

**PETITION FOR THE CREATION OF THE PARAGON STAR  
NEIGHBORHOOD IMPROVEMENT DISTRICT**

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

The undersigned, being the owners of record of more than two-thirds (2/3) by area of all real property within the hereinafter described neighborhood improvement district, do hereby petition and request that the City of Lee's Summit (the "City") to create a neighborhood improvement district as described herein and issue obligations of the City to pay for all or part of the cost of public improvements within such district, the cost of indebtedness so incurred to be assessed against the real property within said district benefited by such improvements, under the authority of Sections 67.453 to 67.475, inclusive, RSMo (the "Neighborhood Improvement District Act").

A. The project name for the proposed improvements is:

**The Paragon Star Sports Complex**

B. The general nature of the improvements proposed to be made is as follows:

Not less than 10 artificial turf multi-sport fields and the appurtenant facilities including, but not limited, to, artificial turf, lighting, fencing, bleachers, irrigation systems, walkways, drive aisles, signage, warm-up areas, concessions facilities and satellite restrooms.

C. The estimated cost of the proposed improvements is \$16,500,000, of which it is estimated that up to \$6,000,000 will be assessed against the owners of property within the proposed district and the remainder will be funded by obligations issued by the City. The final cost of the portion of such improvements assessed against the property within the district (and the amount of obligations issued therefor) shall not exceed \$7,500,000, which is the estimated cost of the improvements plus 25%.

D. The cost of maintenance of the proposed improvements during the term of obligations issued to pay the costs of such improvements will be assessed against the owners of property within the proposed district. The estimated annual cost of maintenance of the proposed improvements is \$0.

E. The special assessments will be assessed in substantially equal annual installments over a period of twenty years.

F. A boundary description and map of the proposed neighborhood improvement district are attached hereto as **Exhibit A**. The district is located entirely within the City.

G. The proposed method of assessment is per square foot of real property within the boundaries of the district, not including streets, roads and rights-of-way owned or maintained by a public governmental entity.

H. Prior to any assessment hereafter being levied against any real property within the district, and prior to any lien enforceable under either chapter 140 or 141 of the Revised Statutes of Missouri, against any real property within the district, the City Clerk of Lee's Summit shall cause to be recorded with the Recorder of Deeds for Jackson County a document

conforming to the provisions of sections 59.310 and 59.313 of the Revised Statutes of Missouri which shall contain at least the information set forth in Section 67.457.7 of the Revised Statutes of Missouri.

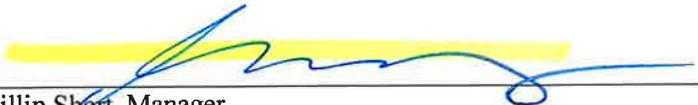
- I. **THE NAMES OF THE SIGNERS OF THIS PETITION MAY NOT BE WITHDRAWN FROM THIS PETITION LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK OF LEE'S SUMMIT.**

*[Remainder of this page intentionally left blank]*

**Signature Page to  
Petition For The Creation Of The Paragon Star Neighborhood Improvement District**

Name of Owner of Record: Paragon Star LLC

Signature of Owner of Record

  
Phillip Short, Manager

Description of Property Owned Within Proposed District:

The property legally described in the Attached **Exhibit A**, which are intended to be platted as Lots 9, 14, 16, 17 and 20 of the Final Plat of the Paragon Star project.

## **EXHIBIT A**

### **Boundary Description and Map of Neighborhood Improvement District for The Paragon Star Sports Complex Project**

#### **Boundary Description**

Paragon Star, Second Plat was approved on May 4, 2021, by the City Council by Ordinance No. 9147, and is in the final steps of the process of being filed with the Jackson County Recorder of Deeds. The specific Lots within the NID boundaries depicted in this approved Plat are as follows:

Lot 9 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 14 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 16 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 17 of a future Paragon Star plat to be recorded after the Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

Lot 20 of Paragon Star Second Plat, a subdivision in Section 34, Township 48 North, Range 32 West, and a Replat of Part of Graham Commercial Center, In the City of Lee's Summit, Jackson County, Missouri.

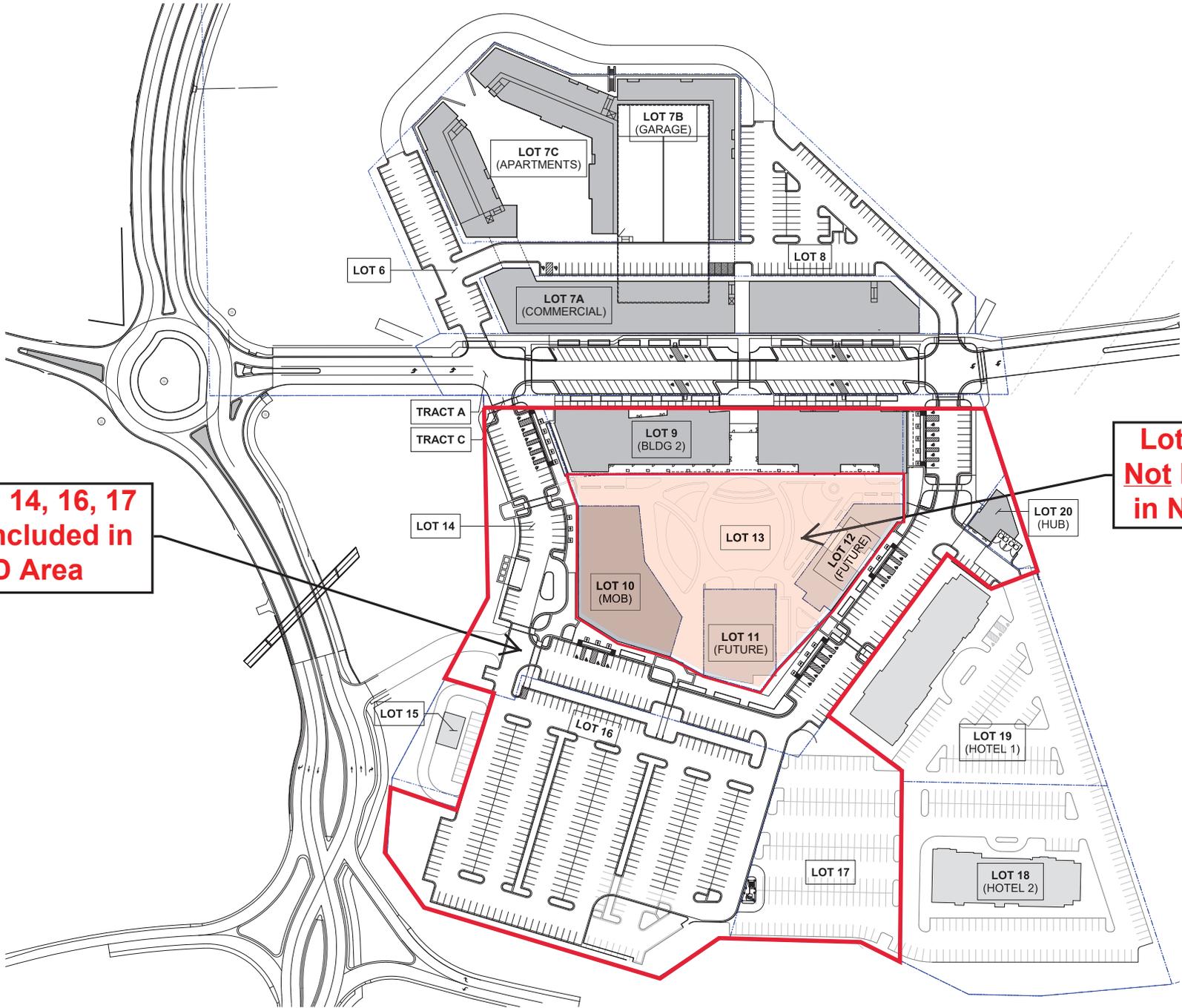
The following Boundary Maps are attached:

Paragon Star Village

Paragon Star South Village Preliminary Plat

**Lots 9, 14, 16, 17  
& 20 included in  
NID Area**

**Lots 10-13  
Not Included  
in NID Area**



# PARAGON STAR

PROJECT ADDRESS  
View High Drive & I-470  
Lee's Summit, MO

PROJECT NUMBER  
19050

RELEASE DATE  
08.06.2021

