CITY OF GRAIN VALLEY BOARD OF ALDERMEN
SPECIAL MEETING AGENDA

OCTOBER 19, 2016
6:30 P.M.

OPEN TO THE PUBLIC

LOCATED IN THE COUNCIL CHAMBERS OF CITY HALL
711 MAIN STREET – GRAIN VALLEY, MISSOURI

ITEM I: CALL TO ORDER

- Mayor Mike Todd

ITEM II: ROLL CALL

- Deputy City Clerk – Khalilah Holland

ITEM III: APPROVAL OF AGENDA

ITEM IV: ORDINANCES

ITEM IV(A) B16-21 1ST & 2ND READ *Introduced by Alderman West*	**An Ordinance Repealing Ordinance No. 2394 and Enacting a New Ordinance Finding that the Grain Valley Marketplace Neighborhood Improvement District Improvements Have Been Completed in Accordance with the Approved Plans and Specifications; Apportioning the Final Costs of the Improvements Among the Properties Benefitted by the Improvements; and Assessing the Final Costs of the Improvements as Special Assessments Against the Property Described in the Final Assessment Roll** To repeal Ordinance #2394 and approve the final assessment amounts for the Grain Valley Marketplace NID

ITEM V: DISCUSSION

- 2017 Fiscal Year Budget

ITEM VI: EXECUTIVE SESSION

- Legal Actions, Causes of Action of Litigation Pursuant to Section 610.021(1), RSMo. 1998, as Amended
- Leasing, Purchase or Sale of Real Estate Pursuant to Section 610.021(2), RSMo. 1998, as Amended
- Hiring, Firing, Disciplining or Promoting of Employees (personnel issues), Pursuant to Section 610.021(3), RSMo. 1998, as Amended
- Individually Identifiable Personnel Records, Personnel Records, Performance Ratings or Records Pertaining to Employees or Applicants for Employment, Pursuant to Section 610.021(13), RSMo 1998, as Amended

ITEM VII: ADJOURNMENT

PLEASE NOTE

THE NEXT SCHEDULED MEETING OF THE CITY OF GRAIN VALLEY BOARD OF ALDERMEN WILL TAKE PLACE OCTOBER 24, 2016 AS A REGULAR MEETING AT 7:00 P.M. TO BE HELD IN THE COUNCIL CHAMBERS OF GRAIN VALLEY CITY HALL

PERSONS REQUIRING AN ACCOMMODATION TO ATTEND AND PARTICIPATE IN THE MEETING SHOULD CONTACT THE CITY CLERK AT 816.847.6211 AT LEAST 48 HOURS BEFORE THE MEETING

THE CITY OF GRAIN VALLEY IS INTERESTED IN EFFECTIVE COMMUNICATION FOR ALL PERSONS

UPON REQUEST, THE MINUTES FROM THIS MEETING CAN BE MADE AVAILABLE BY CALLING 816.847.6211

Ordinances

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CITY OF GRAIN VALLEY BOARD OF ALDERMEN AGENDA ITEM		
MEETING DATE	10/19/2016	
BILL NUMBER	B16-21	
AGENDA TITLE	**AN ORDINANCE REPEALING ORDINANCE NO. 2394 AND ENACTING A NEW ORDINANCE FINDING THAT THE GRAIN VALLEY MARKETPLACE NEIGHBORHOOD IMPROVEMENT DISTRICT IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS; APPORTIONING THE FINAL COSTS OF THE IMPROVEMENTS AMONG THE PROPERTIES BENEFITTED BY THE IMPROVEMENTS; AND ASSESSING THE FINAL COSTS OF THE IMPROVEMENTS AS SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED IN THE FINAL ASSESSMENT ROLL**	
REQUESTING DEPARTMENT	Finance	
PRESENTER	Cathy Bowden, Finance Director	
FISCAL INFORMATION	Cost as recommended:	Not Applicable
	Budget Line Item:	Not Applicable
	Balance Available:	Not Applicable
	New Appropriation Required:	[ ] Yes [X] No
PURPOSE	To repeal Ordinance #2394 and approve the final assessment amounts for the Grain Valley Marketplace NID	
BACKGROUND	The NID in the Grain Valley Marketplace was created via ordinance 2010 allowing improvements to be made in the NID that would later be repaid by special assessments on property taxes paid within the NID.	

SPECIAL NOTES	On October 10, 2016, the Board of Aldermen adopted Ordinance No. 2394, finding that the NID improvements have been completed in accordance with the approved plans and specifications; apportioning the final costs of the improvements among the properties benefitted by the improvements; and assessing the final costs of the improvements as special assessments against the property described in the final assessment roll. Due to numerous re-platting of the Grain Valley Marketplace property, the square footage of individual properties within the NID area changed, and after the approval of Ordinance No. 2394 it was determined that the square footage of certain parcels had been incorrectly stated, which alters the amount of the final assessments reflected in Ordinance No. 2394. This ordinance is repealing Ordinance No. 2394, and re-affirm that the improvements have been completed in accordance with the plans and specifications and the Board of Aldermen wishes to assess the corrected final costs of the improvement as special assessments against the property described in the attached assessment roll.
ANALYSIS	None
PUBLIC INFORMATION PROCESS	Multiple public hearings were held over the creation of the NID
BOARD OR COMMISSION RECOMMENDATION	None
DEPARTMENT RECOMMENDATION	Staff Recommends Approval
REFERENCE DOCUMENTS ATTACHED	Ordinance, Exhibit A & Exhibit B – Final Assessment Roll

CITY OF GRAIN VALLEY	**STATE OF MISSOURI**

BILL NO. *B16-21*

INTRODUCED BY:
ALDERMAN WEST

ORDINANCE NO. _____
SECOND READING _____
FIRST READING _____

AN ORDINANCE REPEALING ORDINANCE NO. 2394 AND ENACTING A NEW ORDINANCE FINDING THAT THE GRAIN VALLEY MARKETPLACE NEIGHBORHOOD IMPROVEMENT DISTRICT IMPROVEMENTS HAVE BEEN COMPLETED IN ACCORDANCE WITH THE APPROVED PLANS AND SPECIFICATIONS; APPORTIONING THE FINAL COSTS OF THE IMPROVEMENTS AMONG THE PROPERTIES BENEFITTED BY THE IMPROVEMENTS; AND ASSESSING THE FINAL COSTS OF THE IMPROVEMENTS AS SPECIAL ASSESSMENTS AGAINST THE PROPERTY DESCRIBED IN THE FINAL ASSESSMENT ROLL

WHEREAS, pursuant to Sections 67.453 to 67.475, RSMo, as amended (the "NID Act"), the Board of Aldermen of the City of Grain Valley, Missouri ("Board of Aldermen"), by Ordinance No. 2110, previously approved a petition for the creation of, and determined the Grain Valley Marketplace Neighborhood Improvement District (the "NID") to be advisable, and ordered plans and specifications for the NID project to be prepared; and

WHEREAS, plans and specifications for the NID project, including the estimated costs therefore, were submitted to the Board of Aldermen, and by Ordinance No. 2187 the Board of Aldermen determined the plans and specifications to be proper and complete and ordered the plans and specifications to be filed with the City Clerk; declared that the non-tax exempt parcels of land located within the boundaries of the NID will be benefited by the improvements; ordered an assessment roll to be prepared and filed with the City Clerk; and directed the City Clerk to set and notice a public hearing to consider the proposed plans and specifications and proposed assessment roll; and

WHEREAS, pursuant to the NID Act, the duly noticed public hearing regarding the proposed plans and specifications and proposed assessment roll was held on December 12, 2011; and

WHEREAS, Section 67.463, RSMo, provides that at the hearing regarding the preliminary plans and specifications, the Board of Aldermen may amend the proposed improvements, the plans and specifications therefor, or the assessments to any property, and the Board of Aldermen may order that the improvements be made, and direct that financing for the costs thereof be obtained; and

WHEREAS, at the public hearing, information was presented regarding the costs of short-term financing for the improvements and the City's staff and consultants recommended the Board of Aldermen to amend the assessments as to the benefited property in accordance with the proposed assessment roll; and

WHEREAS, on January 9, 2012, the Board of Aldermen adopted Ordinance No. 2199, ordering the improvements to be made and directed that financing for the cost of the improvements be obtained; and

WHEREAS, on October 10, 2016, the Board of Aldermen adopted Ordinance No. 2394, finding that the NID improvements have been completed in accordance with the approved plans and specifications; apportioning the final costs of the improvements among the properties benefitted by the improvements; and assessing the final costs of the improvements as special assessments against the property described in the final assessment roll; and

WHEREAS, due to numerous re-platting of the Grain Valley Marketplace property, the square footage of individual properties within the NID area changed, and after the approval of Ordinance No. 2394 it was determined that the square footage of certain parcels had been incorrectly stated, which alters the amount of the final assessments reflected in Ordinance No. 2394; and

WHEREAS, the Board of Alderman wishes to repeal Ordinance No. 2394, and re-affirm that the improvements have been completed in accordance with the plans and specifications and the Board of Aldermen wishes to assess the corrected final costs of the improvement as special assessments against the property described in the attached assessment roll.

NOW THEREFORE, BE IT ORDAINED by the Board of Aldermen of the City of Grain Valley, Missouri as follows:

SECTION 1: Ordinance No. 2394 is hereby repealed.

SECTION 2: The improvements described in the plans and specifications for the NID Project have been completed therefore, the final cost of the improvements to be paid by special assessments by the property owners, including all costs authorized by the NID Act, is $3,140,625.00 as set forth in the final assessment roll, which is attached hereto as **Exhibit A**, and incorporated herein by reference, and that such portion of the final cost to be paid by special assessments does not exceed the estimated cost of the improvements, as previously approved by the Board of Aldermen in the Ordinance determining the advisability of the improvements, by more than 25%.

SECTION 3: Pursuant to Section 67.463.2, RSMo, the Board of Aldermen hereby apportions the final cost of the Grain Valley Marketplace Neighborhood Improvement District improvements among the properties benefitted by such improvements in accordance with the method of assessment set forth in the original Petition and as shown on the final assessment roll, which is attached hereto in **Exhibit A**, and incorporated herein by reference.

SECTION 4: The assessment set forth in the final assessment roll in **Exhibit A** shall be due and payable, and shall bear interest, from and after the date of this Ordinance, except that assessments paid at or before 5:00 p.m. on October 24, 2016, after notice is given as herein provided shall be payable without bond interest, costs of bond issuance and annual maintenance and paying agent costs. The City Clerk shall give written notice to each owner of record of property within the District established for the improvements which notice shall include (a) a description of each parcel of real property to be assessed which

is owned by such owner, (b) the amount of the assessment against the parcel of such real property, and (c) a statement that said assessment may be paid in full without bond interest, costs of bond issuance and annual maintenance and paying agent costs on or before 5:00 p.m. on October 24, 2016. If the assessment amount is not paid in full by such date, the Board of Aldermen and officers of the City are authorized to proceed with the sale and issuance of limited general obligation bonds of the City in the amount of the unpaid assessments, together with bond interest, costs of bond issuance and annual maintenance and paying agent costs thereon, shall be paid in substantially equal annual installments beginning in the year 2017 for nineteen (19) years (the "Installment Period"), such Installment Period to be determined by the ordinance of the Board of Aldermen approving the issuance of bonds.

The monies collected from these assessments that are paid in substantially equal annual installments during the Installment Period shall be used to pay the principal of and interest on bonds issued to finance such costs, to fund annual maintenance costs in the amount of $5,000 as provided in the petition, annual paying agent costs and to pay the costs of issuance of the bonds. An estimate of the amount of the annual special assessments is attached hereto as **Exhibit B**, and incorporated herein by reference.

SECTION 5: The City shall, at the same time as ad valorem taxes are levied and billed, for a period of nineteen (19) years, levy and bill or cause to be billed all of the assessments that have not been paid in full at or before 5:00 p.m. on October 24, 2016, together with bond interest thereon at a rate not exceeding the rate permitted by law and collection fees, if any, costs of bond issuance and annual maintenance and paying agent costs; and such amounts so certified shall be placed on the tax rolls and levied and collected at the same time and in the same manner as property taxes of the City are levied and collected, the assessment and levy for each year being a portion of the principal amount of the total assessments.

SECTION 6: The special assessments shall be a lien upon each of the properties assessed on behalf of the City to the same extent as a tax upon real property.

SECTION 7: This Ordinance shall be in full force and effect from and after its passage.

Read two times and PASSED by the Board of Aldermen this _____ day of _____, *2016*, the aye and nay votes being recorded as follows:

ALDERMAN ARNOLD	_____	ALDERMAN COLEMAN	_____
ALDERMAN HEADLEY	_____	ALDERMAN JOHNSTON	_____
ALDERMAN PALECEK	_____	ALDERMAN WEST	_____

MAYOR _____
(in the event of a tie only)

Approved as to form:

James Cook City Attorney	Mike Todd Mayor

ATTEST:

Khalilah Holland
Deputy City Clerk

EXHIBIT A- FINAL ASSESSMENT ROLL

Parcel ID	Property Description	Parcel Area (SF)	Percentage Assessment	Assessment of Final Cost
37-530-03-29-00-0-00-000	1191 NE McQuerry Rd	63,004	8.69%	272,990.07
37-530-03-33-02-0-00-000	Pt of Tract A - Grain Valley Marketplace	37,440	5.17%	162,223.80
37-530-03-30-00-0-00-000	1171 NE McQuerry Rd	44,141	6.09%	191,258.56
37-530-03-31-00-0-00-000	1151 NE McQuerry Rd	48,375	6.67%	209,604.07
37-530-03-32-00-0-00-000	1131 NE McQuerry Rd	65,588	9.05%	284,186.28
37-530-03-33-01-0-00-000	Pt of Tract A - Grain Valley Marketplace	127,979	17.66%	554,520.28
37-530-03-34-00-0-00-000	1051 NE McQuerry Rd	101,413	13.99%	439,412.45
37-530-03-35-00-0-00-000	951 NE McQuerry Rd	55,367	7.64%	239,899.71
37-530-03-28-00-0-00-000	SEC-26 TWP-49 RNG-30---PT SE 1/4 SW 1/4 DAF: BEG AT TH SE COR OF SD SEC-26-49-30 TH WLY 658.68' TH NLY 197.05' TO TRU POB TH NWLY 191.71' MOL TH NELY 198' MOL TH SLY 97.49' MOL TO TRU POB	8,032	1.11%	34,801.86
37-530-03-36-00-0-00-000	1060 NE McQuerry Rd	41,609	5.74%	180,287.66
37-530-06-04-00-0-00-000	1111 N Buckner Tarsney Rd	67,189	9.27%	291,123.26
37-530-06-05-00-0-00-000	1101 N Buckner Tarsney Rd	43,719	6.03%	189,430.08
37-530-06-03-00-0-00-000	960 NE Sunny Lane Dr	20,976	2.89%	90,886.92
Total		**724,832**	**100%**	**$3,140,625.00**

EXHIBIT B – ESTIMATE OF ANNUAL ASSESSMENT

City of Grain Valley, Missouri
Grain Valley Marketplace Neighborhood Improvement District
Preliminary Assessment Roll

		2018	2019	2020	2021	2022	2023	2024	2025	2026
Assessment Yr		2018	2019	2020	2021	2022	2023	2024	2025	2026
PROJECTED →	Principal	$ 130,000.00	$ 135,000.00	$ 140,000.00	$ 140,000.00	$ 145,000.00	$ 150,000.00	$ 150,000.00	$ 155,000.00	$ 160,000.00
Interest for 3/1/2017 and 9/1/2017 payments is capitalized. PROJECTED →	Interest	$ 57,565.50	$ 112,622.00	$ 109,706.00	$ 106,430.00	$ 102,874.00	$ 98,915.50	$ 94,595.50	$ 90,065.50	$ 85,152.00
	Maintenance Cost & Paying Agent Fee	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00
		$ 192,865.50	**$ 252,922.00**	**$ 255,006.00**	**$ 251,730.00**	**$ 253,174.00**	**$ 254,215.50**	**$ 249,895.50**	**$ 250,365.50**	**$ 250,452.00**

Grain Valley Marketplace Neighborhood Improvement District

Parcel ID	Property Description	Parcel Area (SF)	Percentage Assessment	TOTAL PRINCIPAL AND FEES ASSESSED		2018	2019	2020	2021	2022	2023	2024	2025	2026
37-530-03-24-00-0-00-000	1191 NE McQuerry Rd	63,004	8.69%	$ 295,596.37	Principal	11,299.89	11,734.50	12,169.11	12,169.10	12,603.72	13,038.35	13,038.33	13,472.92	13,907.55
					Interest	5,003.73	9,789.35	9,535.89	9,251.13	8,942.04	8,597.95	8,222.45	7,828.69	7,401.60
					Maint & Pay Agent	460.65	460.69	460.69	460.69	460.69	460.69	460.69	460.69	460.69
					Total	16,764.27	21,984.54	22,165.69	21,880.92	22,006.45	22,096.99	21,721.47	21,762.30	21,769.84
37-530-03-33-02-0-00-000	Pt of Tract A - Grain Valley Marketplace	37,440	5.17%	$ 175,657.46	Principal	6,714.94	6,973.20	7,231.47	7,231.47	7,489.74	7,748.00	7,748.00	8,006.27	8,264.54
					Interest	2,973.46	5,817.30	5,666.68	5,497.47	5,313.79	5,109.32	4,886.17	4,652.18	4,398.39
					Maint & Pay Agent	273.72	273.76	273.76	273.76	273.76	273.76	273.76	273.76	273.76
					Total	9,962.12	13,064.26	13,171.91	13,002.70	13,077.29	13,131.08	12,907.93	12,932.21	12,936.69
37-530-03-30-00-0-00-000	1171 NE McQuerry Rd	44,141	6.09%	$ 207,096.61	Principal	7,916.77	8,221.26	8,525.75	8,525.75	8,830.25	9,134.74	9,134.74	9,439.23	9,743.72
					Interest	3,505.65	6,858.48	6,680.90	6,481.40	6,264.85	6,023.78	5,760.70	5,484.83	5,185.61
					Maint & Pay Agent	322.72	322.76	322.76	322.76	322.76	322.76	322.76	322.76	322.76
					Total	11,745.14	15,402.50	15,529.41	15,329.91	15,417.86	15,481.28	15,218.20	15,246.82	15,252.09
37-530-03-31-00-0-00-000	1151 NE McQuerry Rd	48,375	6.67%	$ 226,961.34	Principal	8,676.15	9,009.85	9,343.54	9,343.54	9,677.24	10,010.94	10,010.94	10,344.64	10,678.34
					Interest	3,841.90	7,516.35	7,321.73	7,103.10	6,865.77	6,601.58	6,313.27	6,010.94	5,683.01
					Maint & Pay Agent	353.69	353.72	353.72	353.72	353.72	353.72	353.72	353.72	353.72
					Total	12,871.74	16,879.92	17,018.99	16,800.36	16,896.73	16,966.24	16,677.93	16,709.30	16,715.07
37-530-03-32-00-0-00-000	1131 NE McQuerry Rd	65,588	9.05%	$ 307,719.67	Principal	11,763.33	12,215.77	12,668.20	12,668.20	13,120.64	13,573.08	13,573.08	14,025.51	14,477.95
					Interest	5,208.94	10,190.85	9,926.99	9,630.55	9,308.78	8,950.58	8,559.68	8,149.77	7,705.16
					Maint & Pay Agent	479.55	479.58	479.58	479.58	479.58	479.58	479.58	479.58	479.58
					Total	17,451.82	22,886.20	23,074.77	22,778.33	22,909.00	23,003.24	22,612.34	22,654.86	22,662.69
37-530-03-33-01-0-00-000	Pt of Tract A - Grain Valley Marketplace	127,979	17.66%	$ 600,440.09	Principal	22,953.28	23,836.10	24,718.91	24,718.91	25,601.73	26,484.55	26,484.55	27,367.37	28,250.19
					Interest	10,163.98	19,884.95	19,370.09	18,791.67	18,163.81	17,464.88	16,702.13	15,902.30	15,034.75
					Maint & Pay Agent	935.76	935.79	935.79	935.79	935.79	935.79	935.79	935.79	935.79
					Total	34,053.02	44,656.84	45,024.79	44,446.37	44,701.33	44,885.22	44,122.47	44,205.46	44,220.73
37-530-03-34-00-0-00-000	1051 NE McQuerry Rd	101,413	13.99%	$ 475,800.23	Principal	18,188.61	18,888.18	19,587.74	19,587.74	20,287.30	20,986.86	20,986.86	21,686.43	22,385.99
					Interest	8,054.13	15,757.22	15,349.23	14,890.88	14,393.35	13,839.51	13,235.09	12,601.28	11,913.82
					Maint & Pay Agent	741.52	741.54	741.54	741.54	741.54	741.54	741.54	741.54	741.54
					Total	26,984.26	35,386.94	35,678.51	35,220.16	35,422.19	35,567.91	34,963.49	35,029.25	35,041.35
37-530-03-35-00-0-00-000	951 NE McQuerry Rd	55,367	7.64%	$ 259,765.89	Principal	9,930.18	10,312.11	10,694.04	10,694.04	11,075.97	11,457.90	11,457.90	11,839.83	12,221.76
					Interest	4,397.20	8,602.74	8,380.00	8,129.76	7,858.13	7,555.76	7,225.77	6,879.74	6,504.42
					Maint & Pay Agent	404.82	404.85	404.85	404.85	404.85	404.85	404.85	404.85	404.85
					Total	14,732.20	19,319.70	19,478.89	19,228.65	19,338.95	19,418.51	19,088.52	19,124.42	19,131.03
37-530-03-28-00-0-00-000	SEC-26 TWP-49 RNG-30---PT SE 1/4 SW 1/4 DAF: BEG AT TH SE COR OF SD SEC-26-49-30 TH WLY 658.68' TH NLY	8,032	1.11%	$ 37,683.76	Principal	1,440.55	1,495.96	1,551.37	1,551.37	1,606.77	1,662.18	1,662.18	1,717.58	1,772.99
					Interest	637.89	1,247.99	1,215.67	1,179.37	1,139.97	1,096.10	1,048.23	998.03	943.59
					Maint & Pay Agent	58.70	58.73	58.73	58.73	58.73	58.73	58.73	58.73	58.73
					Total	2,137.14	2,802.68	2,825.77	2,789.47	2,805.47	2,817.01	2,769.14	2,774.34	2,775.31
37-530-03-36-00-0-00-000	1060 NE McQuerry Rd	41,609	5.74%	$ 195,217.30	Principal	7,462.65	7,749.68	8,036.70	8,036.70	8,323.73	8,610.75	8,610.75	8,897.78	9,184.80
					Interest	3,304.55	6,465.07	6,297.68	6,109.62	5,905.48	5,678.25	5,430.26	5,170.21	4,888.15
					Maint & Pay Agent	304.22	304.25	304.25	304.25	304.25	304.25	304.25	304.25	304.25
					Total	11,071.42	14,519.00	14,638.63	14,450.57	14,533.46	14,593.25	14,345.26	14,372.24	14,377.20
37-530-06-04-00-0-00-000	1111 N Buckner Tarsney Rd	67,189	9.27%	$ 315,231.10	Principal	12,050.48	12,513.95	12,977.43	12,977.43	13,440.91	13,904.39	13,904.39	14,367.87	14,831.35
					Interest	5,336.09	10,439.60	10,169.30	9,865.63	9,536.00	9,169.07	8,768.62	8,348.71	7,893.25
					Maint & Pay Agent	491.26	491.29	491.29	491.29	491.29	491.29	491.29	491.29	491.29
					Total	17,877.83	23,444.84	23,638.02	23,334.35	23,468.20	23,564.75	23,164.30	23,207.87	23,215.89
37-530-06-05-00-0-00-000	1101 N Buckner Tarsney Rd	43,719	6.03%	$ 205,116.88	Principal	7,841.09	8,142.67	8,444.25	8,444.25	8,745.83	9,047.41	9,047.41	9,348.99	9,650.57
					Interest	3,472.12	6,792.91	6,617.03	6,419.44	6,204.95	5,966.19	5,705.63	5,432.39	5,136.03
					Maint & Pay Agent	319.65	319.68	319.68	319.68	319.68	319.68	319.68	319.68	319.68
					Total	11,632.86	15,255.26	15,380.96	15,183.37	15,270.46	15,333.28	15,072.72	15,101.06	15,106.28
37-530-06-05-00-0-00-000	960 NE Sunny Lane Dr	20,976	2.89%	$ 98,413.30	Principal	3,762.09	3,906.78	4,051.48	4,051.48	4,196.17	4,340.87	4,340.87	4,485.56	4,630.26
					Interest	1,665.89	3,259.18	3,174.80	3,079.99	2,977.08	2,862.53	2,737.51	2,606.42	2,464.22
					Maint & Pay Agent	153.35	153.38	153.38	153.38	153.38	153.38	153.38	153.38	153.38
					Total	5,581.33	7,319.34	7,379.66	7,284.85	7,326.63	7,356.78	7,231.76	7,245.36	7,247.86
Left Intentionally Blank					Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					Maint & Pay Agent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		724,832	100.00%	$ 3,400,700.00	**$ 4,734,755.00**	**192,865.15**	**252,922.02**	**255,006.00**	**251,730.01**	**253,174.02**	**254,215.54**	**249,895.53**	**250,365.49**	**250,452.03**

City of Grain Valley, Missouri
Grain Valley Marketplace Neighborhood Improvement District
Preliminary Assessment Roll

					Assessment Yr	2027	2028	2029	2030	2031	2032	2033	2034	2035
				PROJECTED →	Principal	$ 165,000.00	$ 175,000.00	$ 180,000.00	$ 185,000.00	$ 195,000.00	$ 200,000.00	$ 210,000.00	$ 220,000.00	$ 230,000.00
				Interest for 3/1/2017 and 9/1/2017 payments is capitalized. PROJECTED →	Interest	$ 79,920.00	$ 73,699.50	$ 67,102.00	$ 60,316.00	$ 53,341.50	$ 45,990.00	$ 37,590.00	$ 28,770.00	$ 19,530.00
					Maintenance Cost & Paying Agent Fee	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00	$ 5,300.00
						$ 250,220.00	**$ 253,999.50**	**$ 252,402.00**	**$ 250,616.00**	**$ 253,641.50**	**$ 251,290.00**	**$ 252,890.00**	**$ 254,070.00**	**$ 254,830.00**
Grain Valley Marketplace Neighborhood Improvement District														
Parcel ID	**Property Description**	**Parcel Area (SF)**	**Percentage Assessment**	**TOTAL PRINCIPAL AND FEES ASSESSED**		**2027**	**2028**	**2029**	**2030**	**2031**	**2032**	**2033**	**2034**	**2035**
37-530-03-24-00-0-00-000	1191 NE McQuerry Rd	63,004	8.69%	$ 295,596.37	Principal	14,342.18	15,211.40	15,645.99	16,080.62	16,949.84	17,384.43	18,253.68	19,122.89	19,992.09
					Interest	6,946.82	6,406.12	5,832.65	5,242.80	4,636.56	3,997.55	3,267.41	2,500.75	1,697.59
					Maint & Pay Agent	460.69	460.69	460.69	460.69	460.69	460.69	460.69	460.69	460.69
					Total	21,749.69	22,078.21	21,939.33	21,784.11	22,047.09	21,842.67	21,981.78	22,084.33	22,150.37
37-530-03-33-02-0-00-000	Pt of Tract A - Grain Valley Marketplace	37,440	5.17%	$ 175,657.46	Principal	8,522.80	9,039.34	9,297.60	9,555.87	10,072.40	10,330.67	10,847.20	11,363.74	11,880.27
					Interest	4,128.14	3,806.83	3,466.04	3,115.52	2,755.27	2,375.54	1,941.65	1,486.07	1,008.79
					Maint & Pay Agent	273.76	273.76	273.76	273.76	273.76	273.76	273.76	273.76	273.76
					Total	12,924.70	13,119.93	13,037.40	12,945.15	13,101.43	12,979.97	13,062.61	13,123.57	13,162.82
37-530-03-30-00-0-00-000	1171 NE McQuerry Rd	44,141	6.09%	$ 207,096.61	Principal	10,048.21	10,657.19	10,961.68	11,266.18	11,875.16	12,179.65	12,788.63	13,397.61	14,006.60
					Interest	4,866.99	4,488.17	4,086.39	3,673.14	3,248.40	2,800.71	2,289.17	1,752.04	1,189.34
					Maint & Pay Agent	322.76	322.76	322.76	322.76	322.76	322.76	322.76	322.76	322.76
					Total	15,237.96	15,468.12	15,370.83	15,262.08	15,446.32	15,303.12	15,400.56	15,472.41	15,518.70
37-530-03-31-00-0-00-000	1151 NE McQuerry Rd	48,375	6.67%	$ 226,961.34	Principal	11,012.03	11,679.43	12,013.13	12,346.83	13,014.22	13,347.92	14,015.32	14,682.71	15,350.11
					Interest	5,333.83	4,918.68	4,478.36	4,025.47	3,559.99	3,069.35	2,508.74	1,920.10	1,303.42
					Maint & Pay Agent	353.72	353.72	353.72	353.72	353.72	353.72	353.72	353.72	353.72
					Total	16,699.58	16,951.83	16,845.21	16,726.02	16,927.93	16,770.99	16,877.78	16,956.53	17,007.25
37-530-03-32-00-0-00-000	1131 NE McQuerry Rd	65,588	9.05%	$ 307,719.67	Principal	14,930.38	15,835.26	16,287.69	16,740.13	17,645.00	18,097.43	19,002.31	19,907.18	20,812.05
					Interest	7,231.74	6,668.86	6,071.87	5,457.82	4,826.72	4,161.51	3,401.41	2,603.32	1,767.21
					Maint & Pay Agent	479.58	479.58	479.58	479.58	479.58	479.58	479.58	479.58	479.58
					Total	22,641.70	22,983.70	22,839.14	22,677.53	22,951.30	22,738.52	22,883.30	22,990.08	23,058.84
37-530-03-33-01-0-00-000	Pt of Tract A - Grain Valley Marketplace	127,979	17.66%	$ 600,440.09	Principal	29,133.01	30,898.64	31,781.46	32,664.28	34,429.92	35,312.73	37,078.37	38,844.01	40,609.64
					Interest	14,110.97	13,012.65	11,847.78	10,649.61	9,418.17	8,120.16	6,637.03	5,079.74	3,448.29
					Maint & Pay Agent	935.79	935.79	935.79	935.79	935.79	935.79	935.79	935.79	935.79
					Total	44,179.77	44,847.08	44,565.03	44,249.68	44,783.88	44,368.68	44,651.19	44,859.54	44,993.72
37-530-03-34-00-0-00-000	1051 NE McQuerry Rd	101,413	13.99%	$ 475,800.23	Principal	23,085.55	24,484.67	25,184.24	25,883.80	27,282.92	27,982.48	29,381.61	30,780.73	32,179.86
					Interest	11,181.80	10,311.48	9,388.40	8,438.96	7,463.14	6,434.57	5,259.31	4,025.28	2,732.49
					Maint & Pay Agent	741.54	741.54	741.54	741.54	741.54	741.54	741.54	741.54	741.54
					Total	35,008.89	35,537.69	35,314.18	35,064.30	35,487.60	35,158.59	35,382.46	35,547.55	35,653.89
37-530-03-35-00-0-00-000	951 NE McQuerry Rd	55,367	7.64%	$ 259,765.89	Principal	12,603.69	13,367.55	13,749.48	14,131.41	14,895.27	15,277.20	16,041.06	16,804.91	17,568.77
					Interest	6,104.77	5,629.61	5,125.65	4,607.30	4,074.54	3,512.99	2,871.35	2,197.62	1,491.82
					Maint & Pay Agent	404.85	404.85	404.85	404.85	404.85	404.85	404.85	404.85	404.85
					Total	19,113.31	19,402.01	19,279.98	19,143.56	19,374.66	19,195.04	19,317.26	19,407.38	19,465.44
37-530-03-28-00-0-00-000	SEC-26 TWP-49 RNG-30---PT SE 1/4 SW 1/4 DAF: BEG AT TH SE COR OF SD SEC-26-49-30 TH WLY 658.68' TH NLY	8,032	1.11%	$ 37,683.76	Principal	1,828.40	1,939.21	1,994.61	2,050.02	2,160.83	2,216.24	2,327.05	2,437.86	2,548.67
					Interest	885.61	816.68	743.57	668.37	591.09	509.62	416.54	318.81	216.42
					Maint & Pay Agent	58.73	58.73	58.73	58.73	58.73	58.73	58.73	58.73	58.73
					Total	2,772.74	2,814.62	2,796.91	2,777.12	2,810.65	2,784.59	2,802.32	2,815.40	2,823.82
37-530-03-36-00-0-00-000	1060 NE McQuerry Rd	41,609	5.74%	$ 195,217.30	Principal	9,471.83	10,045.88	10,332.90	10,619.93	11,193.98	11,481.01	12,055.06	12,629.11	13,203.16
					Interest	4,587.81	4,230.72	3,851.99	3,462.44	3,062.07	2,640.06	2,157.85	1,651.54	1,121.12
					Maint & Pay Agent	304.25	304.25	304.25	304.25	304.25	304.25	304.25	304.25	304.25
					Total	14,363.89	14,580.85	14,489.14	14,386.62	14,560.30	14,425.32	14,517.16	14,584.90	14,628.53
37-530-06-04-00-0-00-000	1111 N Buckner Tarsney Rd	67,189	9.27%	$ 315,231.10	Principal	15,294.83	16,221.79	16,685.27	17,148.75	18,075.71	18,539.19	19,466.15	20,393.11	21,320.07
					Interest	7,408.26	6,831.65	6,220.08	5,591.05	4,944.54	4,263.09	3,484.44	2,666.86	1,810.35
					Maint & Pay Agent	491.29	491.29	491.29	491.29	491.29	491.29	491.29	491.29	491.29
					Total	23,194.38	23,544.73	23,396.64	23,231.09	23,511.54	23,293.57	23,441.88	23,551.26	23,621.71
37-530-06-05-00-0-00-000	1101 N Buckner Tarsney Rd	43,719	6.03%	$ 205,116.88	Principal	9,952.15	10,555.31	10,856.89	11,158.47	11,761.63	12,063.21	12,666.37	13,269.53	13,872.69
					Interest	4,820.46	4,445.26	4,047.33	3,638.02	3,217.35	2,773.93	2,267.28	1,735.29	1,177.97
					Maint & Pay Agent	319.68	319.68	319.68	319.68	319.68	319.68	319.68	319.68	319.68
					Total	15,092.29	15,320.25	15,223.90	15,116.17	15,298.66	15,156.82	15,253.33	15,324.50	15,370.34
37-530-06-05-00-0-00-000	960 NE Sunny Lane Dr	20,976	2.89%	$ 98,413.30	Principal	4,774.95	5,064.35	5,209.04	5,353.74	5,643.13	5,787.82	6,077.22	6,366.61	6,656.00
					Interest	2,312.81	2,132.80	1,941.87	1,745.49	1,543.66	1,330.91	1,087.82	832.58	565.18
					Maint & Pay Agent	153.38	153.38	153.38	153.38	153.38	153.38	153.38	153.38	153.38
					Total	7,241.14	7,350.53	7,304.29	7,252.61	7,340.17	7,272.11	7,318.42	7,352.57	7,374.56
Left Intentionally Blank					Principal	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					Interest	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					Maint & Pay Agent	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
					Total	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00
		724,832	100.00%	$ 3,400,700.00	**$ 4,734,755.00**	**250,220.04**	**253,999.55**	**252,401.98**	**250,616.04**	**253,641.53**	**251,289.99**	**252,890.05**	**254,070.02**	**254,829.99**

City of Grain Valley, Missouri
Grain Valley Marketplace Neighborhood Improvement District
Preliminary Assessment Roll

		Assessment Yr	2036	Totals
	PROJECTED →	Principal	$ 235,000.00	3,300,000.00
Interest for 3/1/2017 and 9/1/2017 payments is capitalized.	PROJECTED →	Interest	$ 9,870.00	1,334,055.00
		Maintenance Cost & Paying Agent Fee	$ 5,300.00	100,700.00
			$ 250,170.00	

Grain Valley Marketplace Neighborhood Improvement District

Parcel ID	Property Description	Parcel Area (SF)	Percentage Assessment	TOTAL PRINCIPAL AND FEES ASSESSED		2036
37-530-03-24-00-0-00-000	1191 NE McQuerry Rd	63,004	8.69%	$ 295,596.37	Principal	20,426.71
					Interest	857.92
					Maint & Pay Agent	460.69
					Total	21,745.32
37-530-03-33-02-0-00-000	Pt of Tract A - Grain Valley Marketplace	37,440	5.17%	$ 175,657.46	Principal	12,138.54
					Interest	509.82
					Maint & Pay Agent	273.76
					Total	12,922.12
37-530-03-30-00-0-00-000	1171 NE McQuerry Rd	44,141	6.09%	$ 207,096.61	Principal	14,311.09
					Interest	601.07
					Maint & Pay Agent	322.76
					Total	15,234.92
37-530-03-31-00-0-00-000	1151 NE McQuerry Rd	48,375	6.67%	$ 226,961.34	Principal	15,683.81
					Interest	658.72
					Maint & Pay Agent	353.72
					Total	16,696.25
37-530-03-32-00-0-00-000	1131 NE McQuerry Rd	65,588	9.05%	$ 307,719.67	Principal	21,264.49
					Interest	893.11
					Maint & Pay Agent	479.58
					Total	22,637.18
37-530-03-33-01-0-00-000	Pt of Tract A - Grain Valley Marketplace	127,979	17.66%	$ 600,440.09	Principal	41,492.46
					Interest	1,742.68
					Maint & Pay Agent	935.79
					Total	44,170.93
37-530-03-34-00-0-00-000	1051 NE McQuerry Rd	101,413	13.99%	$ 475,800.23	Principal	32,879.42
					Interest	1,380.94
					Maint & Pay Agent	741.54
					Total	35,001.90
37-530-03-35-00-0-00-000	951 NE McQuerry Rd	55,367	7.64%	$ 259,765.89	Principal	17,950.70
					Interest	753.93
					Maint & Pay Agent	404.85
					Total	19,109.48
37-530-03-28-00-0-00-000	SEC-26 TWP-49 RNG-30---PT SE 1/4 SW 1/4 DAF: BEG AT TH SE COR OF SD SEC-26-49-30 TH WLY 658.68' TH NLY	8,032	1.11%	$ 37,683.76	Principal	2,604.08
					Interest	109.37
					Maint & Pay Agent	58.73
					Total	2,772.18
37-530-03-36-00-0-00-000	1060 NE McQuerry Rd	41,609	5.74%	$ 195,217.30	Principal	13,490.18
					Interest	566.59
					Maint & Pay Agent	304.25
					Total	14,361.02
37-530-06-04-00-0-00-000	1111 N Buckner Tarsney Rd	67,189	9.27%	$ 315,231.10	Principal	21,783.55
					Interest	914.91
					Maint & Pay Agent	491.29
					Total	23,189.75
37-530-06-05-00-0-00-000	1101 N Buckner Tarsney Rd	43,719	6.03%	$ 205,116.88	Principal	14,174.27
					Interest	595.32
					Maint & Pay Agent	319.68
					Total	15,089.27
37-530-06-05-00-0-00-000	960 NE Sunny Lane Dr	20,976	2.89%	$ 98,413.30	Principal	6,800.69
					Interest	285.63
					Maint & Pay Agent	153.38
					Total	7,239.70
Left Intentionally Blank					Principal	0.00
					Interest	0.00
					Maint & Pay Agent	0.00
					Total	0.00
		724,832	100.00%	$ 3,400,700.00	**$ 4,734,755.00**	**250,170.02**

Map #	Exempt	Parcel Tax ID #	Property Address or Description	Owner of Record	Address of Owner of Record	Parcel Area (Sq Feet)
1	No	37-530-03-29-00-0-00-000	1191 NE McQuerry Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	63,004
2	No	37-530-03-33-02-0-00-000	Pt of Tract A - Grain Valley Marketplace	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	37,440
3	No	37-530-03-30-00-0-00-000	1171 NE McQuerry Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	44,141
4	No	37-530-03-31-00-0-00-000	1151 NE McQuerry Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	48,375
5	No	37-530-03-32-00-0-00-000	1131 NE McQuerry Rd	Grain Valley Marketplace Cinema Co LLC	P.O. Box 1889 Nixa, MO 65714	65,588
7	No	37-530-03-33-01-0-00-000	Pt of Tract A - Grain Valley Marketplace	Grain Valley Marketplace Cinema Co LLC	P.O. Box 1889 Nixa, MO 65714	127,979
8	No	37-530-03-34-00-0-00-000	1051 NE MxQuerry Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	101,413
9	No	37-530-03-35-00-0-00-000	951 NE McQuerry Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	55,367
10	No	37-530-03-28-00-0-00-000	SEC-26 TWP-49 RNG-30---PT SE 1/4 SW 1/4 DAF: BEG AT TH SE COR OF SD SEC-26-49-30 TH WLY 658.68' TH NLY 197.05' TO TRU POB TH NWLY 191.71' MOL TH NELY 198' MOL TH SLY 97.49' MOL TO TRU POB	JPNS Corporation	105 Sunny Lane Dr, Grain Valley, MO 64029	8,032
11	No	37-530-03-36-00-0-00-000	1060 NE McQuerry Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	41,609
12	No	37-530-06-04-00-0-00-000	1111 N Buckner Tarsney Rd	Casey's Marketing Company	One Convenience Blvd, Ankeny, IA 50021	67,189
13	No	37-530-06-05-00-0-00-000	1101 N Buckner Tarsney Rd	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	43,719
14	No	37-530-06-03-00-0-00-000	960 NE Sunny Lane Dr	Star Acquisitions Inc	244 W Mill St, STE 101, Liberty, MO 64068	20,976
6	Yes	37-530-03-01-01-0-00-000	Tract D and part Tract C Book 311, page 311	REORGANIZED SCHOOL DIST. NO 5	31606 NE Pink Hill Rd. PO Box 304 Grain Valley, MO 64029	143,508
	Yes	City of Grain Valley ROW		City of Grain Valley	711 Main Street, Grain Valley, MO 64029	188,088
	Yes	MoDOT ROW		MoDOT	600 NE Colbern Rd. Lee's Summit, MO 64086	166,243

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Discussion

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