

**AMENDED PETITION**  
**555 N. MAIN STREET**  
**COMMUNITY IMPROVEMENT DISTRICT**

**TO:** The Governing Body of the City of Lansing, Kansas (the “Governing Body”)

The undersigned, being the owners of record, whether resident or not, of all of the land area contained within the hereinafter described proposed 555 N. Main Street Community Improvement District (the “District”) to be located within the City of Lansing, Kansas (the “City”), do hereby request that the Governing Body modify such District and authorize the construction of the District project improvements herein after set forth, all in the manner provided by K.S.A. 12-6a27 *et seq.* (the “Act”). In furtherance of such request, the petitioners state as follows:

**General Nature of the Proposed District Projects**

The general nature of the proposed District project (the “Projects”) to be constructed within the District includes but is not limited to:

- (1) within the district, the acquisition, improvement, construction, demolition, removal, renovation, reconstruction, rehabilitation, maintenance, restoration, replacement, renewal, repair, installation, relocation, furnishing, equipping or extension of:
  - (A) buildings, structures and facilities;
  - (B) sidewalks, streets, roads, interchanges, highway access roads, intersections, alleys, parking lots, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, pedestrian amenities, abandoned cemeteries, drainage systems, water systems, storm systems, sewer systems, lift stations, underground gas, heating and electrical services and connections located within or without the public right-of-way, water mains and extensions and other site improvements;
  - (C) parking garages;
  - (D) streetscape, lighting, street light fixtures, street light connections, street light facilities, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;
  - (E) parks, lawns, trees and other landscape;
- (2) within or without the district, costs for infrastructure located outside the district but contiguous to any portion of the district and such infrastructure is related to a project within the district or substantially for the benefit of the district.

**Estimated Costs of the Proposed District Project**

The total estimated cost of the proposed Project is \$7,000,000, of which \$7,000,000 plus the City’s administrative costs is estimated to be funded by the District (“Reimbursable Project Costs”).

### **Proposed Method of Financing the Proposed Project**

The Project will be privately financed. The Reimbursable Project Costs will be financed on a pay-as-you-go basis, i.e., the Reimbursable Project Costs will be paid for by the Developer without the issuance of notes or bonds by the City, and the Developer will be reimbursed for the Reimbursable Project Costs as moneys are deposited in the District fund through the imposition of a Community Improvement District sales tax (the “CID Sales Tax”).

### **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 Amended Petition.

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

A CID Sales Tax will be imposed in the amount of one percent (1.00%) on the selling of tangible personal property at retail or rendering or furnishing of taxable services within the proposed District.

### **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.

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

### **Notice to Petition Signers**

The names of the signers of this Amended Petition may not be withdrawn from this Amended Petition by the signers hereof after the Governing Body commences consideration of this Amended Petition, or, later than seven (7) days after the filing hereof, whichever occurs first. The signers of this Amended Petition consent to any assessments to the extent described herein without regard to benefits conferred by the Projects.

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**IN WITNESS WHEREOF**, we the undersigned petitioner, as owner of all property located within the 555 N. Main Street Community Improvement District, have executed the above foregoing Amended Petition to modify the 555 N. Main Street Community Improvement District on the dates recorded below:

**555 MAIN STREET PROPERTY, LLC,**

By: \_\_\_\_\_  
[name, title]

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

On this \_\_\_\_\_ day of \_\_\_\_\_, 2022, before me personally appeared \_\_\_\_\_, who being by me duly sworn did say that (s)he is \_\_\_\_\_ of 555 Main Street Property, LLC, and that said instrument was signed and delivered on behalf of said entity and acknowledged to me that (s)he executed the same as the free act and deed.

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

My Commission expires: \_\_\_\_\_  
Notary Public \_\_\_\_\_

## **EXHIBIT A**

### **LEGAL DESCRIPTION**

A tract of land in Lots 34 and 35, Block 2, HOLIDAY HILLS, City of Lansing, Leavenworth County, Kansas, described as follows: Beginning at a point 501.50 feet South and 53.38 feet West of the Northeast corner of Section 24, Township 9 South, Range 22 East of the 6<sup>th</sup> P.M., which point lies on the West right-of-way of U.S. Highway #73 and Kansas Highway #7; thence South 89 degrees 53 minutes 00 seconds West 653.57 feet; thence South 00 degrees 00 minutes 05 seconds East 239.15 feet; thence North 88 degrees 13 minutes 30 seconds East 654.84 feet to said West right-of-way and Southeast corner of Lot 35; thence North 00 degrees 16 minutes 00 seconds West 220.20 feet to the point of beginning, less any part thereof taken or used for road purposes.

AND

A TRACT OF LAND IN LOT 34, BLOCK 2, HOLIDAY HILLS ADDITION TO THE CITY OF LANSING, LEAVENWORTH COUNTY, KANSAS, MORE FULLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT 502.80 FEET SOUTH AND 706.87 FEET WEST OF THE NORTHEAST CORNER OF SECTION 24, TOWNSHIP 9 SOUTH, RANGE 22 EAST OF THE 6TH P.M., THENCE SOUTH 00°00'05" EAST FOR A DISTANCE OF 239.15 FEET; THENCE SOUTH 88°13'30" WEST FOR DISTANCE OF 75.04 FEET; THENCE NORTH 00°00'05" WEST FOR A DISTANCE OF 241.32 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF PLAZA LANE, THENCE NORTH 89°53'00" EAST FOR A DISTANCE OF 75.00 FEET TO THE POINT OF BEGINNING.

AND ALSO INCLUDING:

All adjacent Right-of-Way.

EXHIBIT B

MAP

