

**PETITION FOR THE CREATION OF A  
COMMUNITY IMPROVEMENT DISTRICT**

**TO:** The Governing Body,  
City of Olathe, Kansas

Pursuant to separate agreement, the City waived the Petition Fee related to this Petition.

The undersigned, being the owner of record, whether resident or not, of the following:

1. More than fifty-five percent (55%) of the land area contained within the hereinafter described community improvement district; and
2. More than fifty-five percent (55%) by assessed value of the land area contained within the hereinafter described community improvement district;

hereby petitions the City of Olathe, Kansas (the “City”) to create a community improvement district (the “District”) and authorize the proposed projects hereinafter set forth, all in the manner provided by K.S.A. 12-6a26, *et seq.* (the “Act”). In furtherance of such request, the petitioner states as follows:

**1. GENERAL NATURE**

The general nature of the proposed project (the “Project”) is to renovate, redevelop or improve the District to include: construction and reconstruction of the approximately 8,827 square foot existing structure and addition of approximately 15,500 additional square feet for purposes of a family-friendly restaurant and entertainment establishment similar in concept to Char Bar located at 15348 Old Town Drive, Parkville, Missouri, and other facilities or improvements associated with or incidental to such use, including demolition of existing facilities and all public and private infrastructure improvements or facilities, all as further described in the Development Agreement between the City and Contract Purchaser dated as of May 19, 2025 (the “Development Agreement”).

**2. BUT FOR**

The petitioner certifies to the City that but for the creation of the community improvement district and the anticipated reimbursement of the costs of the Projects with revenue from the CID Sales Tax (as defined below), the Projects would not occur.

**3. ESTIMATED COST**

The estimated or probable cost of the Project is \$10,521,660, as set forth below, subject to change in accordance with the terms of the Development Agreement:

	<b>EST. AMOUNT</b>	<b>EST. CID ELIGIBLE</b>
<b>Project Hard Costs*</b>	\$9,021,500	\$9,021,500
Soft Costs	\$1,500,160	\$0
<b>Total</b>	<b>\$10,521,660</b>	<b>\$ 9,021,500</b>

\*[See detailed budget in the Development Agreement]

**4. PROPOSED METHOD OF FINANCING**

It is proposed that the Project be financed through a combination of private equity, private debt, and pay-as-you-go CID financing.

**5. PROPOSED METHOD AND AMOUNT OF ASSESSMENT**

No special assessments are proposed.

**6. PROPOSED AMOUNT OF SALES TAX**

It is being proposed that the Projects be financed in part through the levying of up to a two percent (2.00%) sales tax as authorized by the Act (the “CID Sales Tax”).

**7. MAP AND LEGAL DESCRIPTION OF THE PROPOSED DISTRICT**

A map of the District is attached hereto as **Exhibit A**.

The legal description of the District is attached hereto as **Exhibit B**.

**8. LIMITATION ON USE OF REVENUE**

Revenue produced from the CID Sales Tax shall be limited to the reimbursement of Project costs and other costs allowable under the Act.

**9. FINANCIAL ABILITY TO COMPLETE AND OPERATE**

The undersigned Contract Purchaser hereby states that it has the financial ability to complete and operate the Project.

**10. NOTICE TO PETITION SIGNERS**

**NAMES MAY NOT BE WITHDRAWN FROM THIS PETITION BY THE SIGNERS HEREOF AFTER THE CITY COMMENCES CONSIDERATION OF THIS PETITION, OR LATER THAN SEVEN (7) DAYS AFTER THE FILING HEREOF WITH THE CITY CLERK, WHICHEVER OCCURS FIRST.**

**11. CERTIFICATION OF APPLICANT**

**APPLICANT HAS RECEIVED AND REVIEWED THE CITY’S COMMUNITY IMPROVEMENT DISTRICT POLICY (POLICY NO. F-9, RESOLUTION NO. 23-1079 (THE “CID POLICY”) AND THE APPLICANT UNDERSTANDS AND AGREES TO THE TERMS OF THE CID POLICY (EXCEPT AS OTHERWISE SET FORTH BY SEPARATE AGREEMENT BETWEEN THE CONTRACT PURCHASER AND CITY, INCLUDING THE TERMS OF THE DEVELOPMENT AGREEMENT).**

**APPLICANT AGREES TO COMPLY WITH SECTION 4(B)(7) OF THE CID POLICY REGARDING COMMUNITY BENEFIT.**

**APPLICANT AGREES TO COMPLY WITH THE PROVISIONS OF CHAPTER 2.82 OF THE OLATHE MUNICIPAL CODE (THE "CODE"), INCLUDING PARTICULARLY 2.82.130, REGARDING PUBLIC ART FOR THE PROJECT OR TO PAY THE NECESSARY PAYMENT TO THE CITY'S PUBLIC ART FUND.**

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IN WITNESS WHEREOF, the undersigned petitioners have executed the above foregoing petition to create the District at the dates recorded below:

CITY OF OLATHE, KANSAS

  
Michael Wilkes (Jun 5, 2025 20:38 CDT)

By: J. Michael Wilkes, City Manager

Property owned within District  
(Johnson Co. Parcel ID)


DP13520000 0002

STATE OF KANSAS           )  
  ) ss.  
COUNTY OF JOHNSON       )

On this 5<sup>th</sup> day of June, 2025, before me personally appeared J. Michael Wilkes, who being by me duly sworn did say that he is City Manager of the City of Olathe, Kansas, and that said instrument was signed and delivered on behalf of said City and acknowledged to me that 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.



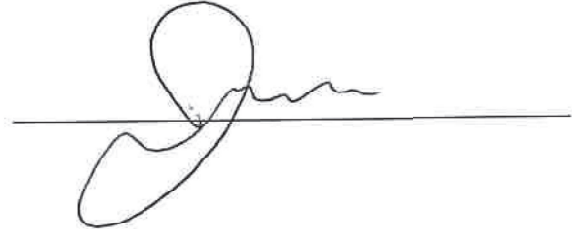
  
Notary Public

My Commission Expires: 4/21/28

IN WITNESS WHEREOF, the undersigned petitioners have executed the above foregoing petition to create the District at the dates recorded below:

SUNFLOWER OLATHE 1 LLC

By:



Property owned within District (Johnson Co. Parcel ID)	DP13520000 0001
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STATE OF ~~KANSAS~~ MO )  
COUNTY OF ~~JOHNSON~~ Jackson ) ss.

On this 29 day of Mar, 2025, before me personally appeared Jason Swords, who being by me duly sworn did say that he is \_\_\_\_\_ of Sunflower Olathe 1 LLC, and that said instrument was signed and delivered on behalf of said City and acknowledged to me that 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.

  
Notary Public

My Commission Expires: 11.21.25





**CONTRACT PURCHASER:**

**CB OLATHE HOLDINGS LLC**

a Kansas limited liability company

By: 

Name: Jason Swords

Title: Member

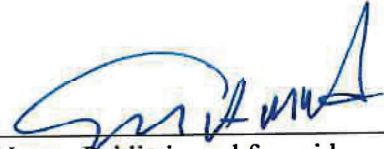
**ACKNOWLEDGMENT**

STATE OF Mo )  
 ) ss.  
COUNTY OF Jackson )

BE IT REMEMBERED, that on this 29 day of May, 2025 before me, the undersigned, a Notary Public in and for said County and State, came Jason Swords of CB Olathe Holdings LLC, who is known to me to be the same person who executed the within instrument, and such person duly acknowledged the execution of the same.

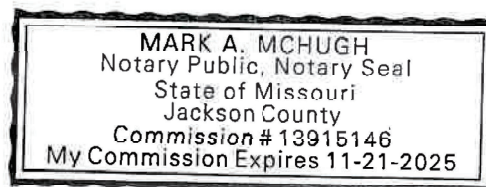
IN WITNESS WHEREOF, I have hereunto subscribed my name and affixed my official seal the day and year last above written.

(Seal)

  
Notary Public in and for said  
County and State

My Commission Expires:

11-21-25



**EXHIBIT A**  
**MAP OF DISTRICT**



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**EXHIBIT B**

**LEGAL DESCRIPTION OF DISTRICT**

LOTS 1 AND 2, CHAMBER DISTRICT, A SUBDIVISION IN THE CITY OF OLATHE, JOHNSON COUNTY, KANSAS, ACCORDING TO THE RECORDED PLAT THEREOF.

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