

ANNUAL REPORT FOR
WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT (the “District”)
FOR FISCAL YEAR ENDING APRIL 30, 2024

SECTION I

Date: August 26, 2024

CID Contact Information: c/o Matt Moriarity, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, Missouri 64112, mmoriarity@polsinelli.com, (816) 753-1000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 200420, passed on June 11, 2020

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the demolition and construction of certain improvements and the provision of certain services within the District’s boundaries. The improvements initially contemplated include demolition of existing structures, site work, grading, infrastructure improvements, parking improvements/structures, additional improvements, structures, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the “Improvements”) or services (the “Services”) permitted by the CID Act. No services were provided during FYE 4/30/2024.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Jason Swords	jswords@sunflower.com
Mark McHugh	mark@sunflowerkc.com
Mark Moberly	mmoberly@sunflowerkc.com
Brian Schaben	Brian.Schaben@gmail.com
Carl Mueller	cmjrjd@pm.me

SECTION IV

Date FYE 4/30/2023 Annual Report was submitted to City: August 25, 2023

Date FYE 4/30/2025 budget was submitted to City: January 30, 2024

Date FYE 4/30/2025 budget was adopted: March 22, 2024

See attached *actual* budget for FYE 4/30/2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR
(ATTACH COPIES):

Resolution #	Resolution
2024-1	Approve Minutes of 3/22/2023 Board Meeting
2024-2	Appoint Officers of the District
2024-3	Adopt Budget for FYE 4/30/2025 and appropriate funds
2024-4	Adopt Amended Budget for FYE 4/30/2024 and appropriate funds
2024-5	Authorize FYE 4/30/2024 Annual Report to City Clerk and Department of Economic Development
2024-6	Authorize FYE 4/30/2024 Financial Report to State Auditor
2024-7	Nominate Successor Directors

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept of Economic Development Attn: CID Annual Report 301 W. High Street, P. O. Box 118 Jefferson City, MO 65102 Phone: 1-573-526-8004 Fax: 1-573-522-9462 Email: redevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 Email: Marilyn.Sanders@kcmo.org
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WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 ACTUAL BUDGET

BUDGET MESSAGE:

The Wallstreet Garage Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenues are special assessments, with the first Special Assessment being levied during tax year 2020.

	<u>FYE 4/30/2024</u> ACTUAL	<u>FYE 4/30/2024*</u> (amended)	<u>FYE 4/30/2024*</u> (original, proposed)
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	528,918.80 \$	528,918.80 \$	481,912.92
ESTIMATED REVENUE*			
- Special Assessments ^	599,864.82 \$	599,864.82 \$	578,730.18
- Interest Earned	20,421.88 \$	14,731.49 \$	2,336.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	1,149,205.50 \$	1,143,515.11 \$	1,062,979.10
ESTIMATED EXPENDITURES:			
- County Collection Fee	5,893.17 \$	5,893.17 \$	5,664.00
- City Annual Submission Review Fee	1,000.00 \$	1,000.00 \$	-
- Refund to owners		\$	-
- Payments for work on garage to contractors	4,576.00	\$	-
- Loan Payments to Academy Bank for Reimbursement of Development Costs Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures.	613,297.56 \$	613,297.56 \$	613,297.56
TOTAL ESTIMATED EXPENDITURES:	624,766.73 \$	620,190.73 \$	618,961.56
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	524,438.77 \$	523,324.38 \$	449,681.54

* Estimated Revenues

^ See attached spreadsheet showing Estimated Rate of Assessment for each Condominium Unit Owner for year 2024.

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-1

**APPROVING MINUTES OF THE MARCH 22, 2023
MEETING OF THE BOARD OF DIRECTORS**

WHEREAS, the Bylaws of the Wallstreet Garage Community Improvement District (the “**District**”) requires the District to keep minutes of the Board of Directors meetings;

WHEREAS, the Board conducted its annual Board of Directors Meeting on March 22, 2023; and

WHEREAS, minutes of such meeting have been prepared and circulated to members of the Board.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the Board of Directors meeting held on March 22, 2023 are attached hereto as **Exhibit A** and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.



Jason Swords, Chairman

Exhibit A

March 22, 2023 Meeting Minutes
[See Attached]

**THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE ANNUAL CID BOARD MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT**

The annual meeting of the Board of Directors (the "Board") of the Wallstreet Garage Community Improvement District (the "District") was held on March 22, 2023 commencing at 2:30 p.m., at Polsinelli PC, 900 W. 48th Place, Suite 900, Kansas City, Missouri 64112, pursuant to notice duly given.

The following members of the Board were present: Jason Swords, Mark Moberly, and Mark McHugh (Board Members Brian Schaben and Carl Mueller were absent). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel for the District.

After determining that a simple majority of Board members was present and a quorum was recognized, the meeting was commenced.

The Board instructed Ms. Grant that the agenda needed to be amended to add a new resolution to certify project costs so that developer could start receiving reimbursement of advanced costs from CID revenues. Jason Swords made a motion to adopt the amended agenda to add Resolution No. 2023-6, Certify Project Costs to the agenda. Mark Moberly seconded the motion that the amended agenda was adopted unanimously by the Board.

Jason Swords made a motion to adopt Resolution 2023-1, approving minutes of the March 24, 2022 board meeting. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-1.

Jason Swords made a motion to adopt Resolution 2023-2, appointing officers of the District. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-2.

Jason Swords made a motion to adopt Resolution 2023-3, adopt proposed budget for FYE 4/30/2024 and appropriating funds. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-3.

Jason Swords made a motion to adopt Resolution 2023-4, authorizing preparation and submittal of FYE 4/30/2023 Annual Report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-4.

Jason Swords made a motion to adopt Resolution 2023-5, authorizing preparation and submittal of FYE 4/30/2023 Financial Report to State Auditor. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-5.

Jason Swords made a motion to adopt Resolution 2023-6, certifying project costs. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-6.

There being no other business to come before the Board, Mr. Swords made a motion to adjourn the meeting, which was seconded by Mr. Moberly. A vote was held, the motion unanimously carried, and the meeting was adjourned.

Respectfully submitted,


Mark McHugh, Secretary

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-2

APPOINT OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the Wallstreet Garage Community Improvement District (the “District”) require the District’s Board of Directors to annually appoint a chairman, secretary, treasurer and such other officers or employees as it deems necessary;

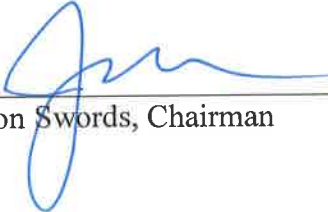
WHEREAS, the Board of Directors of the District desires to appoint a chairman, secretary, and treasurer as the officers of the District in accordance with the Bylaws; and

WHEREAS, the chairman, secretary, and treasurer shall have the powers and duties described in the Bylaws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Jason Swords is appointed Chairman of the District.
2. Mark Moberly is appointed Treasurer of the District.
3. Mark McHugh is appointed Secretary of the District.
4. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
5. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.



Jason Swords, Chairman

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-3

APPROVE A BUDGET FOR FYE 4/30/2025 AND APPROPRIATE FUNDS

WHEREAS, the Wallstreet Garage Community Improvement District (the “District”) is required to adopt an annual budget for the operation of the District;

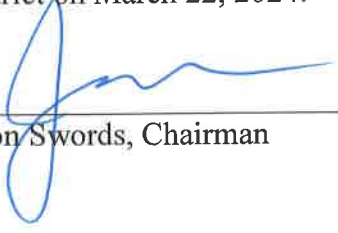
WHEREAS, the District submitted to the City the proposed annual budget for FYE 4/30/2025, which is attached hereto as **Exhibit A**; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2025 and appropriate funds for payment of the District’s expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby adopts a Budget for the District’s FYE 4/30/2025, which attached hereto as **Exhibit A** and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.



Jason Swords, Chairman

EXHIBIT A
FYE 4/30/2025 BUDGET

**Proposed Budget for
Wallstreet Garage
Community Improvement District
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal: January 30, 2023
District Point of Contact Information: Polsinelli PC c/o Amy Grant
(816) 753-1000
agrant@polsinelli.com

BUDGET MESSAGES:

The purpose of the District is to provide funding for demolition and the construction of certain improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include demolition of existing structures, site work, grading, infrastructure improvements, parking improvements/structures, additional improvements/structures, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will remediate existing blighting conditions within the District to bring it to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis

The Wallstreet Garage Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenues are special assessments and the term of the District is twenty (20) years from the date upon which the first special assessment is levied within the District. The first special assessment was levied in tax year 2020.

Services are expected to include cleaning, maintenance, and other services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO.

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2025 PROPOSED BUDGET

	FYE 4/30/2025* (proposed)	FYE 4/30/2024* (as amended)	FYE 4/30/2023 (actual)
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ 472,264.35	\$ 483,996.19	\$ 518,509.25
ESTIMATED REVENUE*			
- Special Assessments *	\$ 572,672.28	\$ 599,458.65	\$ 575,701.23
- Interest Earned on District Bank Accounts	\$ 9,000.00	\$ 9,000.00	\$ 9,854.61
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 1,053,936.63	\$ 1,092,454.84	\$ 1,104,065.09
ESTIMATED EXPENDITURES:			
- County Collection Fee	\$ 5,726.72	\$ 5,862.68	\$ 5,771.34
- City Annual Submission Review Fee	\$ 1,000.00	\$ 1,000.00	\$ 1,000.00
- Refund to owners	\$ -	\$ -	\$ -
- Payments for work on garage to contractors	\$ -	\$ -	\$ -
- Loan Payments to Academy Bank for Reimbursement of Development Costs	\$ 613,267.56	\$ 613,267.56	\$ 613,267.56
Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures.			
TOTAL ESTIMATED EXPENDITURES:	\$ 620,024.28	\$ 620,190.49	\$ 620,038.90
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ 433,912.35	\$ 472,264.35	\$ 483,996.19

* Estimated Revenues

^ See attached spreadsheet showing Estimated Rate of Assessment for each Condominium Unit Owner for year 2025.

29-220-49-16-00-0-01-025
 29-220-49-16-00-0-01-026
 29-220-49-16-00-0-01-027
 29-220-49-16-00-0-01-028
 29-220-49-16-00-0-01-029
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 29-220-49-16-00-0-07-038
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 29-220-49-16-00-0-10-046
 29-220-49-16-00-0-12-002
 29-220-49-16-00-0-12-003

1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,515.68
Wallstreet Tower HOA (408)	\$	103,956.52
Wallstreet Tower HOA (417)		
Wallstreet Tower HOA (425)		
Wallstreet Tower HOA (TR A)		
Dorothy Dring (302) paid in full		
Dorothy Dring (302) paid in full		
Dart Bein, LLC	\$	3,466.48
Mcondo (201)	\$	3,028.95
Mcondo (201)		
John Adams (414)	\$	3,028.95
John Adams (415)		
Alejandro Lopez (411)	\$	3,028.95
Alejandro Lopez (410)		
Arezo Hesaraki/Aidin Faziollahi	\$	3,028.95
Arezo Hesaraki/Aidin Faziollahi		
Matt Crossland	\$	3,483.63
Matt Crossland		
John Wenzel	\$	3,458.85
John Wenzel		
Carol Moliterno	\$	3,479.08
Carol Moliterno		
Nate Hogan		
Nate Hogan	\$	3,471.46
Brandon Bordner (paid off in full)		
Brandon Bordner (paid off in full)		
Grace Chen	\$	3,458.85
Grace Chen		
Paul Barbagallo		
Paul Barbagallo	\$	3,458.85
William Cottrill (paid off in full)		
William Cottrill (paid off in full)		
Charles Gilstrap	\$	3,471.46
Charles Gilstrap		
Troy & Jennifer Branch	\$	3,471.46
Troy & Jennifer Branch		
Mary Beth Stuart	\$	3,342.27
Mary Beth Stuart		
Matthew Houston		
Matthew Houston	\$	3,458.85
Vincent & Kelly Privitera	\$	3,458.85
Lawanna Long paid off in full		
Lawanna Long paid off in full		
Brent Begley		
Brent Begley	\$	3,471.46
Ajanta Raman	\$	3,466.48
Ryan Wager	\$	3,597.30
Ryan Wager		
Juan Carlos Antequera (808)	\$	3,448.57
Juan Carlos Antequera (808)		
William Hankins	\$	3,496.32
William Hankins		
Kurt Fredrickson (1502) not in CID		
Kurt Fredrickson (1502) not in CID		
Bryan Welch & Nicholas Swathawski (1006)	\$	3,476.43
Bryan Welch & Nicholas Swathawski (1006)		

total \$ 313,496.50

29-220-49-16-00-0-10-002
 29-220-49-16-00-0-10-003
 29-220-49-16-00-0-08-006
 29-220-49-16-00-0-08-007
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 29-220-49-16-00-0-06-021
 29-220-49-16-00-0-06-020

Andrea Sivils	\$	3,724.34
Andrea Sivils		
Marcus Denmon		
Marcus Denmon	\$	3,367.82
Corey O'Neal		
Corey O'Neal	\$	3,883.44
Jared Gerhardt		
Jared Gerhardt	\$	3,458.85
Bryce Bell	\$	3,458.85
Bryce Bell		
Daniel Tokar		
Daniel Tokar	\$	3,471.46
Wayne Burge	\$	3,461.51
Wayne Burge		
Marti Lucas		
Marti Lucas	\$	3,458.85
Sedric Hibler		
Sedric Hibler	\$	3,458.85
Alan Velarde (paid off in full)		
Alan Velarde (paid off in full)		
Brian Schaff (paid off in full)		
Brian Schaff (paid off in full)		
Garrett Wiseman (paid off in full)		
Garrett Wiseman (paid off in full)		
Janice Cole	\$	3,461.51
Janice Cole		
Greg Sullivan	\$	3,458.85
Greg Sullivan		
Juan Carlos Antequera (1405)	\$	3,458.85
Juan Carlos Antequera (1405)		
Robert Weichers		
Robert Weichers	\$	3,458.85
Kelly Dale	\$	3,458.85
Kelly Dale		
Phil Hayes	\$	3,471.46
Karl Kador		
Karl Kador	\$	3,472.14
William Walker	\$	3,471.46
Robert Bibb		
Robert Bibb	\$	3,466.48
Alexander Altomare		
Alexander Altomare	\$	3,471.46
Benjamin Cullan	\$	3,458.85
Benjamin Cullan		
Rawjani, LLC (paid off in full)		
Rawjani, LLC (paid off in full)		
Randall Trimble		
Randall Trimble	\$	3,458.85
James Haug	\$	3,458.85
James Haug		
Moondo (paid off in full)		
Moondo (paid off in full)		
Paul Dreher (paid off in full)		
Alonzo Paige	\$	3,458.85
Alonzo Paige		
Michael Blackwell (paid off in full)		
Michael Blackwell (paid off in full)		
Charles Clark		
Charles Clark	\$	3,466.48

\$ 575,701.23

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES

centric

TO:
 Sunflower Development Group
 as Owner Representative
 1125 Grand Blvd. Ste 202
 Kansas City, MO 64106

OWNER:
 Wall St. Garage Condominium Assoc.
 700 West 47th Street Suite 200
 Kansas City, MO 64112

INVOICE #	14
PERIOD TO	12/31/21
CENTRIC PROJECT NO.	19-038
CONTRACT DATE	02/28/20
INVOICE DATE	12/31/21

FROM:
 Centric Projects, LLC
 520 W Pennway St. Suite 100
 Kansas City, Missouri 64108
 Phone: 816-389-8300

DISTRIBUTION TO:
 OWNER
 ARCHITECT

CONTRACT FOR: **WST Garage**

1112 Grand Boulevard

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for Payment, as shown below, in connection with the Contract Continuation Sheet, AIA Document G703, is attached.

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
		add negative numbers only	
TOTAL		\$0.00	\$0.00
Number	Item and Date Apprv		
01	30-Aug-21	\$327,202.00	
TOTALS		\$327,202.00	\$0.00
Net change by Change Orders		\$327,202.00	

1 ORIGINAL CONTRACT (Sch of Values)	\$5,488,505.00
2 Net change by Change Orders	\$327,202.00
3 CONTRACT SUM TO DATE (Line 1 plus 2)	\$5,825,707.00
4 TOTAL COMPLETED AND STORED TO DATE	\$5,818,791.53
<i>(Column G on G703)</i>	
5 RETAINAGE:	
a. <u> </u> % of Completed Work	\$290,939.58
<i>(Column D + E on G703)</i>	
b. <u> </u> % of Stored Material	
<i>(Column F on G703)</i>	
Total retainage (Lines 5a + 5b on	
Total in Column J of G703)	\$96,775.88
6 TOTAL EARNED LESS RETAINAGE	\$5,722,016.53
<i>(Line 4 Less Line 5 Total)</i>	
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 8 from prior Certificate)	\$5,548,697.49
8 CURRENT PAYMENT DUE	\$173,318.04

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information, and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

9 BALANCE TO FINISH PLUS RETAINAGE **\$103,691.47**
(Line 3 less Line 6)

CONTRACTOR
 Digitally signed by: Centric Projects, LLC
 B: *Bark Allen* Date: 12/31/21
 A107BEFD12654C3...
 Owner Representative

State of: MISSOURI County of: JACKSON
 Subscribed and sworn before me this 12/31/21
 Notary Public: *Shayla D*
 My Commission expires: *5/31/24*

By: _____ Date: 12/31/21

Shayla Dennis
 Notary Public-Notary Seal
 STATE OF MISSOURI
 Commissioned for Jackson County
 My Commission Expires: 05/03/2024
 ID: #20360319

CONTINUATION SHEET

AIA DOCUMENT G703

Page 2 OF 7

APPLICATION AND CERTIFICATE FOR PAYMENT,

APPLICATION # 14
 APPLICATION DATE 12/31/21
 PERIOD TO: 12/31/21

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGES	E TOTAL SCHEDULED VALUE	F WORK COMPLETED		H MATERIALS PRESENTLY STORED	I TOTAL COMPLETED AND STORED TO DATE	J % COMPLETE	K BALANCE TO FINISH	L RETAINAGE
					FROM PREVIOUS APPLICATION	THIS PERIOD					
1	General Requirements	572,614		\$572,614.00	\$562,254.00	\$10,360.00		\$572,614.00	100.0%	\$0.00	\$28,630.70
2	Maint. Cleanup, Protection	3,600		\$3,600.00	\$3,600.00	\$0.00		\$3,600.00	100.0%	\$0.00	\$0.00
3	Sitework - Striping	15,375		\$15,375.00	\$15,375.00	\$0.00		\$15,375.00	100.0%	\$0.00	\$0.00
4	Building Concrete	2,892,297	(\$654,785.00)	\$2,237,512.00	\$2,237,512.00	\$0.00		\$2,237,512.00	100.0%	\$0.00	\$0.00
5	Metal - Stairs Allowance	\$45,000	(\$45,000)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
6	Carpentry	\$21,065		\$21,065.00	\$21,065.00	\$0.00		\$21,065.00	100.0%	\$0.00	\$0.00
7	Caulking & Waterproofing	\$100,000	(\$100,000)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
8	Doors, Frames, Hdwre	6,500	(\$6,500.00)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
9	Glass & Glazing	5,800		\$5,800.00	\$5,800.00	\$0.00		\$5,800.00	100.0%	\$0.00	\$0.00
10	Drywall	9,750		\$9,750.00	\$9,750.00	\$0.00		\$9,750.00	100.0%	\$0.00	\$0.00
11	Painting & Wallcovering	340,982		\$340,982.00	\$334,066.50	\$0.00		\$334,066.50	98.0%	\$6,915.50	\$16,703.33
12	Elevators	\$531,786		\$531,786.00	\$446,449.86	\$85,336.14		\$531,786.00	100.0%	\$0.00	\$28,589.30
13	Plumbing	\$144,161		\$144,161.00	\$144,161.00	\$0.00		\$144,161.00	100.0%	\$0.00	\$0.00
14	Electrical	60,042		\$60,042.00	\$60,042.00	\$0.00		\$60,042.00	100.0%	\$0.00	\$0.00
15	Technology & Special Syst	114,282		\$114,282.00	\$114,282.00	\$0.00		\$114,282.00	100.0%	\$0.00	\$0.00
16	Building Permit	26,317		\$26,317.00	\$26,317.00	\$0.00		\$26,317.00	100.0%	\$0.00	\$0.00
17	Insurance	84,276	\$3,941.00	\$88,217.00	\$88,217.00	\$0.00		\$88,217.00	100.0%	\$0.00	\$0.00
18	Contractor Contingency	277,933	(\$16,031.00)	\$261,902.00	\$261,902.00	\$0.00		\$261,902.00	100.0%	\$0.00	\$0.00
19	CE001 Roof Painting	0	\$8,494.00	\$8,494.00	\$8,494.00	\$0.00		\$8,494.00	100.0%	\$0.00	\$0.00
20	CE002 Fireproofing	0	\$49,500.00	\$49,500.00	\$49,500.00	\$0.00		\$49,500.00	100.0%	\$0.00	\$0.00
21	CE003 Rebar Repair	0	\$818.00	\$818.00	\$818.00	\$0.00		\$818.00	100.0%	\$0.00	\$0.00
22	CE004 Security Scope Ch	0	(\$886.00)	-\$886.00	-\$886.00	\$0.00		-\$886.00	100.0%	\$0.00	\$0.00
23	CE005 South Stair Repairs	0	\$73,187.00	\$73,187.00	\$73,187.00	\$0.00		\$73,187.00	100.0%	\$0.00	\$0.00
24	CE008 Trench Drain Pour	0	\$6,554.00	\$6,554.00	\$6,554.00	\$0.00		\$6,554.00	100.0%	\$0.00	\$0.00
25	CE009 Conduit Repair	0	\$3,109.00	\$3,109.00	\$3,109.00	\$0.00		\$3,109.00	100.0%	\$0.00	\$0.00
26	CE010 SD Traffic Guards	0	\$8,173.00	\$8,173.00	\$8,173.00	\$0.00		\$8,173.00	100.0%	\$0.00	\$0.00
27	CE011 Added T Stem Rprs	0	\$15,604.00	\$15,604.00	\$15,604.00	\$0.00		\$15,604.00	100.0%	\$0.00	\$0.00
28	CE012 Colling Doors	0	\$12,698.00	\$12,698.00	\$12,698.00	\$0.00		\$12,698.00	100.0%	\$0.00	\$0.00
29	CE015 Added Epoxy Overl	0	\$111,785.00	\$111,785.00	\$111,785.00	\$0.00		\$111,785.00	100.0%	\$0.00	\$0.00
30	CE016 Accel Temp Heat	0	\$65,000.00	\$65,000.00	\$65,000.00	\$0.00		\$65,000.00	100.0%	\$0.00	\$0.00
31	CE017 S Stair Corrsion Rpr	0	\$657.00	\$657.00	\$657.00	\$0.00		\$657.00	100.0%	\$0.00	\$0.00
32	CE019 T Repairs Lvl's 2/5	0	\$114,558.00	\$114,558.00	\$114,558.00	\$0.00		\$114,558.00	100.0%	\$0.00	\$0.00
33	CE020 Elev Cab Flooring	0	\$2,040.00	\$2,040.00	\$1,020.00	\$1,020.00		\$2,040.00	100.0%	\$0.00	\$102.00
34	CE022 Tenantt Park Fees	0	\$23,175.00	\$23,175.00	\$23,175.00	\$0.00		\$23,175.00	100.0%	\$0.00	\$0.00
35	CE023 Access Cntrl Add	0	\$34,413.00	\$34,413.00	\$34,413.00	\$0.00		\$34,413.00	100.0%	\$0.00	\$0.00
36	CE024 Spandrel Beam	0	\$18,973.00	\$18,973.00	\$18,973.00	\$0.00		\$18,973.00	100.0%	\$0.00	\$0.00
37	CE025 Bird Netting	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	0.0%	\$0.00	\$0.00
38	CE026 General Clean	0	\$3,388.00	\$3,388.00	\$3,388.00	\$0.00		\$3,388.00	100.0%	\$0.00	\$0.00
39	CE027 Add OH Dr Mob	0	\$1,104.00	\$1,104.00	\$552.00	\$552.00		\$1,104.00	100.0%	\$0.00	\$55.20
40	CE028 Tee C Chnl Repairs	0	\$58,853.00	\$58,853.00	\$58,853.00	\$0.00		\$58,853.00	100.0%	\$0.00	\$0.00
41	CE029 Tee Stem Brq Rpr	0	\$42,012.00	\$42,012.00	\$42,012.00	\$0.00		\$42,012.00	100.0%	\$0.00	\$0.00
42	CE030 Joint Sealant Rpr	0	\$114,422.00	\$114,422.00	\$114,422.00	\$0.00		\$114,422.00	100.0%	\$0.00	\$0.00
43	CE031 Windshield Tags	0	\$1,793.00	\$1,793.00	\$1,793.00	\$0.00		\$1,793.00	100.0%	\$0.00	\$0.00
44	CE032 Tenant Pkg #2	0	\$23,175.00	\$23,175.00	\$23,175.00	\$0.00		\$23,175.00	100.0%	\$0.00	\$0.00

45	CE033 Trench Drain Caulk	0	\$1,848.00	\$1,848.00	\$0.00	\$1,848.00	100.0%	\$0.00	\$0.00	
46	CE034 Rm Floor Coating	0	(\$60,521.00)	(\$60,521.00)	\$0.00	(\$60,521.00)	100.0%	\$0.00	\$0.00	
47	CE035 Door Hdwr Rftrs	0	\$8,729.00	\$8,729.00	\$0.00	\$8,729.00	100.0%	\$0.00	\$0.00	
48	CE036 Added Security	0	\$7,200.00	\$7,200.00	\$0.00	\$7,200.00	100.0%	\$0.00	\$0.00	
49	CE038 Caulking under par	0	\$5,068.00	\$5,068.00	\$0.00	\$5,068.00	100.0%	\$0.00	\$0.00	
50	CE040 Holst Beam Repair	0	\$109,625.00	\$109,625.00	\$27,406.25	\$109,625.00	100.0%	\$0.00	\$0.00	
51	CE041 Painting Pool Wall	0	\$3,618.00	\$3,618.00	\$0.00	\$3,618.00	100.0%	\$0.00	\$0.00	
52	CE042 Schindler Inefficien	0	\$23,068.00	\$23,068.00	\$0.00	\$23,068.00	100.0%	\$0.00	\$0.00	
53	CE043 Caulking at Ramp	0	\$7,159.00	\$7,159.00	\$0.00	\$7,159.00	100.0%	\$0.00	\$0.00	
54	CE045 Elevator Holst Bear	0	\$247,184.00	\$247,184.00	\$46,592.00	\$247,184.00	100.0%	\$0.00	\$12,359.20	
55	CE046 New TPO roof	0	\$0.00	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	
56	Overhead & Profit	\$219,211		\$219,211.00	\$6,872.17	\$219,211.00	100.0%	\$0.00	\$10,965.55	
57	Warranty Materials	\$27,414		\$27,414.00	\$859.05	\$27,414.00	100.0%	\$0.00	\$1,376.70	
Grand Total										
		\$5,498,505.00	\$327,202.00	\$5,825,707.00	\$5,637,793.89	\$186,997.81	\$5,818,791.60	99.9%	\$6,915.50	\$96,775.98

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-4

APPROVE AN AMENDED BUDGET FOR FYE 4/30/2024 AND APPROPRIATE FUNDS

WHEREAS, the Developer has prepared an amended budget for FYE 4/30/2024 to reflect revised estimated revenues and expenditures for said fiscal year; and

WHEREAS, the Board of Directors desires to approve the amended budget for FYE 4/30/2024 and appropriate funds for payment of the District's expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby adopts an Amended Budget for the District's FYE 4/30/2024, which attached hereto as **Exhibit A** and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.



Jason Swords, Chairman

EXHIBIT A
FYE 4/30/2025 AMENDED BUDGET

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 AMENDED BUDGET

BUDGET MESSAGE:

The Wallstreet Garage Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenues are special assessments, with the first Special Assessment being levied during tax year 2020.

	<u>FYE 4/30/2024*</u> (amended)		<u>FYE 4/30/2024*</u> (original, proposed)
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ 528,918.80	\$	481,912.92
ESTIMATED REVENUE*			
- Special Assessments ^	\$ 599,864.82	\$	578,730.18
- Interest Earned	\$ 14,731.49	\$	2,336.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	<u>\$ 1,143,515.11</u>	\$	<u>1,062,979.10</u>
ESTIMATED EXPENDITURES:			
- County Collection Fee	\$ 5,893.17	\$	5,664.00
- City Annual Submission Review Fee	\$ 1,000.00	\$	-
- Refund to owners		\$	-
- Payments for work on garage to contractors		\$	-
- Loan Payments to Academy Bank for Reimbursement of Development Costs	\$ 613,297.56	\$	613,297.56
Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures.			
TOTAL ESTIMATED EXPENDITURES:	<u>\$ 620,190.73</u>	\$	<u>618,961.56</u>
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ 523,324.38	\$	449,681.54

* Estimated Revenues

^ See attached spreadsheet showing Estimated Rate of Assessment for each Condominium Unit Owner for year 2024.

29-220-49-16-00-0-01-025
 29-220-49-16-00-0-01-026
 29-220-49-16-00-0-01-027
 29-220-49-16-00-0-01-028
 29-220-49-16-00-0-01-029
 29-220-49-16-00-0-01-035
 29-220-49-16-00-0-01-034
 29-220-49-16-00-0-01-033
 29-220-49-16-00-0-01-032
 29-220-49-16-00-0-01-031
 29-220-49-16-00-0-01-030
 29-220-49-16-00-0-06-028
 29-220-49-16-00-0-12-006
 29-220-49-16-00-0-12-023
 29-220-49-16-00-0-13-001
 29-220-49-16-00-0-06-039
 29-220-49-16-00-0-06-038
 29-220-49-15-00-0-02-003
 29-220-49-16-00-0-11-015
 29-220-49-16-00-0-11-014
 29-220-49-16-00-0-10-028
 29-220-49-16-00-0-10-029
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 29-220-49-15-00-0-09-004
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 29-220-49-16-00-0-10-001
 29-220-49-16-00-0-10-046
 29-220-49-16-00-0-12-002
 29-220-49-16-00-0-12-003
 29-220-49-16-00-0-10-002

1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,514.47
1119 Grand, LLC	\$	1,515.68
Wallstreet Tower HOA (408)	\$	103,956.52
Wallstreet Tower HOA (417)		
Wallstreet Tower HOA (425)		
Wallstreet Tower HOA (TR A)		
Dorothy Dring (302) paid in full		
Dorothy Dring (302) paid in full		
Dart Bein, LLC	\$	3,466.48
Mcondo (201)	\$	3,028.95
Mcondo (201)		
John Adams (414)	\$	3,028.95
John Adams (415)		
Alejandro Lopez (411)	\$	3,028.95
Alejandro Lopez (410)		
Arezo Hesaraki/Aidin Faziollahi	\$	3,028.95
Arezo Hesaraki/Aidin Faziollahi		
Matt Crossland	\$	3,483.63
Matt Crossland		
John Wenzel	\$	3,458.85
John Wenzel		
Carol Moliterno	\$	3,479.08
Carol Moliterno		
Nate Hogan		
Nate Hogan	\$	3,471.46
Brandon Bordner (paid off in full)		
Brandon Bordner (paid off in full)		
Grace Chen	\$	3,458.85
Grace Chen		
Paul Barbagallo		
Paul Barbagallo	\$	3,458.85
William Cottrill (paid off in full)		
William Cottrill (paid off in full)		
Charles Gilstrap	\$	3,471.46
Charles Gilstrap		
Troy & Jennifer Branch	\$	3,471.46
Troy & Jennifer Branch		
Mary Beth Stuart	\$	3,342.27
Mary Beth Stuart		
Matthew Houston		
Matthew Houston	\$	3,458.85
Vincent & Kelly Privitera	\$	3,458.85
Lawanna Long paid off in full		
Lawanna Long paid off in full		
Brent Begley		
Brent Begley	\$	3,471.46
Ajanta Raman	\$	3,466.48
Ryan Wager	\$	3,597.30
Ryan Wager		
Juan Carlos Antequera (908)	\$	3,448.57
Juan Carlos Antequera (908)		
William Hankins	\$	3,496.32
William Hankins		
Kurt Fredrickson (1502) not in CID		
Kurt Fredrickson (1502) not in CID		
Bryan Welch & Nicholas Swiathawski (1006)	\$	3,476.43
Bryan Welch & Nicholas Swiathawski (1006)		
Andrea Sivils	\$	3,724.34

total \$ 313,496.50

29-220-49-16-00-0-10-003	Andrea Sivils	
29-220-49-16-00-0-08-006	Marcus Denmon	
29-220-49-16-00-0-08-007	Marcus Denmon	\$ 3,367.82
29-220-49-16-00-0-10-021	Corey O'Neal	
29-220-49-16-00-0-10-020	Corey O'Neal	\$ 3,883.44
29-220-49-16-00-0-08-012	Jared Gerhardt	
29-220-49-16-00-0-08-013	Jared Gerhardt	\$ 3,458.85
29-220-49-16-00-0-09-032	Bryce Bell	\$ 3,458.85
29-220-49-16-00-0-09-033	Bryce Bell	
29-220-49-16-00-0-08-019	Daniel Tokar	
29-220-49-16-00-0-08-018	Daniel Tokar	\$ 3,471.46
29-220-49-16-00-0-07-030	Wayne Burge	\$ 3,461.51
29-220-49-16-00-0-07-031	Wayne Burge	
29-220-49-16-00-0-09-043	Marti Lucas	
29-220-49-16-00-0-09-042	Marti Lucas	\$ 3,458.85
29-220-49-16-00-0-08-039	Sedric Hibler	
29-220-49-16-00-0-08-038	Sedric Hibler	\$ 3,458.85
29-220-49-16-00-0-09-006	Alan Velarde (paid off in full)	
29-220-49-16-00-0-09-007	Alan Velarde (paid off in full)	
29-220-49-16-00-0-10-043	Brian Schaff (paid off in full)	
29-220-49-16-00-0-10-042	Brian Schaff (paid off in full)	
29-220-49-16-00-0-08-004	Garrett Wiseman (paid off in full)	
29-220-49-16-00-0-08-005	Garrett Wiseman (paid off in full)	
29-220-49-16-00-0-07-012	Janice Cole	\$ 3,461.51
29-220-49-16-00-0-07-013	Janice Cole	
29-220-49-16-00-0-11-021	Greg Sullivan	\$ 3,458.85
29-220-49-16-00-0-11-020	Greg Sullivan	
29-220-49-16-00-0-08-010	Juan Carlos Antequera (1405)	\$ 3,458.85
29-220-49-16-00-0-08-011	Juan Carlos Antequera (1405)	
29-220-49-16-00-0-10-041	Robert Weichers	
29-220-49-16-00-0-10-040	Robert Weichers	\$ 3,458.85
29-220-49-16-00-0-10-012	Kelly Dale	\$ 3,458.85
29-220-49-16-00-0-10-013	Kelly Dale	
29-220-49-15-00-0-15-007	Phil Hayes	\$ 3,471.46
29-220-49-16-00-0-10-023	Karl Kador	
29-220-49-16-00-0-10-022	Karl Kador	\$ 3,472.14
29-220-49-15-00-0-16-003	William Walker	\$ 3,471.46
29-220-49-16-00-0-01-023	Robert Bibb	
29-220-49-16-00-0-01-024	Robert Bibb	\$ 3,466.48
29-220-49-16-00-0-06-035	Alexander Altomare	
29-220-49-16-00-0-06-034	Alexander Altomare	\$ 3,471.46
29-220-49-16-00-0-07-024	Benjamin Cullan	\$ 3,458.85
29-220-49-16-00-0-07-025	Benjamin Cullan	
29-220-49-16-00-0-07-001	Rawjani, LLC (paid off in full)	
29-220-49-16-00-0-07-046	Rawjani, LLC (paid off in full)	
29-220-49-16-00-0-08-001	Randall Trimble	
29-220-49-16-00-0-08-046	Randall Trimble	\$ 3,458.85
29-220-49-16-00-0-06-024	James Haug	\$ 3,458.85
29-220-49-16-00-0-06-025	James Haug	
29-220-49-16-00-0-07-018	Mcondo (paid off in full)	
29-220-49-16-00-0-07-019	Mcondo (paid off in full)	
29-220-49-15-00-0-19-006	Paul Dreher (paid off in full)	
29-220-49-16-00-0-01-037	Alonzo Paige	\$ 3,458.85
29-220-49-16-00-0-01-036	Alonzo Paige	
29-220-49-16-00-0-01-039	Michael Blackwell (paid off in full)	
29-220-49-16-00-0-01-038	Michael Blackwell (paid off in full)	
29-220-49-16-00-0-06-021	Charles Clark	
29-220-49-16-00-0-06-020	Charles Clark	\$ 3,466.48

\$ 575,701.23

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-5

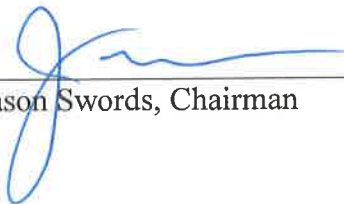
**AUTHORIZE PREPARATION AND SUBMITTAL OF FYE 4/30/2024 ANNUAL REPORT TO
CITY CLERK AND DEPARTMENT OF ECONOMIC DEVELOPMENT**

WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.



Jason Swords, Chairman

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-6

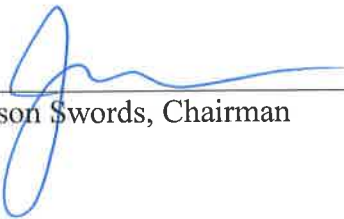
**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2024 FINANCIAL REPORT TO STATE AUDITOR**

WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 Financial Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.



Jason Swords, Chairman

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-7

NOMINATION OF SUCCESSOR DIRECTORS

WHEREAS, the Wallstreet Garage Community Improvement District (the “District”) established on June 11, 2020, by Ordinance No. 200420 of the City Council of the City of Kansas City, Missouri, 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, Section 67.1404 through 67.1571 of the RSMo, as amended (the “CID Act”); and

WHEREAS, the CID Act and Article III, Section 3 of the Bylaws provide for the Mayor to appoint Successor Directors of the District, with the consent of the City Council, and that Successor Directors shall serve a term of four years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby nominates Jason Swords to serve a new four-year term as a Property Owner Representative (term will expire on 6/24/2028).
2. The District hereby nominates Mark McHugh to serve a new four-year term as a Property Owner Representative (term will expire on 6/24/2028).
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2024.


Jason Swords, Chairman