

FIRST AMENDMENT TO AMENDED AND RESTATED COOPERATIVE AGREEMENT

THIS FIRST AMENDMENT (the “**First Amendment**”), entered into on the ____ day of May 2026, amends the Amended and Restated Cooperative Agreement by and between the **CITY OF LEE’S SUMMIT, MISSOURI** (“**City**”) and the **BLUE PARKWAY AND COLBERN ROAD COMMUNITY IMPROVEMENT DISTRICT** (“**District**”), dated August 22, 2023 (the “**Original Agreement**”). Capitalized terms used herein without definition shall have the meanings ascribed thereto in the Original Agreement.

NOW, THEREFORE, for and in consideration of the promises, covenants and agreements contained herein, the City and the District do hereby agree as follows:

1. Section 3.1 of the Original Agreement, entitled Imposition of the District Sales Tax Resolution, is hereby amended by deleting said Section 3.1 in its entirety and replacing it with the following:

The District will approve the District Sales Tax by resolution; provided, however, to the extent of and for so long as (a) that 13.58 acre property, as legally described in Exhibit A (the “**Saint Luke’s Parcel A Property**”), (b) that 7.04 acre property, as legally described on Exhibit B (the “**Saint Luke’s Parcel B Property**”), (c) that 1.75 acre property, as legally described on Exhibit C (the “**Saint Luke’s Parcel C Property**”) and (d) that 33.16 acre property, as legally described on Exhibit D (the “**Saint Luke’s Parcel D Property**”) and together with the Saint Luke’s Parcel A Property, the Saint Luke’s Parcel B Property and the Saint Luke’s Parcel C Property, the “**Saint Luke’s Property**”) is owned by Saint Luke’s or its affiliate entities of the Saint Luke’s Health System, sales which occur on the Saint Luke’s Property that are exempt from tax under State law and other local laws, apart from the CID Act, shall also be exempt from the District Sales Tax. The Treasurer shall request each year that the District annually appropriate all District Sales Tax Revenues by resolution in accordance with this Agreement. The District Sales Tax shall be collected by the Missouri Department of Revenue, as provided in the CID Act. On behalf of the District, the City shall receive the District Sales Tax Revenue from the Missouri Department of Revenue, which shall be used in accordance with this Agreement.

2. Section 3.2 of the Original Agreement, entitled Imposition of the District Special Assessments, is hereby amended by deleting said Section 3.2 in its entirety and replacing it with the following:

A. The District will approve the District Special Assessments by resolution. The District Special Assessments shall be collected by the County. On behalf of the District, the City shall receive the District Special Assessment Revenue from the County, which shall be used in accordance with this Agreement. None of the Saint Luke’s Property (a) will be transferred to the Blue Parkway and Colbern Road Redevelopment Corporation prior to conveyance to Saint Luke’s, (b) will be subject to Tax Abatement as provided in the Redevelopment Plan, and (b) will be subject to CID Special Assessments, but only to the extent and for so long as the Saint Luke’s Property is (i) owned by Saint Luke’s or its affiliate entities of the Saint Luke’s Health System and (ii) otherwise exempt from the payment of ad valorem real estate taxes under generally applicable law apart from the CID Act.

B. The District shall not approve District Special Assessments within Redevelopment Project Area 2, including the Discovery Park Project Area.

3. The Original Agreement is hereby amended by adding Exhibit B, Exhibit C, and Exhibit D, attached hereto.

4. Saint Luke's is intended to be and is hereby declared to be a third-party beneficiary of this First Amendment.

5. Except as amended hereby, the Original Agreement remains in full force and effect.

[Remainder of page intentionally blank.]

IN WITNESS WHEREOF, the parties have set their hands and seals the day and year first above written.

CITY:

CITY OF LEE’S SUMMIT, MISSOURI

By: _____
Mark Dunning, City Manager

ATTEST:

Trisha Fowler-Arcuri, City Clerk

Approved as to form:

City Attorney’s Office

Notary for City of Lee’s Summit

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss.

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came Mark Dunning, the City Manager of the City of Lee’s Summit, Missouri, a City duly incorporated and existing under and by virtue of the laws of the State of Missouri, who is personally known to me to be the same person who executed, as such official, the within instrument on behalf of and with the authority of said City, and such person duly acknowledged the execution of the same to be the act and deed of said City.

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

NOTARY PUBLIC

My Commission Expires:

[SEAL]

DISTRICT:

BLUE PARKWAY AND COLBERN ROAD
COMMUNITY IMPROVEMENT DISTRICT

By: _____
Executive Director

Notary for Blue Parkway and Colbern Road Community Improvement District

STATE OF MISSOURI)
)
COUNTY OF JACKSON) ss.

BE IT REMEMBERED, that on this _____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the County and State aforesaid, came the Executive Director of the Blue Parkway and Colbern Road Community Improvement District, a Missouri community improvement district, who is personally known to me to be the same person who executed the within instrument on behalf of said corporation, and such person duly acknowledged the execution of the same to be the act and deed of said corporation.

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

NOTARY PUBLIC

My Commission Expires:

[SEAL]

EXHIBIT A

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL A PROPERTY


A tract of land in the Southwest Quarter of Section 30, Township 48 North, Range 31 West of the 5th Principal Meridian in Lee's Summit, Jackson County, Missouri being bounded and described as follows: Beginning at the Southeast corner of said Southwest Quarter; thence North 87°55'25" West, along the South line of said Southwest Quarter, 196.78 feet; thence North 02°05'12" East, 100.90 feet; thence Northwesterly, along a curve to the left, being tangent to the last described course with a radius of 540.00 feet, a central angle of 91°40'34" and an arc distance of 864.03 feet; thence North 17°51'53" West, 360.57 feet to a point on the South right-of-way line of Interstate Highway 470, as now established; thence North 72°08'07" East, along said South right-of-way line, 644.00 feet; thence North 80°40'02" East, continuing along said South right-of-way line, 202.21 feet; thence North 72°08'07" East, continuing along said South right-of-way line, 65.52 feet to a point on the East line of said Southwest Quarter; thence South 01°36'41" West, along said East line, 1,261.75 feet to the Point of Beginning. Containing 591,510 square feet or 13.58 acres, more or less. 

EXHIBIT B

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL B PROPERTY

LOT 12, LEE'S SUMMIT NORTH INDUSTRIAL PARK - SEVENTH PLAT, LOTS 9, 11 & 12, SUBDIVISION IN THE CITY OF LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

EXHIBIT C

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL C PROPERTY

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN; THENCE NORTH 02°00'21" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 24.93 FEET TO A POINT THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE SOUTH 60°35'40" WEST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 125.52 FEET TO A POINT 210 FEET RIGHT OF INTERSTATE HIGHWAY 470 STATION 453+00; THENCE SOUTH 54°53'02" WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 402.00 FEET TO A POINT 250 FEET RIGHT OF INTERSTATE HIGHWAY 470 STATION 449+00; THENCE SOUTH 21°06'04" WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 137.26 FEET TO THE NORTHWEST CORNER OF LOT 12, LEE'S SUMMIT NORTH INDUSTRIAL PARK-SEVENTH PLAT, A SUBDIVISION IN SAID LEE'S SUMMIT, JACKSON COUNTY, MISSOURI; THENCE NORTH 29°24'20" WEST, 212.30 FEET; THENCE NORTH 60°35'40" EAST, 631.44 FEET; THENCE SOUTH 29°24'20" EAST, 85.00 FEET TO THE POINT OF BEGINNING.

AND

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25 AND THE NORTHEAST QUARTER OF SECTION 36, TOWNSHIP 48 NORTH, RANGE 32 WEST AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH 02°00'21" EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 24.93 FEET TO A POINT THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH 29°24'20" WEST, 85.00 FEET; THENCE NORTH 60°35'40" EAST, 64.48 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, 125.00 FEET RIGHT OF STATION 454+90; THENCE SOUTH 29°24'20" EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 85.00 FEET TO A POINT 210 FEET RIGHT OF STATION 454+90; THENCE SOUTH 60°35'40" WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 64.48 FEET TO THE POINT OF BEGINNING.

EXHIBIT D

LEGAL DESCRIPTION OF THE SAINT LUKE'S PARCEL D PROPERTY

ALL THAT PART OF THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN, IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI, LYING SOUTH OF RIGHT OF WAY FOR INTERSTATE HIGHWAY 470, EXCEPT THE FOLLOWING TRACT DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH $87^{\circ}55'25''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER, 196.78 FEET; THENCE NORTH $02^{\circ}05'12''$ EAST, 100.90 FEET; THENCE NORTHWESTERLY, ALONG A CURVE TO THE LEFT, BEING TANGENT TO THE LAST DESCRIBED COURSE WITH A RADIUS OF 540.00 FEET, A CENTRAL ANGLE OF $91^{\circ}40'34''$ AND AN ARC DISTANCE OF 864.03 FEET; THENCE NORTH $17^{\circ}51'53''$ WEST, 360.57 FEET TO A POINT ON THE SOUTH RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED; THENCE NORTH $72^{\circ}08'07''$ EAST, ALONG SAID SOUTH RIGHT-OF-WAY LINE, 644.00 FEET; THENCE NORTH $80^{\circ}40'02''$ EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 202.21 FEET; THENCE NORTH $72^{\circ}08'07''$ EAST, CONTINUING ALONG SAID SOUTH RIGHT-OF-WAY LINE, 65.52 FEET TO A POINT ON THE EAST LINE OF SAID SOUTHWEST QUARTER; THENCE SOUTH $01^{\circ}36'41''$ WEST, ALONG SAID EAST LINE, 1,261.75 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

A TRACT OF LAND IN THE SOUTHEAST QUARTER OF SECTION 25, TOWNSHIP 48 NORTH, RANGE 32 WEST AND THE SOUTHWEST QUARTER OF SECTION 30, TOWNSHIP 48 NORTH, RANGE 31 WEST OF THE 5TH PRINCIPAL MERIDIAN IN LEE'S SUMMIT, JACKSON COUNTY, MISSOURI BEING BOUNDED AND DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SOUTHWEST QUARTER; THENCE NORTH $02^{\circ}00'21''$ EAST, ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER, 24.93 FEET TO A POINT IN THE SOUTHEAST RIGHT-OF-WAY LINE OF INTERSTATE HIGHWAY 470, AS NOW ESTABLISHED, SAID POINT BEING THE POINT OF BEGINNING OF THE TRACT OF LAND TO BE HEREIN DESCRIBED; THENCE NORTH $02^{\circ}00'21''$ EAST, CONTINUING ALONG SAID WEST LINE, 37.78 FEET TO THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH $87^{\circ}07'45''$ WEST, ALONG THE SOUTH LINE OF SAID SOUTHEAST QUARTER, 98.79 FEET; THENCE NORTH $60^{\circ}35'40''$ EAST, 128.32 FEET TO A POINT ON SAID SOUTHEAST RIGHT-OF-WAY LINE, 125.00 FEET RIGHT OF STATION 454+90, THENCE SOUTH $29^{\circ}24'20''$ EAST, ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 85.00 FEET TO A POINT 210 FEET RIGHT OF STATION 454+90; THENCE SOUTH $60^{\circ}35'40''$ WEST, CONTINUING ALONG SAID SOUTHEAST RIGHT-OF-WAY LINE, 64.48 FEET TO THE POINT OF BEGINNING.