
**PETITION FOR REMOVAL OF REAL PROPERTY FROM
THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT
CITY OF LEE'S SUMMIT, MISSOURI**

NOVEMBER 14, 2024



CITY OF LEE'S SUMMIT, MO
RECEIVED IN THE OFFICE OF THE
CITY CLERK

DATE: 11-14-25

TIME: 4:15 PM

SIGNED: [Signature]

**PETITION FOR THE REMOVAL OF REAL PROPERTY FROM
THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT**

To the Mayor and City Council of the City of Lee's Summit, Missouri:

The undersigned real property owner (the "Petitioner"), being the owner of real property within the 291 South Regional Community Improvement District (the "District"), and being authorized to sign this Petition on behalf of the property owner at 310 SW Ward Road, hereby requests, pursuant to Section 67.1441.1, RSMo., that certain real property, as more particularly set forth in Exhibits B and C (the "Subject Property"), be removed from the District.

As required under the statutory procedure for such removal, the Petitioner hereby requests that the City Council hold a public hearing for the removal of the Subject Property, and in furtherance of this request, please find attached the following:

1. Exhibit A: A resolution from the Board of Directors of the District, consenting to the removal of the Subject Property from the District, which includes a statement that the District can meet its obligations without the revenues generated by or on the Subject Property proposed to be removed.
2. Exhibit B: A map illustrating the boundaries of the existing District.
3. Exhibit C: Legal Description of the real property proposed to be removed from the District.
4. Exhibit D: A map illustrating the real property proposed to be removed from the District.
5. Exhibit E: A map illustrating the boundaries of the District if the real property is removed by approval of this Petition.

[Remainder of Page Intentionally Blank; Separate Execution Page Follows]

**EXECUTION PAGE FOR PETITION FOR THE REMOVAL OF REAL PROPERTY FROM
THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: Hy-Vee Food Stores, Inc.

Owner's telephone number: (816) 554-2200

Owner's address: 5820 Westown Parkway, West Des Moines, IA 50266

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Mark Dunning

Title: City Manager of Lee's Summit, Missouri

If owner is not an individual, state what type of entity (Mark Applicable Box):

☒	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☐	Other

Map and parcel number(s): 62-610-02-34-00-0-00-000

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately below. The City is authorized to execute this signature page on behalf of the property owner pursuant to the "Release and Settlement Agreement" executed by the property owner on November 7, 2025.

Date: 11/14/25

Hy-Vee Food Stores, Inc., an Iowa corporation

By: Mark Dunning

Name: Mark Dunning

Its: Authorized Representative

STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON_)

Before me personally appeared Mark Dunning, City Manager, to me personally known to be the individual described in and who executed the foregoing instrument.

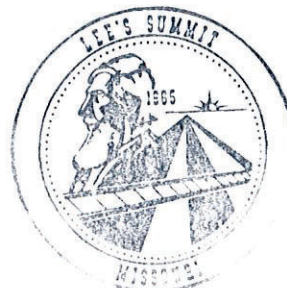
WITNESS my hand and official seal this 14 day of November, 2025.

My Commission Expires: 6-7-26

Devyn Cox
Notary Public



ATTEST: Justin Paul Quinn
CITY CLERK:



**EXECUTION PAGE FOR PETITION FOR THE REMOVAL OF REAL PROPERTY FROM
THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT**

Name of owner: City of Lee's Summit, Missouri

Owner's telephone number: (816) 969-1010

Owner's address: 220 SE Green Street, Lee's Summit, MO 64063

IF SIGNER IS DIFFERENT FROM OWNER:

Name of signer: Mark Dunning

Title: City Manager of Lee's Summit, Missouri

If owner is not an individual, state what type of entity (Mark Applicable Box):

☐	Corporation	☐	General Partnership
☐	Limited Partnership	☐	Limited Liability Company
☐	Partnership	☐	Urban Redevelopment Corporation
☐	Not-for-Profit Corporation	☒	Other - Municipal Corporation

Map and parcel number(s): No parcel numbers for rights-of-way to be removed

By executing this petition, the undersigned represents and warrants that he/she is authorized to execute this petition on behalf of the property owner named immediately below. The City is authorized to execute this signature page for the rights-of-way proposed to be removed from the District.

Date: 11/14/25

City of Lee's Summit, Missouri

By: *Mark Dunning*

Name: Mark Dunning

Its: Authorized Representative

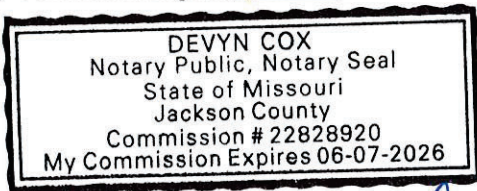
STATE OF MISSOURI)
) ss:
COUNTY OF JACKSON_)

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WITNESS my hand and official seal this 14 day of November, 2025.

My Commission Expires: 6-7-26

Devyn Cox
Notary Public



ATTEST:

Julia Fowler Arcini
CITY CLERK:



EXHIBIT A

Resolution of the 291 South Regional CID Consenting to Removal of Property

[Attached]

RESOLUTION 2025-11

291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT CONSENTING TO REMOVAL OF PROPERTY.

WHEREAS, the 291 South Regional Community Improvement District (the “**District**”), established on January 14, 2025, by Ordinance No. 10052 of the City Council of the City of Lee’s Summit, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (“**RSMo**”); and

WHEREAS, the District has received a request to remove certain property shown on **Exhibit A** hereto (the “**Removal Property**”) from the boundaries of the District; and

WHEREAS, the District desires that the Removal Property be removed from the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 291 SOUTH REGIONAL COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby consents to the removal of the Removal Property from the District.
2. The District hereby finds that District can meet its obligations without the revenues anticipated to be generated by the Removal Property because the District has not issued any debt obligations and its only outstanding obligations are to apply as-collected revenues to certain purposes.
3. The Chair or Executive Director of the District is authorized to execute such documents and to take such further actions as are necessary relating to this Resolution.
4. This Resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the 291 South Regional Community Improvement District on November 13, 2025.

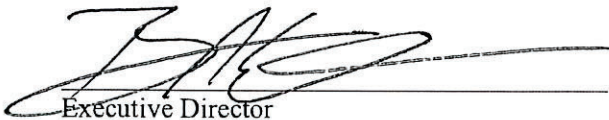

Executive Director

EXHIBIT A

The Removal Property

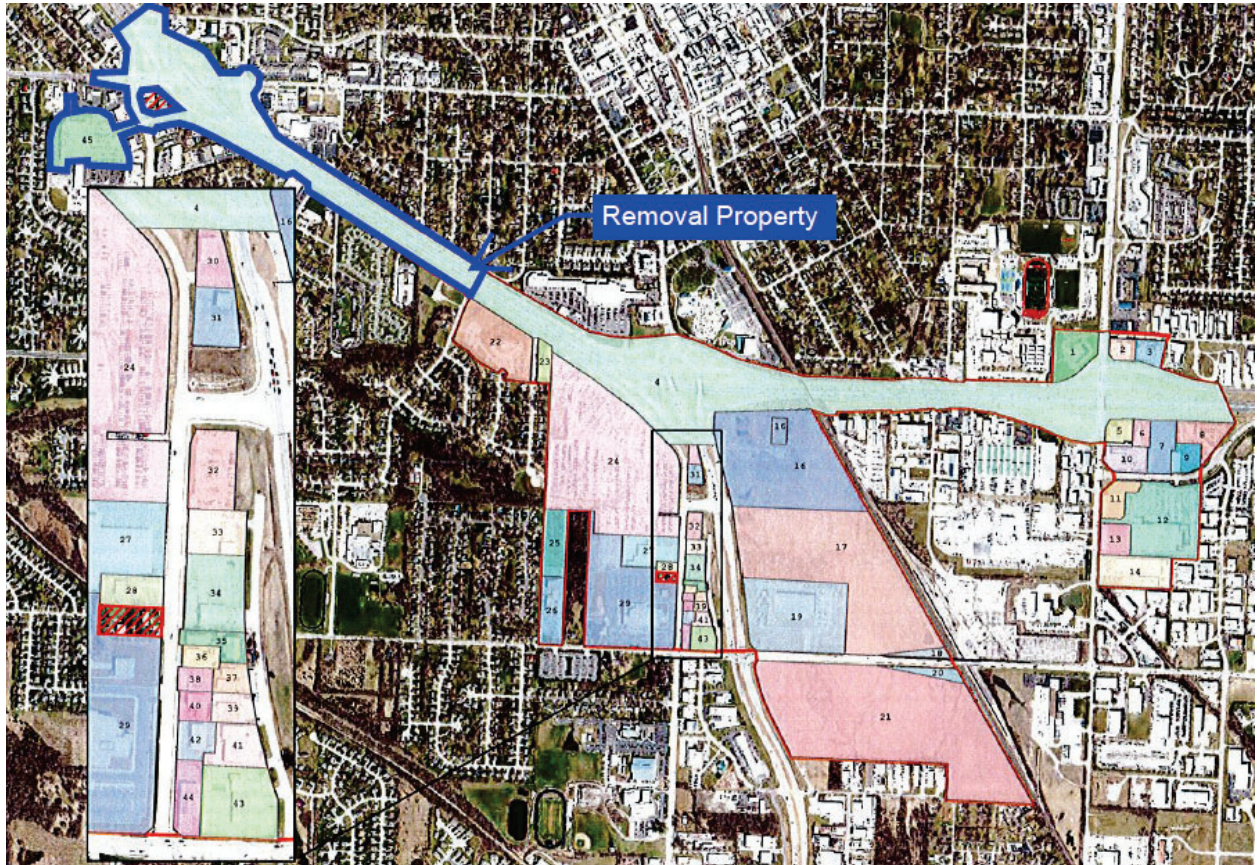


EXHIBIT B

Map of Existing District

[Attached]

EXHIBIT C

Legal Description of Property to be Removed

A portion of the original **Parcel #4** [Highway 50 Right-of-way], consisting of the following property which shall be excluded:

Parcel ID: Right-of-way

Owner: State of Missouri

All of the right-of-way of US Highway 50, beginning at a line that runs from the SE corner of Lot 47 of "Lots 17 to 73, Inclusive, Bayles Addition" a subdivision in Lee's Summit, Jackson County, Missouri, southwest across said right-of-way approximately 272.5' to the SE corner of unplatted Parcel 61-410-20-13-00-0-00-000; thence westerly along said right-of-way of US Highway 50 to a line running from the northeasterly corner of Lot 1 of "Pizza Hut Addition" a subdivision in Lee's Summit, Jackson County, Missouri, to a point approximately 390.70' northeasterly of said corner of said Lot 1, on a line running perpendicular to the centerline of said US Highway 50 right-of-way, as now established, on the eastern right-of-way line of US Highway 50, as now established, all in Township 47 North, Range 31 West and Range 32 West, in the City of Lee's Summit, Jackson County, Missouri.

And

All of the right-of-way of 3rd Street immediately adjacent to and contiguous with US Highway 50 which is owned by the State of Missouri, in Township 47 North, Range 31 West and Range 32 West, in the City of Lee's Summit, Jackson County, Missouri.

and

All of the original **Parcel #45** [Hy-Vee property]

Parcel ID: 62-610-02-34-00-0-00-000

Owner: Hy-Vee Food Stores, Inc.

Tract A of "Wal-Mart" a subdivision plat in Lee's Summit, Jackson County, Missouri.

EXHIBIT D

Map of Property to be Removed

[Attached]



Property Excluded from
291 South Regional CID
Lee's Summit, Missouri

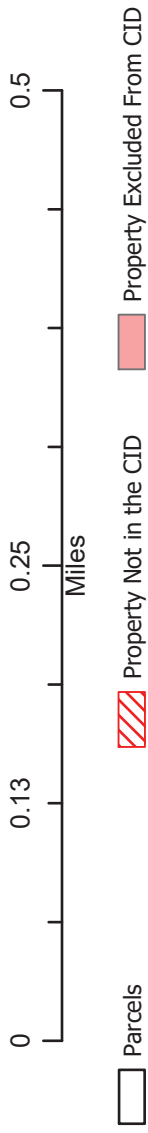
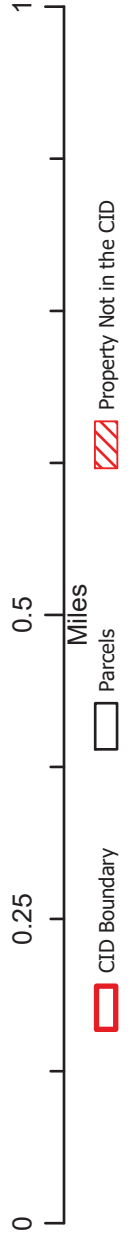
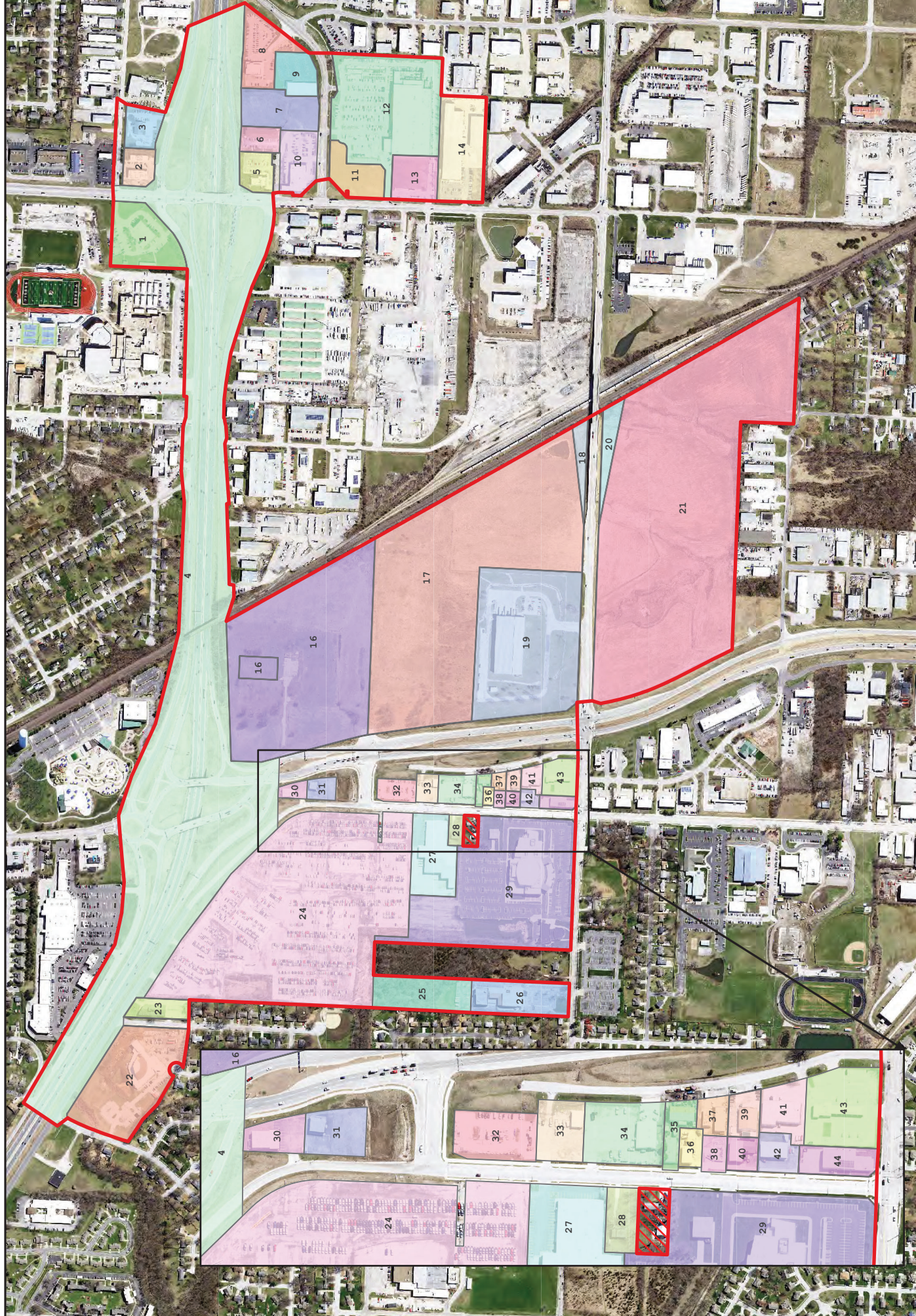


EXHIBIT E

Map of District if Property is Removed

[Attached]



0 0.25 0.5 1 Miles
Parcels CID Boundary Property Not in the CID

291 South Regional CID
Lee's Summit, Missouri