

SUMMARY OF MEETINGS

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	1:00 PM	KCATA/CID
09/24/03	2:00 PM	Austin-Housing Discussion
09/24/03	4:00 PM	National Park Service meeting

EXHIBIT J

September 30, 2003

COMMUNICATION TO CID BOARD OF DIRECTORS

FROM: Lou Austin

RE: CID/KCATA Transit Facility Update

Following the September, 2003 Board meeting a CID feasibility study planning meeting was held on Wednesday, September 24, 2003 at the CID offices. Representatives of KCATA, CID (Lou Austin), Metro Green Regional Trails Program, TransSystems, Patti Banks & Associates and the Hickman Mills School District were present.

Scope of work of the quick study feasibility plan were outlined. Purpose of transit facility is to serve as basis for transit supportive development - support the proposed educational/medical complex as a sustainable anchor for surrounding economic development and revitalization

Facility must physically connect to front door(s) destination to maximize passenger comfort safety, and meet requirements of proposed educational/medical complex plus enhance service for customers of adjacent businesses in District.

Facility must be first class construction and embody the historical trails/rails theme of the District.

Facility must physically connect to the 3-Trails Corridor providing enhanced intermodal use and pedestrian connection into the Metro Green Regional Trails System for the 7 county area. See attached draft criteria.

National Park Service will be invited to participate in the facility and connecting trail/greenway with respect to possible cost share grant funding for historical exhibits and panels.

NOTE: KCATA announced it had located an additional \$123,000 in Federal funds that could be applied to the project - will require a 20% local match or \$30,750 (from value of donated easement/land for facility and/or PIAC funding). Result: \$153,750 additional funding.

Summary of funding through September 30, 2003:

	<u>Federal (80%)</u>	<u>CID (20%)</u>	<u>PIAC/Donation/Other (20%)</u>	<u>Total</u>
Base Grant	\$368,000	\$92,000*		\$460,000
Quick Study	\$ 12,000	\$ 3,000		15,000
Additional	\$123,000		\$30,750	153,750
TOTAL	\$503,000	\$95,000	\$30,750	\$628,750

*earmarked by CID only

Estimated funds required is: \$1.2 - \$1.6 million dollars

NEXT STEP: Walking tour-charrette to be held thursday
October 9, 2003 @ 10 AM @ CID office

1/2



Revitalization of Bannister

Mall Discussed at Meeting

by Andrea Thompson

The Southern Communities Coalition, after a summer break, returned to its discussion of issues which effect South Kansas City, on Wednesday, September 17th, at the Baptist Educational Center. In addition to its usual presenters, guest speakers Jeannie Maskill, Manager of Bannister Mall, and Lou Austin, Chairman of the 3-Trails Community Improvement District, spoke about the revitalization efforts in the area.

Jeannie Maskill reported there are 24 new stores in Bannister Mall, and encouraged the crowd to "come in and see" these new shops. She also gave an update on the new owner of the mall, Stanley Spigel, who, she said, is known for finding "mixed use educational and community-oriented solutions to distressed properties."

Bannister Mall is also hoping to receive a boost by being included in the 3-Trails Community Improvement District. The district extends from 87th to 95th Streets, and from just behind Wal-Mart to 435 Highway.

Lou Austin, Chairman of the 3-Trails CID, explained the economic development tool will focus on improving infrastructure, development, and marketing of the 266 acres included in the district. The CID was created for the

Spigel has already indicated that he would be receptive to the idea of donating the land for the new center, which was described as "something that has some charm, that is both beautiful and functional."

"You go to China, and those children know about these historic trails and the migration west that these trails provided," Austin explained. "That is a major image of the history of the United States worldwide, but it has somehow gotten buried here. We are going to bring it back out, and use it as the economic glue to market this district," he said.

The 3-Trails CID has already received a Federal Transit Grant for a new intermodal transit center, which is planned to stop at the front doors of a building in the district instead of the current stop, 2,000 feet from Bannister Mall. Austin re-

ported that Spigel has already indicated that he would be receptive to the idea of donating the land for the new center, which was described as "something that has some charm, that is both beautiful and functional."

Spigel has also signed a letter of intent to allow a walking trail greenway, which would follow the route of the Santa Fe, Oregon, and California Trails, to be constructed on the property. A feasibility study is being conducted to determine the specifics of the intermodal transit center, but Austin stated that this walking trail system is planned to tie into the new transit center.

Collecting input from the new owners of Bannister Mall, the Montgomery Ward building, and the hotel at 87th street, as well as other current stakeholders, the 3-Trails CID plans to develop a list of priorities and strategic objectives that will serve to make the district economically viable for many years to come.

In addition to the guest speakers, 6th District Councilman Charles A. Eddy vowed not to give up on the possibility of a Bass Pro location at Bannister Mall. Eddy also addressed a recent decision by the Director of Environmental Management to charge Kansas City residents a \$10 fee to utilize the disposal site at 470 Highway and Raytown road. While residents of Raytown and Grandview have been allowed to dispose brush and leaves at the Kansas City facility for a \$10 fee, the service had been previously provided free of charge to Kansas City residents.

Councilman Eddy, along with Councilwoman Deborah Hermann, requested a resolution to suspend any fees for an indefinite period of time, for Kansas City residents to utilize the site. State Representative Cathy Jolly was also on hand, expressing her disappointment that education funding had still not been addressed in the Missouri House of Representatives. She also answered questions from the audience and was congratulated on the birth of her son, Drake, on August 27th. Updates were given on two demolition landfills that had been operating without the proper permits. The case against the landfill at Red Bud and Grandview road was dismissed on August 12th "with prejudice." This means that they cannot apply for a permit for one year, and Kansas City can now cite them for having an illegal landfill. Another demolition landfill located at Bannister and Grandview roads had also been operating without a proper permit. This case went before a jury on September 9th, and the owner was found guilty and sentenced with 10 days in jail and a \$600 fine.

(Continued on page 3)

JACKSON COUNTY ADVOCATE
PAGE 3--THURSDAY, SEPTEMBER 25, 2003

EXHIBIT K

SCC Meeting—

(Continued from page 1)

The sentence will be waived as long as the owner gets a proper permit within 30 days. "We have been working on cases of illegal landfills for several years," said Carol McClure, Co-Chairman of the Southern Communities Coalition. "It's an issue we're very concerned about."

Other speakers at the meeting included Betty Clement of the Southwest Territories Group who gave updates on developments in the Birchwood Village shopping center, and Dr. Marge Williams, Superintendent of the Hickman Mills School District, who encouraged the crowd to participate in the weekend's homecoming activities. Also present was a representative from the Missouri Department of Natural Resources, who distributed a survey on the usage of Indian Creek by local residents. About 100 people attended the meeting.

EXHIBIT L

September 30, 2003

COMMUNICATION TO CID BOARD OF DIRECTORS

FROM: Lou Austin

RE: Additional Opportunities for Proposed Educational/Medical/Transit Complex

Preliminary discussions are underway with the University of Missouri/Kansas City to determine if there is interest in some level of University presence adjacent to the proposed educational/medical/transit facility within the CID District.

Dr. Bill Worley is currently teaching a 3 hour class - History of Kansas City - based out of the Bannister Mall. Mall owner has agreed to provide Dr. Worley with a dedicated college classroom to serve as prototype for additional University potential participation.

FYI. UMKC currently has a facility situated in the Metro North Mall. Dr. Jerry Cooper, formerly Superintendent of Schools/Hickman Mills C-1 School District, is now on the UMKC staff and is housed at the Metro North location.

Objective: Establish a University/College educational component to the proposed educational/medical/transit facility within the CID District.

Additional discussions are underway for overflow 6th District FOCUS Center activities to be conducted as a part of the proposed educational/medical/transit facility - possibly utilizing the former Mall theatres as an anchor for the entire complex - i.e., a college/medical/community lecture hall.

Other discussions include National Park Service (historic trails information center), America Freedom Foundation (US Constitution and Bill of Rights) and From Trails to Rails and Roadways Heritage Museum.

Proposed educational/medical/transit facility complex will involve over 10 acres and in excess of 130,000 square feet of space. It will be an anchor of stability to support adjacent development and revitalization within and outside the CID - both business and new residential opportunities.



September 30, 2003

EXHIBIT M

Communication to CID BOARD OF DIRECTORS

FROM: Lou Austin

RE: \$1,000 capital expenditure request

I am requesting \$1,000 for capital expenditures for additional equipment, fixtures, supplies for the CID Administrative office.

Some items needed are common - like an upright bagless vacuum cleaner and some display easels.

A few items are more unique like some conference chairs, table and bench for the front office area and the Board Room. These items should compliment and blend in with the existing Parks and Rec antiques loaned to the CID and the other furniture loaned to the CID by others.

If approved, a detailed accounting and inventory will be provided for proper audit trail and inclusion upon the financial records of the CID.

NOTE: Topper Schumacher has personally loaned a number of items for use in the CID space and purchased the church pews for CID use.

Additional considerations are the furnishings should enhance the image of the CID, the FOCUS Center, the in-District office of Councilmen Dr. Charles A. Eddy and Alvin L. Brooks in the eyes of prospective owners, operators, and members of the community.



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Facsimile

EXHIBIT N

TO: Lou Austin
FAX NO.: (816) 765-1689
FROM: Charles Renner
DATE: September 29, 2003

NUMBER OF PAGES INCLUDING THIS COVER SHEET: 3

MESSAGE: Lou, here are the City Code provisions you requested. Feel free to call me with any questions.

This fax contains CONFIDENTIAL INFORMATION WHICH MAY ALSO BE LEGALLY PRIVILEGED and which is intended only for the use of the Addressee(s) named above. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this fax is strictly prohibited. If you have received this fax in error, please immediately notify us by telephone and return the original fax to us at the above address via the U.S. Postal Service. Thank You.

IF YOU EXPERIENCE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE CONTACT THE OPERATOR BELOW AT (816) 421-4800.

OPERATOR: _____

Return Fax to: Atty. Secy.
 Paralegal Route

St. Louis Clayton Kansas City Jefferson City Springfield Leawood Wichita Peoria Chattanooga

Sec. 1-17. General penalty; continuing violations.

(a) *General penalty.* Whenever in any section of this Code or in any ordinance the doing of any act is required or is prohibited or is declared to be unlawful or an ordinance violation, and either no specific fine or penalty is provided for a violation thereof or a specific penalty of imprisonment for more than six months is provided therefor, any such specific penalty provided by any such section or ordinance notwithstanding, any person who shall be convicted of a violation of any such provision of this codification or of any such ordinance shall, for each offense, be fined not less than \$1.00 and not more than \$500.00 where no specific fine is provided, or the fine so specifically provided where so provided, or be punished by imprisonment in the municipal correctional institution, not to exceed six months, or be punished by both fine and imprisonment.

(b) *Continuing violations.* Each day's violation of, or failure, refusal or neglect to comply with, any provision of this codification or of any other ordinance shall constitute a separate and distinct offense.

(c) *Limitation on applicability.* This section shall not apply to any section of this Code or to any ordinance in which there is expressly provided a penalty for its violation of imprisonment for a term not in excess of six months.

(d) *Enhanced minimum fine.* Notwithstanding subsection (c) of this section, the following enhanced minimum fine shall apply to every section of this Code, or other ordinance, unless expressly exempted:

(1) *Requirements.* If a person does all of the following, the minimum fine for the underlying offense shall be no less than \$300.00:

a. Commits a violation of this Code or any ordinance.

b. Intentionally selects the person against whom the violation as noted by subsection (d)(1)a of this section is committed or selects the property which is damaged or otherwise affected by the violation as noted by subsection (d)(1)a of this section because of the actor's belief or perception regarding the race, color, gender, religion, national origin, age, ancestry, sexual orientation, disability, handicap or health-related condition, of that person or the owner or occupant of that property, whether or not the actor's belief or perception was correct.

(2) *Application.* This section provides for the enhancement of the penalties applicable for the underlying violation. The court shall find the existence of each requirement specified in subsection (d)(1) of this section.

(3) *Exception.* This section does not apply to any violation if proof of race, color, gender, religion, national origin, age, ancestry, sexual orientation, disability, handicap or health-related condition, or proof of any person's perception or belief regarding another's race, color, gender, religion, national origin, age, ancestry, sexual orientation, disability, handicap or health-related condition, is required for a conviction of that offense.

(Code of Gen. Ords. 1967, § 1.17; Ord. No. 38541, 7-17-70; Ord. No. 930916, 8-12-95)

State law references: Power to impose penalties. RSMo 82.300.

Sec. 4-1. Placing signs or advertising material on public property.

It shall be unlawful for any person, except a public employee acting within the scope of employment, to cause to be, or to place, print, nail, tack or otherwise fix or fasten, any card, placard, banner, bill, handbill, sign, poster, advertising, notice or other paper or device of any kind on any curbstone, lamppost, street or sidewalk surface, pole, bridge or tree upon a public street, or any marquee or projecting sign over public property, a public highway or other public property within the city.

(Code of Gen. Ords. 1967, § 2.2)

Cross references: Streets, sidewalks and other public places, ch. 64.