

ANNUAL REPORT FOR
LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

DATE OF REPORT SUBMITTAL: 8/24/23

DISTRICT POINT OF CONTACT NAME: Mario Vasquez

POINT OF CONTACT PHONE AND EMAIL: mario.vasquez @kcmo.org
816-513-6559

SECTION II

CURRENT BOARD MEMBERS AND CONTACT INFORMATION

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Mario Vasquez	Mario.vasquez@kcmo.org
Kimiko Gilmore	Kimiko.gilmore@kcmo.org
Karen Slaughter	Kdslaug1@yahoo.com
Elbert Anderson	Alaboutimage@hotmail.com
Emmet Pierson	epierson@cb-kc.org

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Linwood Shopping Center Community Improvement District (Linwood CID) provides services to the properties within the District, including but not limited to property maintenance and repair, insurance, and security services.

Linwood CID does not provide financing for traditional public infrastructure of water, sewer and roads.

All services provided conformed to the approved budget.

To the best of its knowledge, the District believes it has adhered to the terms of its Cooperative Agreement with the City of Kansas City, Missouri.

SECTION IV

DATE PROPOSED BUDGET WAS SUBMITTED: 12/30/2022

DATE ANNUAL BUDGET WAS ADOPTED: 11/10/2022

DATE ANNUAL REPORT WAS SUBMITTED: 08/24/2023

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2022-05	A Resolution to Approve the Minutes from the April 21, 2022 Meeting of the Board of Directors
2022-06	A Resolution to Approve the Minutes from the June 16, 2022 Meeting of the Board of Directors
2022-07	Resolution Approving Nominations for Board of Directors
2022-08	A Resolution Amending Resolution 2018-04 Approving Administration Matters by Changing The Official Address of the District
2022-10	A Resolution to Approve the Minutes from the September 8, 2022 Meeting of the Board of Directors
2022-11	Resolution Appointing Officers and Executive Director
2022-12	A Resolution Approving the Budget for Fiscal Year May 1, 2023 – April 30, 2024 for the Linwood Shopping Center Community Improvement District
2022-09	A Resolution Authorizing the Executive Director to Request of the City of Kansas City, Missouri a Supplemental Expense Appropriation
2023-01	A Resolution to Approve the Minutes from the November 10, 2022 Meeting of the Board of Directors
2023-02	A Resolution to Approve the Minutes from the February 9, 2023 Meeting of the Board of Directors
2023-03	A Resolution Approving and Authorizing the Execution of Amendment No. 1 to the Cooperative Agreement Between the City of Kansas City, Missouri and the Linwood Shopping Center Community Improvement District
2023-04	A Resolution Approving and Authorizing the Execution of the Guarding Service Agreement Between the Linwood Shopping Center Community Improvement District and Titan Protection Consultants, Inc.
2023-05	A Resolution Authorizing the Chair to Sign a Letter in Support of the Formation of the Palestine Community Improvement District

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	\$ 115,036.00	
b) Special Assessment Collections	\$	
c) Interest Earned	\$ 199.00	
d) April 22 sales tax collection received in May 22	\$ 9829.00	
e) April 2023 sales tax collection due from DOR	\$ -10,398.00	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 114,666.00
EXPENSES:		
I Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 0.00
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	

SUB-TOTAL:		\$ 0.00
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SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 0.00
IV. Services		
a) Financial Administration	\$ 8,742.00	
b) Legal	\$ 11,288.00	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
SUB-TOTAL		\$20,030.00
V. Other Expenses		
a) Management Fees	\$ 24,000.00	
b) Alarm Monitoring	\$ 2,554.00	
c) Day Porter	\$ 11,570.00	
d) Exterior Landscaping	\$ 21,300.00	
e) Snow Removal	\$ 20,710.00	
f) Window Washing	\$ 285.00	
g) Insurance	\$ 25,611.00	
h) Exterior Building Repairs/Maintenance	\$ 8,455.00	
i) Parking Lot Repairs	\$ 1,100.00	
j) Roof Repairs/Inspections	\$ 1,049.00	
k) Electricity	\$ 569.00	
l) City of KCMO CID Annual Submission Review Fee	\$ 1,000.00	

SUB-TOTAL		\$ 118,204.00
EXPENSES SUB-TOTAL		
I. Public Infrastructure Improvements	\$ 0.00	
II. Interior Improvements	\$ 0.00	
III. Exterior Improvements	\$ 0.00	
IV. Services	\$ 20,030.00	
V. Other Expenses	\$ 118,204.00	
TOTAL EXPENSES		\$138,234.00
TOTAL REVENUE:		\$ 114,666.00
LESS TOTAL EXPENSES		\$ 138,234.00
BALANCE:		\$ -23,568.00

SUBMIT FORM AND ANY ATTACHMENTS TO:

Missouri Dept. of Economic Development
 Attn: CID Annual Report
 P.O. Box 1157
 Jefferson City, MO 65102
 Phone: 573-522-8004
 Email: redvelopment@ded.mo.gov

City Clerk
 25th Floor, City Hall
 414 E. 12th Street
 Kansas City, MO 64106
 Phone: 816-513-6401
 Email: clerk@kcmo.org

Missouri Dept. of Revenue
 Attn: CID Annual Report
 P.O. Box 3380
 Jefferson City, MO 65105-3380
 Phone: 573-751-4876
 Email: localgov@dor.mo.gov

Missouri State Auditor
 Attn: CID Annual Report
 P.O. Box 869
 Jefferson City, MO 65102
 Phone: 573-751-4213
 Email: moaudit@auditor.mo.gov

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2022 - 05

**A Resolution to Approve the Minutes from the
April 21, 2022, Meeting of the Board of Directors**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of June, 2022; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the April 21, 2022, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 16th day of June, 2022.

Mario Vasquez

Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

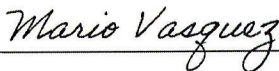
RESOLUTION 2022-06

**A Resolution to Approve the Minutes from the
June 16, 2022, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 8th day of September, 2022; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the June 16 2022, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 8th day of September, 2022.



Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2022 - 07

Resolution Approving Nominations for Board of Directors

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on September 8, 2022; and

WHEREAS, pursuant to the provisions of the approved Petition for the Creation of the District, the Board of Directors of the District desire to forward to the Mayor for appointment, with consent of the City Council, nominations for successor Directors as set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby nominate the following Directors for their respective 4-year terms, to serve until their successors are appointed.

Mario Vasquez	10/11/2022 – 10/11/2026	City Representative
Karen Slaughter	10/11/2022 – 10/11/2026	City Representative
Kimiko Gilmore	10/11/2022 – 10/11/2026	City Representative

PASSED by the Board of Directors on this 8th day of September, 2022.

Mario Vasquez

Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2022 - 08

**A Resolution Amending Resolution 2018-04 Approving Administrative Matters by
Changing The Official Address of the District**

WHEREAS, Resolution 2018-04 set forth the official address of the Linwood Shopping Center Community Improvement District as 4th Floor, Kansas City, City Hall, 414 E. 12th St., Room 402, Kansas City, MO 64106; and

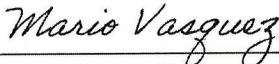
WHEREAS, the Board of Directors of the Linwood Shopping Center Community Improvement District desire to change the official address;

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on September 8, 2022; and

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby change the official address of the Linwood Shopping Center Community Improvement District to:

City Of Kansas City Missouri
Attn: City Manager's Office
29th Floor
414 E. 12th Street
Kansas City, MO 64106

PASSED by the Board of Directors on this 8th day of September, 2022.



Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2022-10

**A Resolution to Approve the Minutes from the
September 8, 2022, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 10th day of November, 2022; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the September 8, 2022, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 10th day of November, 2022.

Mario Vasquez

Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2022-11

Resolution Appointing Officers and Executive Director

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 10th day of November, 2022; and

WHEREAS, the Board of Directors of the District desires to appoint a chairman, vice chairman, secretary, treasurer/budget officer and records custodian as the officers of the District;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby appoints the following persons to the office set opposite their respective name to serve for one year or until their successors are duly elected and qualified:

Chairman:	Mario Vasquez
Vice Chairman:	Elbert Anderson
Treasurer/Budget Officer:	Susan Cooper
Records Custodian:	Admin Asst of Bushyhead Law

RESOLVED FURTHER, that Mario Vasquez is hereby appointed as Executive Director of the District, to carry out the contractual and administrative duties of the District, as well as any other actions so directed by the Board of Directors.

PASSED, by the Board of Directors this 10th day of November, 2022.

Mario Vasquez

Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2022 - 12

**A Resolution Approving the Budget
for Fiscal Year May 1, 2023 – April 30, 2024
for the Linwood Shopping Center Community Improvement District**

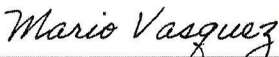
WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 10th day of November 2022; and

WHEREAS, the Board of Directors desire to adopt the CID Budget for the May 1, 2023 – April 30, 2024 Fiscal year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood Shopping Center Community Improvement District, as follows:

1. The District hereby adopts as its proposed budget and budget message for the fiscal year beginning May 1, 2023 and ending April 30, 2024, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by this reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments received from the City Manager or designee pursuant to the Agreement.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2023 and ending April 30, 2024, the budget which is attached here to as **Exhibit A** and which is incorporated herein by this reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 10th day of November, 2022.



Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-01

**A Resolution to Approve the Minutes from the
November 10, 2022, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of February, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the November 10, 2022, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 9th day of February, 2023.

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Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

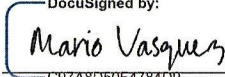
RESOLUTION 2023-02

**A Resolution to Approve the Minutes from the
February 9, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 20th day of April, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the February 9, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:

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Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 - 03

A Resolution Approving and Authorizing the Execution of Amendment No. 1 to the Cooperative Agreement between the City of Kansas City, Missouri, and the Linwood Shopping Center Community Improvement District

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 20th day of April, 2023; and

WHEREAS, on or about October 21, 2020, the District entered into a Cooperative Agreement with the City of Kansas City (the "City") regarding the administration of the District and the management of the City property located within the District; and

WHEREAS, the District desires to amend certain terms of the Agreement as follows: to revise the scrivener's error reference of Section 4.4 to Section 4.2; to add to Section 5.3 an additional category of Supplemental Expense Appropriation for the cost of security services for the District; and to extend the term of the District set forth in Section 9.1, Effective Date and Term.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Linwood Shopping Center Community Improvement District, as follows:

THAT the Amendment No. 1 to the Cooperative Agreement between the District and the City of Kansas City, Missouri is hereby approved.

AND FURTHER THAT the Executive Director of the District be, and hereby is, authorized and directed to enter into, and execute Amendment No. 1 to the Cooperative Agreement, in substantially the form attached, including the authority to (1) agree to non-substantive modifications to the Amendment No. 1 Agreement submitted by the City of Kansas City, Missouri, and (2) the authority to negotiate the amount of the security services cost contribution of the City of Kansas City, Missouri.

This resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:

Mario Vasquez

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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 - 04

A Resolution Approving and Authorizing the Execution of the Guarding Services Agreement Between the Linwood Shopping Center Community Improvement District and Titan Protection and Consulting, Inc.

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 20th day of April, 2023; and

WHEREAS, on or about August 11, 2020, the Linwood Shopping Center Initiative, LLC (LSCI) entered into a Master Agreement with Titan Protection and Consulting, Inc. for Guarding Services at the addresses of 3100-3134 Prospect Avenue, Kansas City, Missouri; and

WHEREAS, on or about August 11, 2020, the Prospect Business Association, LLC (PBA) entered into a Master Agreement with Titan Protection and Consulting, Inc. for Guarding Services for the location of Sante Fe and Key Coalition neighborhoods, Brooklyn to Prospect, in between 27th and 35th, and Prospect east to Indiana; and

WHEREAS, the LSCI and PBA will no longer be coordinating security pursuant to these Master Agreements for land areas which include the Linwood Shopping Center within the District, and there is still a need for security; and

WHEREAS, the District has proposed to the City of Kansas City, Missouri (City), an Amendment No 1 to the Cooperative Agreement between the District and City to provide additional funding for Guarding Services pursuant to a new agreement to be entered into by and between the District and Titan Protection and Consulting, Inc.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Linwood Shopping Center Community Improvement District, as follows:

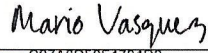
THAT the Guarding Service Agreement between Linwood Square Shopping Center Community Improvement District and Titan Protection and Consulting, Inc., attached hereto, is hereby approved.

AND FURTHER THAT the Executive Director of the District be, and hereby is, authorized and directed to enter into, and execute the Guarding Services Agreement, in substantially the form attached, including the authority to agree to non-substantive modifications to the Guarding Services Agreement submitted by Titan Protection and Consulting, Inc., conditioned upon the execution of

Amendment No. 1 to the Cooperative Agreement between the District and the City related to funding for operations, including security.

This resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-05

A Resolution Authorizing the Chair to Sign a Letter in Support of the Formation of the Palestine Community Improvement District

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 20th day of April, 2023; and

WHEREAS, the Board of Directors believes that the creation and implementation of the Palestine Community Improvement District will improve the safety and welfare of the citizens of the City, enhance the economic viability of development, and otherwise benefit the residents and businesses located in and around the proposed District.

NOW, THEREFORE, the Board of Directors of the Linwood Shopping Center Community Improvement District authorizes the Executive Director to sign a letter in support of the formation of the Palestine Community Improvement District.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Chairman