

ANNUAL REPORT FOR FYE 2024 BY  
THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT

**Section I—General Information:**

Date: August 20, 2024

CID Contact: Daniel Cook c/o Cook & Riley, LLC,  
1034 S. Brentwood Blvd., Ste. 1550, St. Louis, MO 63117  
(314) 324-7133 or [dcook@cookriley.com](mailto:dcook@cookriley.com)

Type: Political subdivision

Formation: Ordinance # 120482—signed June 7, 2012

**Section II--Purpose:**

The general purpose of the District is to make certain improvements to the District Property in order increase the value and use of the land.

Additionally, the purposes of the District are to:

- (a) Pledge its revenues to fund the costs and fees associated with improvements and repairs within the District, including the costs of issuing any District Obligations;
- (b) Enter into contracts or other agreements in order to complete or cause completion of these improvements and repairs and fulfillment of the other purposes of the District;
- (c) Levy a retail sales/use tax in accordance with the Act (“District Sales Tax”);
- (d) Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

**Services and Improvements**

The District will cause the design and implementation of various improvements and services located within and benefiting the District Property. Such improvements and services may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services consist of all such improvements and services authorized under the Act, including without limitation:

- (a) Installation, repair and maintenance of all improvements permitted by § 67.1461 of the Act including, but not necessarily limited to, landscaping, meeting facilities, traffic or parking improvements, sidewalks, utilities, streetscape and lighting;
- (b) The District may also provide cleaning, maintenance and security within the District, employ and/or contract for personnel and services necessary to carry out

the purposes of the District inclusive of advertising, and providing assistance to attract further investment within the District. The District may also acquire real and personal property within the District and lease or otherwise encumber or dispose of real and personal property within the District in accordance with the Act.

**Section III--Directors:**

As of the end of the 2024 fiscal year the following persons served as directors:

Julie Allen [julieallen@boydgaming.com](mailto:julieallen@boydgaming.com)  
Keith Henson [keithhenson@boydgaming.com](mailto:keithhenson@boydgaming.com)  
Kameron Hibbard [kameronhibbard@boydgaming.com](mailto:kameronhibbard@boydgaming.com)  
Danielle Morgan [daniellemorgan@boydgaming.com](mailto:daniellemorgan@boydgaming.com)  
Josh Whitaker [joshwhitaker@boydgaming.com](mailto:joshwhitaker@boydgaming.com)

Additional contact information for all of the directors is:  
3200 N. Ameristar Dr., Kansas City, MO 64161; (816) 414-7000.

**Section IV-- Revenue & Expenses:**

See the Attached report for revenues and expenses.  
All Revenues are derived from the CID sales tax of 1%.

**Section V—Resolutions:**

Resolution No.	Name/Purpose of Resolution
2024-01	Appoints Kameron Hibbard as an interim director
2024-02	Appoints Josh Whitaker as an interim director
2024-03	Ratifying any supplemental appropriations & expenditures for FYE 2024
2024-04	Approving the budget for the FYE 2025
2024-05	Approving auditors for the FYE 2024
2024-06	Selection of officers for the FYE 2025

Resolutions are appended hereto.

**Section VI—Budget:**

The budget for the FYE 2024 was submitted to the City Clerk electronically on December 14, 2023.

The budget for the FYE 2024 was adopted by the District’s board of directors on January 18, 2024.

**SECTION IV**

REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) 1% sales tax		<b>\$131,402.55</b>
b)		
c)		
<b>TOTAL INCOME</b>		<b>\$131,402.55</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Legal services 2023 – 2024	\$10,000.00	
b) Annual Audit	\$4,200.00	
c) Annual Review Fee	\$1,000.00	
d) Successor Director Election Fees	\$4,615.00	
e) Bank Fee	\$30.00	
<b>SUB-TOTAL</b>	<b>\$19,845.00</b>	
II. Services:		
a) Landscaping improvements	\$51,210.66	
b) Fire & Safety	\$0.00	
c) Parking & Sidewalks	\$0.00	
d) Fountain	\$0.00	
<b>SUB-TOTAL</b>	<b>\$51,210.66</b>	
III. Capital Improvements		
a)	<b>\$0.00</b>	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$0.00</b>	
IV. Other		
a) Liability insurance	\$3,264.00	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$3,129.00</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$19,845.00	
II. Services	\$51,210.66	
III. Capital Improvements	\$0.00	
IV. Other	\$3,264.00	
<b>TOTAL EXPENSES</b>	<b>\$74,319.66</b>	
<b>TOTAL INCOME</b>		<b>\$131,402.55</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$74,319.66</b>
<b>BALANCE</b>		<b>\$57,082.89</b>

**RESOLUTION NO 2024-01**

**THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT  
RECOGNIZING RUFUS LOCKWOOD'S RESIGNATION FROM THE BOARD OF  
DIRECTORS AND APPOINTING KAMERON HIBBARD TO FILL THE REMAINDER  
OF HIS TERM**

WHEREAS, The 210 Highway Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the "Ordinance");

WHEREAS, pursuant to the Act, and the by-laws of the District, when a board member resigns the remaining board members may select an interim director to fill the remainder of the former board member's term;

WHEREAS, Mr. Rufus Lockwood has tendered his resignation to the board of directors;  
and

WHEREAS, the remaining members of the board seek to appoint Mr. Kameron Hibbard to fill the remainder of Mr. Lockwood's term on the District's board of directors.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
DISTRICT, AS FOLLOWS:**

1. The board accepts the resignation of Mr. Rufus Lockwood from the board of directors.
2. The board nominates Mr. Kameron Hibbard as an interim director to fill the remainder of Mr. Lockwood's term on the board.
3. This Resolution shall be effective immediately.

Adopted January 18, 2024

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Keith Henson, Chairman

ATTEST

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Julie Allen, Secretary

**RESOLUTION NO 2024-02**

**THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT  
RECOGNIZING TREVOR ZEIGLER'S RESIGNATION FROM THE BOARD OF  
DIRECTORS AND APPOINTING JOSH WHITAKER TO FILL THE REMAINDER OF  
HIS TERM**

WHEREAS, The 210 Highway Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the "Ordinance");

WHEREAS, pursuant to the Act, and the by-laws of the District, when a board member resigns the remaining board members may select an interim director to fill the remainder of the former board member's term;

WHEREAS, Mr. Trevor Zeigler has tendered his resignation to the board of directors; and

WHEREAS, the remaining members of the board seek to appoint Mr. Josh Whitaker to fill the remainder of Mr. Zeigler's term on the District's board of directors.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE  
DISTRICT, AS FOLLOWS:**

1. The board accepts the resignation of Mr. Trevor Zeigler from the board of directors.
2. The board nominates Mr. Josh Whitaker as an interim director to fill the remainder of Mr. Zeigler's term on the board.
3. This Resolution shall be effective on January 19, 2024.

Adopted January 18, 2024

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Keith Henson, Chairman

ATTEST

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Julie Allen, Secretary

**RESOLUTION NO 2024-03**

**THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT APPROVING SUPPLEMENTAL APPROPRIATIONS AND AUTHORIZING FURTHER ACTIONS RELATED THERETO.**

WHEREAS, The 210 Highway Community Improvement District (the “District”) is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the “Ordinance”); and

WHEREAS, pursuant to the Act, the District adopted Resolution 2012-04 authorizing the submission of a sales tax question to the qualified voters of the District for the imposition of a one percent (1.0%) sales and use tax on sales in the District for a period of fifty (50) years from the date on which such tax is first imposed to fund the approved public infrastructure improvement project and eligible services to be undertaken by the District (“the Project”); and

WHEREAS, pursuant to the Act, the qualified voters in the District approved a one percent (1.0%) sales tax on June 26, 2012, as authorized by the Act, and the District levied this sales tax effective October 1, 2012; and

WHEREAS, as shown on the attached budget (Exhibit A), the District’s expenditures on certain items exceeded, or may exceed, the amounts appropriated for the fiscal year ending March 31, 2024; and

WHEREAS, it is necessary for the Board of Directors of the District to ratify and approve those expenditures that exceeded the amounts originally appropriated.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AS FOLLOWS:**

1. The expenditure of funds shown on Exhibit A which exceeded, or are expected to exceed, the amounts budgeted for the year ending March 31, 2024 are ratified and approved, and funds in excess of the respective budgeted amounts are appropriated.
2. The Chairman, Executive Director and Treasurer are authorized to take all actions necessary to carry out the intent of this Resolution.



Adopted January 18, 2024

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Keith Henson, Chairman

ATTEST:

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Julie Allen, Secretary

**RESOLUTION NO. 2024-04**

**THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT APPROPRIATING REVENUES FOR PAYMENT OF DISTRICT DEBTS, APPROVING A BUDGET; AND AUTHORIZING FURTHER ACTIONS RELATED THERETO**

WHEREAS, The 210 Highway Community Improvement District (the “District”) is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the “Ordinance”); and

WHEREAS, pursuant to the Act, the District adopted Resolution 2012-04 authorizing the submission of a sales tax question to the qualified voters of the District for the imposition of a one percent (1.0%) sales tax on sales in the District for a period of fifty (50) years from the date on which such tax is first imposed to fund the approved public infrastructure improvement project and eligible services to be undertaken by the District (“the Project”); and

WHEREAS, pursuant to the Act, the qualified voters in the District approved a one percent (1.0%) sales tax on June 26, 2012, as authorized by the Act, and the District first levied this sales tax effective October 1, 2012; and

WHEREAS, the District reasonably anticipates that there will be sufficient funds available to the District from the Sales tax pay all the expenditures that the District will be reasonably expected to make during the next fiscal year.

**NOW, THEREFORE, LET IT BE RESOLVED BY THE BOARD DIRECTORS OF THE DISTRICT AS FOLLOWS:**

1. The budget attached to this Resolution as Exhibit A (the “Budget”) for fiscal year beginning April 1, 2024 is approved.
2. The District reasonably anticipates that there will be sufficient funds available to the District from the sales tax to pay all other expenditures that the District will be reasonably expected to make during the next year.
3. The Executive Director and the other officers of the district are authorized to take all actions necessary to carry out the actions contemplated by and the intent of this Resolution.

Adopted January 18, 2024

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Keith Henson, Chairman

ATTEST:

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Julie Allen, Secretary

**RESOLUTION NO. 2024-05**

**THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE OFFICERS OF THE DISTRICT TO HIRE DSWA, CPAs TO CONDUCT THE ANNUAL AUDIT OF THE DISTRICT.**

WHEREAS, the 210 Highway Community Improvement District (“the District”) has received a proposal from DSWA to conduct the annual audit for the District’s fiscal year ending March 31, 2024 (copy attached); and

WHEREAS, DSWA has conducted audits of other Districts including the 210 Highway TDD, the St. Charles Riverfront TDD and the St. Charles Riverfront CID; and

WHEREAS, DSWA has reviewed the financial statements of the District in previous years and is familiar with the District’s expenses and revenue streams.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:**

1. The Executive Director and the other officers of the District are authorized to engage DSWA to perform the audit for the fiscal year ending March 31, 2024.
2. This Resolution shall take effect immediately.

Adopted January 18, 2024

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Keith Henson, Chairman

ATTEST

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Julie Allen, Secretary

**RESOLUTION NO 2024-06**

**THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT  
RECOGNIZING THE OFFICERS APPOINTED AT THE ANNUAL MEETING  
THROUGH MARCH 31, 2025.**

WHEREAS, The 210 Highway Community Improvement District (the “District”) is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the “Ordinance”); and

WHEREAS, pursuant to the Act, officers and directors shall be representatives of the property owners/business owners within the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF  
THE DISTRICT AS FOLLOWS:**

1. The following individuals have been appointed to the positions to the right of their names:

Keith Henson	Chairman
Danielle Morgan	Treasurer
Julie Allen	Secretary
Keith Henson	Executive Director

2. The officers named above shall begin their duties effective after the close of today’s meeting and shall continue in their positions until they resign, are replaced or are no longer qualified as a representative of the property owner.

Adopted January 18, 2024

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Keith Henson, Chairman

ATTEST

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Julie Allen, Secretary