



KANSAS CITY AREA TRANSPORTATION AUTHORITY

1200 EAST 18TH STREET
KANSAS CITY, MO 64108
(816) 346-0200

10

September 4, 2003

Mr. Lou Austin
Three Trails Community Improvement District
5904 E. Bannister Rd
Kansas City, MO 64134-1141

Dear Mr. Austin,

As you know, the Kansas City Area Transportation Authority and the Three Trails CID share a desire to develop a transit center facility within the CID boundaries to better facilitate transit activities and to aide in the linkage of different transportation modes. Last year the ATA applied for funding for the project from the Federal Congestion Mitigation/Air Quality (CMAQ) Program with the CID's commitment to provide the required 20% local match funding. The initial request was for \$1.2 million of Federal CMAQ funding to be matched locally with \$300,000 provided by the CID. The ATA was actually awarded \$368,000, which will require a local match from the CID of \$92,000.

Before the Federal funding that has been made available can be accessed, the Federal Transit Administration requires a feasibility study that will help establish the viability and transit justification for the project, determine the preferred project site within the CID, assess environmental issues and determine the adequacy of the funding available. The CMAQ funding awarded is probably not adequate to fully develop the transit facility envisioned for the CID. However, ATA is prepared to pursue additional Federal funding once the feasibility study is completed and there is a better estimate of actual transit center costs.

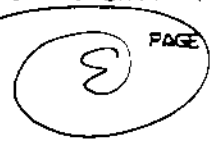
This feasibility study can be initiated by the end of September and will cost no more than \$15,000. Transystems Corporation and Patti Banks and Associates will lead the study and will coordinate closely with the CID. The ATA will make available Federal funding to cover 80% of the cost of the study. The required 20% local match, not to exceed \$3,000, will have to be provided by the CID and will need to be part of an agreement between ATA and the CID on the feasibility study.

The CID is reminded that ATA's long term financial situation is very uncertain and that unless additional operating revenues are secured, ATA faces significant service cuts beginning in January, 2004. Because of these looming cuts and ATA's current financial situation, ATA may not be able to commit to continuing development of new facilities like this transit center beyond the feasibility phase unless additional funding to operate the transit center is identified.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Swope", is written over a horizontal line.

Mark Swope, Director of Planning



LETTER OF INTENT

TO DEDICATE TRAIL/GREENWAY EASEMENT

This letter of intent is between Spigel Properties, 5600 East Bannister Road, Kansas City, Missouri 64137 ("SPIGEL") and 3-Trails Community Improvement District, 5912 East Bannister Road, Kansas City, Missouri 64134 ("CID").

SPIGEL AND CID desire to have a trail/greenway constructed in the southeast parking lot of the Bannister Mall between Hillcrest Road and Bannister Road generally following the alignment of the Santa Fe, Oregon and California National Historic Trails. The trail/greenway is consistent with the Blue Ridge Corridor Plan, the FOCUS Plan of Kansas City, Missouri, Mid America Regional Council's Creating Quality Places and Transit Supportive Development, the Certification Agreement between Bannister Mall and the National Park Service, the Metro Green Regional Trails Plan and the provisions of the existing TIF plan for Bannister Mall.

SPIGEL agrees to dedicate a public easement to CID (a political subdivision of the State of Missouri) for construction of a trail/greenway over the Bannister Mall property. The easement corridor will be 30' (thirty feet) in width.

CID will determine the precise easement alignment and legal description with appropriate input from the National Park Service, the City of Kansas City, Missouri, and appropriate historical trails organizations.

SPIGEL shall have the right to approve the final easement alignment including the right to place reasonable vehicular/pedestrian crossings over the trail/greenway easement to service the Mall property.

CID will, at its cost and expense, prepare the easement document for execution and recording in Jackson County, Missouri.

CID will, at its cost and expense, endeavor to secure the necessary funding required to construct the trail/greenway including the preparation of plans and specifications which SPIGEL shall have the right to approve.

SPIGEL shall have the right, at its expense, to reasonably relocate the trail/greenway to accommodate future development of the Bannister Mall property.

CID intends to enter into a cooperative agreement with the Kansas City Parks and Recreation Department for the overall management and maintenance of the trail/greenway.

SPIGEL and CID agree to construct an additional trail/greenway segment connecting the public transit facility contemplated for the Bannister Mall through the Kansas City Transit Authority with the intent being to provide pedestrian access from the transit facility to the historical trail/greenway and vice versa. The connector trail/greenway will be constructed on the same conditions as the historic trail/greenway set out above.

Dated this 27th day of August, 2003.

SPIGEL PROPERTIES

By: [Signature] Title
3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

By: Lou Austin, Chairman of the Board



(F)

August 25, 2003

Board of Directors
3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
5912 East Bannister Road
Kansas City, Missouri 64134

RE: Petition for Annexation

Dear Board:

Please consider this letter as our formal petition for annexation of the property commonly known as 6200 East Bannister Road into the 3-Trails Community Improvement District.

The property consists of approximately 28 acres and abuts the existing Community Improvement District boundaries at Schumacher Park and the 93rd Street south right of way line.

The Board's consideration of our petition is respectfully requested.

Thank you very much.

Yours very truly,

SARA N. SCHUMACHER MARITAL TRUST DTD 12-30-88


Sara N. Schumacher
Trustee

TOPPER SCHUMACHER FAMILY LIMITED PARTNERSHIP


Sara N. Schumacher
Managing Partner

SNS/la

cc: MI corres., FLP corres.

August 25, 2003

#13

Faxed only: 513-7574
cc: Board of Directors
3-Trails West, Inc.
CID corres. file

G-1

TO: Mr. Stephen E. Lampone
Superintendent of Parks
Kansas City Parks and Recreation Department
4600 East 63rd Street
Kansas City, Missouri 64130

TO: Councilman
MR. CHARLES A
EDDY
FYI

FROM: Lou Austin
Chairman
3-Trails Community Improvement District
5912 East Bannister Road
Kansas City, Missouri 64134

RE: Loan of Parks Dept Artifacts to CID

Dear Steve:

The CID administrative office at 5912 East Bannister Road is now completed and we seek to furnish it as much as possible with historical items relating to the trails legacy of the District.

The CID is a public body - a political subdivision of the State of Missouri authorized and approved by the City of Kansas City, Missouri. Our meetings, records, and administrative offices are open to the public.

The CID office has been approved for a 6th District FOCUS Center that will emphasize business issues. This further enhances and expands the public/civic/municipal aspects of the CID administrative center.

The South Kansas City Chamber of Commerce uses the CID office for its Board of Directors, Executive Board, and FOCUS Review Board meetings.

Councilman Eddy and Brooks have an in-district office in the CID office as a part of the City FOCUS Center function.

Please consider this as our request to display a number of historical artifacts owned by Parks in the CID administrative office. The artifacts are currently stored in the barn at Minor Park.

The CID will display the artifacts with proper credit as being on loan from Parks in its administrative office which are open and available to the public. The CID carries full insurance coverage so that should not be an issue.

The artifacts will be cleaned and restored as necessary under the direct supervision of 3-Trails West, Inc., and affiliated historic trails organizations with consultation as necessary with the National Park Service.

The loan is on a month to month basis and may be cancelled by Parks and/or the CID at any time.

We are ready to meet with Parks staff to identify the items requested and properly document and inventory for Parks and CID records.

Please advise when we may proceed with the project - and we welcome you and Parks personnel to come visit our administrative office which Parks will of course utilize as needed through the City FOCUS Center. Thank you.





Board of Parks and Recreation Commissioners

C-1



"A Nationally Accredited Agency"

August 29, 2003

Kay Barnes,
Mayor

Sandra Doolin Aust,
President

Bob Lewellen,
Commissioner

Timothy O. Kristl,
Commissioner

William M. Washington,
Commissioner

CiCi Rojas,
Commissioner

Mark L. McHenry,
Director

Mr. Lou Austin
Chairman, 3 Trails Community Improvement District
5912 East Bannister Road
Kansas City, Missouri 64134

Dear Lou:

It was a pleasure meeting with you recently at the Minor Park antique barn.

As we discussed, we would be pleased to have you display some of the more interesting antique pieces at the Three Trails Community Improvement District office located at 5912 East Bannister Road.

The fact that the pieces will be cleaned, restored and placed on public view is what makes this arrangement so appealing. The fact that the C.I.D. is also an approved FOCUS Center that will eventually house an in-district office for Councilman Eddy and Brooks ensures that the exhibit will be seen by many.

Additionally, as we discussed, this will simply be a loan to the C.I.D. from Parks and Recreation. Should the need arise to retrieve the pieces, we understand that Parks and Recreation has the ability to do so.

I believe this is a fantastic partnership and we are happy to be involved in this project and many others in this area of the city.

Sincerely,

Stephen F. Lampone
Chief of Operations

C/Mark McHenry
Mark Bowland
Dave Burke
Mike Miller
Dick Nogosek

Safeguard Alarms, LLC

4

Three Trails Community Improvement
Dist.
5904 E. Bannister Rd.
Kansas City, MO 64134

Date Estimate #
8/25/2003 276

Qty Description

COMMUNITY CENTER SECURITY SYSTEM

This system will be a partition of the Alarm System Control Panel installed in
Louis Austin Legal Service, LLC

- 2 Ademco Standard Fixed Text Keypad
- 3 Motion Detector (Dual Tech)
- 2 Door / Window Sensors
- 8 Man Hours Installation Labor
- 1 1st Month Monitoring @ \$24.95

↳ OCT 1, 2003 TO APRIL 30, 2004
(CID FISCAL YEAR)
7 MOS @ \$24.95 = 174.65

Equipment and Installation \$969.95

FUNDS REQUESTED CURRENT CID FISCAL YEAR → \$1,144.60

SUMMARY OF MEETINGS

I-1

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

Administrative Office
5912 East Bannister Road
Kansas City, MO 64134

DATE	TIME	ORGANIZATION/PURPOSE
08/04/03	1:00 PM	CID Board of Directors Meeting – August Meeting
08/07/03	3:30 PM	Kansas City Area Transit Authority – Lou Austin & Jeanie Maskill Re: CID Transit grant
08/12/03	9:00 AM	FOCUS REVIEW BOARD – South Kansas City Chamber of Commerce - August meeting
08/14/03	10:00 AM	KCATA, Federal Transit Authority - Lou Austin Re: CID Transit grant
08/14/03	8:00 PM	PUBLIC IMPROVEMENT ADVISORY COMMITTEE (PIAC) – 6 th District Reception
08/27/03	2:00 PM	Ann O'Hare – Historical Society of New Santa Fe, Mike Graf and Lou Austin (PIAC) Re: PIAC application for 3-Trails Corridor 71 hwy to State Line Road.

Distribution: Board of Directors, CID corres.

SUMMARY OF MEETINGS

J-2

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
Administrative Office
5912 East Bannister Road
Kansas City, MO 64134

DATE	TIME	ORGANIZATION/PURPOSE
09/03/03	1:00 PM	Lou Austin, Bob Jergens, Ben Benjamin (Aventis Pharmaceuticals) Re: Trails/Development Issues
09/04/03	11:30 AM	SKCCC Board of Directors Meeting
09/08/03	1:00 PM	CID Sept. Board Meeting
09/09/03	9:00 AM	South Kansas City FOCUS Review Board
09/11/03	9:00 AM	Councilman Eddy and Lou Austin, KCMO Channel 2 Re: "Ask Your Councilman"
09/11/03	1:00 PM	CID Promotion Meeting
09/13/03	10:00 AM	Councilmen Eddy and Brooks Re: 6 th District Town Hall Meeting
09/22/03	9:30 AM	Councilmen Eddy, Brooks & Lou Austin Re: Business development
09/24/03	8:30 AM	SFTA Board of Directors meeting during 2003 SFTA symposium

Distribution: Board of Directors, CID corres.