrees 27 minutes 09 seconds East) along said East line, a distance of 28.34 feet to the Southeast corner of above said LOT 46; thence North 87 degrees 58 minutes 02 seconds West (deed South 89 degrees 56 minutes 15 seconds West) along the South line of above said LOT 46, a distance of 142.77 feet to the Southwest corner of said LOT 46; thence North 01 degree 45 minutes 09 seconds East (deed North 0 degrees 27 minutes 09 seconds West) along the West line of LOT 46, a distance of 55.22 feet; thence South 87 degrees 58 minutes 02 seconds East (deed North 88 degrees 11 minutes 41 seconds East), a distance of 142.77 feet (deed 142.81 feet) to the East line of above said LOT 46; thence North 01 degree 45 minutes 09 seconds East (deed North 0 degrees 27 minutes 09 seconds West) along the East line of LOTS 5 through 13 and part of LOT 46 of above said "TWIN TRAILS", a distance of 1065.07 feet to the point of beginning.

TOGETHER WITH all of the public street known as Hub Drive east of and adjacent to the foregoing parcel.

EXHIBIT B
BOUNDARY MAP

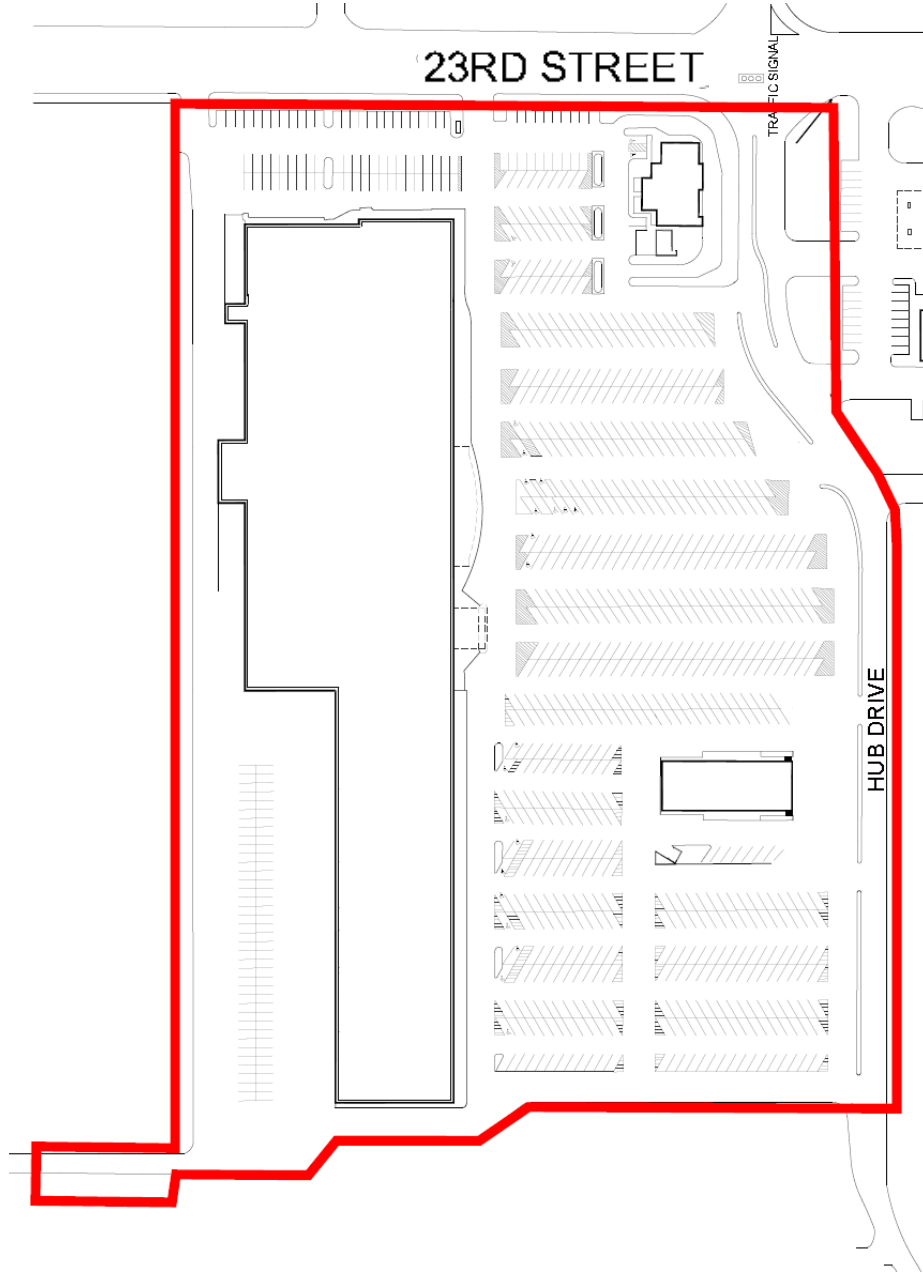


EXHIBIT C

PARCEL NUMBERS AND ASSESSED VALUES OF PROPERTY WITHIN DISTRICT

T-L HUB LLC:

Parcel ID	AV 2022
25-430-02-49-01-3-00-000	\$ 768,000
25-430-02-49-01-4-00-000	\$ 1,152,000
25-430-09-03-00-0-00-000	\$ 14,400
Total	\$ 1,934,400

OTHER TRACTS:

NONE

PETITIONER'S PERCENTAGE OF TOTAL CID ASSESSED VALUE:

Total AV Petitioners' Parcels	\$ 1,934,400
Total AV CID	\$ 1,934,400
Percentage of Total AV	100%

EXHIBIT D

SPECIAL ASSESSMENT PETITION

The HUB Drive Community Improvement District (“District”) shall be authorized to levy special assessments (“CID Special Assessments”) against real property benefited within the District for the purpose of providing revenue for the Eligible Improvements and the Eligible Services. Capitalized terms not expressly defined herein shall have the same meaning ascribed to them in the Petition for Establishment of the HUB Drive Community Improvement District (the “Petition”).

CID Special Assessments shall be levied against the gross leasable area of each commercial building within each tax parcel within the District which receives special benefit as a result of such service and/or projects, the cost of which shall be allocated among the property that is subject to the CID Special Assessment; provided, however, that the levy rate of the CID Special Assessment shall not exceed \$0.50 per square foot of gross leasable area of each commercial building within the District.

Authorization to levy the CID Special Assessments shall expire at such time as the District is terminated in accordance with the Act. The real property which will receive special benefit from the District’s services and/or improvements are as follows:

Parcel ID	AV 2022
25-430-02-49-01-3-00-000	\$ 768,000
25-430-02-49-01-4-00-000	\$ 1,152,000
25-430-09-03-00-0-00-000	\$ 14,400
Total	\$ 1,934,400

By submitting this petition, it is acknowledged that the benefitted properties are benefitted or presumed to be benefitted.