

**ANNUAL REPORT FOR  
PERFORMING ARTS  
COMMUNITY IMPROVEMENT DISTRICT "CID"**  
For the Fiscal Year Ended April 30, 2024

**SECTION 1**

**Date:** August 19, 2024

**CID Contact Information:** Amanda Yoder  
Lathrop GPM LLP  
2345 Grand Blvd., Suite 2200  
Kansas City, MO 64108  
816.460.5810

**Political Subdivision or Not-for-Profit:** Political Subdivision

**Date of and Ordinance No.:** May 1, 2003; Ordinance #030504

**SECTION II**

***PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:***

Provide assistance to or to construct, reconstruct, install, repair, maintain and equip parking lots, garages or other such facilities and all related improvements and equipment including, but not limited to roads, driveways, walkways, signage and control stations within the boundaries of the District.

Authorize and collect a sales tax up to one percent (1.0%) on all retail sales within the District.

The CID has worked towards these goals during the FYE 4/30/2024.

**SECTION III**

***BOARD MEMBERS AS OF DATE OF THIS REPORT:***

Bill Miller (bmiller@kauffmancenter.org)  
Jeffrey Williams (Jeffrey.Williams@kcmo.org)  
Paul Schofer (pschofer@kauffmancenter.org)  
Tammy Queen (Tammy.Queen@kcmo.org)  
Matthew Muckenthaler (Matthew.Muckenthaler@kcmo.org)  
Barry Myers (bmyers@kauffmancenter.org)  
Krysten Carnes (kcarnes@mmkf.org)  
Kimiko Gilmore (Kimiko.Gilmore@kcmo.org)  
Colby Jones (Treasurer; not Board member)(cjones@kauffmancenter.org)

## SECTION IV

**REVENUES AND EXPENSES FOR FISCAL YEAR ENDED 2024:** The annual report for the year ended 2023 was submitted to the City on August 30, 2023. Please see attached report detailing all revenues and expenses. This is attached as **Exhibit A**.

**ANNUAL BUDGET:** The initial proposed annual budget for the fiscal year ending April 30, 2025 was approved on January 19, 2024 and an approved and final budget was adopted on April 19, 2024. The initial proposed budget and final budget were submitted to the City and Municipal Clerk on January 25, 2024 and May 1, 2024, respectively. Please see attached **Exhibit B**. Exhibit B also contains all other resolutions approved by the CID during the fiscal year ending April 30, 2024.

**REVENUES USED FOR FUTURE IMPROVEMENTS:** Please see attached annual budget for intended capital and maintenance expenditures.

EXHIBIT A

(1-2017)

<h1 style="margin: 0;">MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</h1>	1. Financial Statement Summary for the Year Ended	Month	Year
	2. Name of political subdivision	APRIL	2024
	3. Political subdivision number	PERFORMING ARTS CID	
	4. Name of county	17-048-0009	
5. Name of contact	6. Mailing address	JACKSON COUNTY	
Amanda Yoder	2345 Grand Blvd Suite 2200 Kansas City, MO 64108		
7. Telephone number	8. Fax number	9. Email address	
816-292-2000	816-292-2001	amanda.yoder@lathroppgm.com	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1. Debt Service		
	2. Project		
	3.		

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

S E Cooper & Associates PC CPA 8/15/2024  
Preparer's Name Title Date

**INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS**

Please mail the completed form to

State Auditor's Office  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

**Part I – FINANCIAL STATEMENT**

**A. Receipts (pages 3 and 4)**

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

## Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

PERFORMING ARTS CID

**A. Receipts**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	\$
2. Total sales tax		343,743			343,743	
3. Amusement sales tax		0				
4. Motor fuel tax		0				
5. Public utilities sales tax		0				
6. Tobacco products tax		0				
7. Hotel/Motel and restaurant/meals tax		0				
8. Alcoholic beverages licensing and permit taxes		0				
9. Amusement licensing and permit taxes		0				
10. Motor vehicles licensing and permit taxes		0				
11. Franchise tax (public utilities tax)		0				
12. Occupation and business licensing and permit taxes		0				
13. Other licenses and permit fees		0				
14. Intergovernmental receipts						
a. Use Tax		56,763			56,763	
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. <b>TOTAL</b> <i>Sum of lines 14a-h</i>	\$	56,763	\$ 0	\$ 0	56,763	\$ 0
<b>15. SUBTOTAL</b> <i>Sum of items 1-14i</i>	\$	400,506	\$ 0	\$ 0	400,506	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

**PERFORMING ARTS CID  
A. Receipts - Continued**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Project Fund</b>	<b>Fund</b>
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$ 400,506	\$ 0	\$ 0	\$ 400,506	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
<b>d. TOTAL</b> <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
<b>e. TOTAL</b> <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	7			7	
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
a. Payments in lieu of taxes	20,000			20,000	
b.	0				
c. Interfund transfers	0	16,524		-16,524	
<b>d. TOTAL</b> <i>Sum of lines 22a-c</i>	\$ 20,000	\$ 16,524	\$ 0	\$ 3,476	\$ 0
<b>23. TOTAL RECEIPTS</b> <b>Sum of items 15 through 22d</b>	\$ 420,513	\$ 16,524	\$ 0	\$ 403,989	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

**Part I - FINANCIAL STATEMENT - Continued**

PERFORMING ARTS CID

**B. Disbursements (by function)**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	General Fund	Debt Service Fund	Project Fund	Fund
1. Highways and streets	\$ 0				
2. Financial administration	5,823	5,823			
3. Central administration	0				
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	5,375	5,375			
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	432,581			432,581	
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
<b>Sum of lines 1-22</b>	\$ 443,779	\$ 11,198	\$ 0	\$ 432,581	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

PERFORMING ARTS CID

**B. Disbursements (by function)**  
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 443,779	\$ 11,198	\$ 0	\$ 432,581	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30.</b> Other - Specify					
<b>a.</b> Insurance	4,158	4,158			
KCMO - CID Annual					
<b>b.</b> Submission Review Fee	1,168	1,168			
<b>c.</b>	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> <b>Sum of items 23-31</b>	\$ 449,105	\$ 16,524	\$ 0	\$ 432,581	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	449,105	16,524		432,581	
<b>4. SUBTOTAL</b> <b>Sum of items C1-3</b>	\$ 449,105	\$ 16,524	\$ 0	\$ 432,581	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7



**Part I - FINANCIAL STATEMENT - Continued**

PERFORMING ARTS CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 449,105	\$ 16,524	\$ 0	\$ 432,581	\$ 0
<b>5. Capital expenditures - Specify</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS (by object)</b> Sum of items 4-6b	\$ 449,105	\$ 16,524	\$ 0	\$ 432,581	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

PERFORMING ARTS CID

**D. Statement of Indebtedness  
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a.				0
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

**F. Statement of Assessed Valuation  
and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. SALES TAX	1.0000
2. USE TAX	1.0000
3.	
4.	
5.	
6.	

**Part II - FINANCIAL STATEMENT SUMMARY**

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
A. Beginning balance	\$ 479,153	\$ 0	\$ 0	\$ 479,153	\$
B. Total receipts	420,513	16,524	0	403,989	0
C. Total disbursements	449,105	16,524	0	432,581	0
D. Ending balance	\$ 450,561	\$ 0	\$ 0	\$ 450,561	\$ 0

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

Attached hereto as Schedule A of this Exhibit is a more detailed breakdown of expenses in connection to line item 15 (General public buildings).

**SCHEDULE A**

PERFORMING ARTS CID - FYE 4/30/2024

**SECTION VI**

REVENUE AND EXPENSES:

<b>REVENUE:</b>		
a) Sales/Use Tax Collections	\$ 400,506.05	
b) Special Assessment Collections	\$ 0.00	
c) Payments in lieu of taxes	\$ 20,000.00	
d) Interest	\$ 7.28	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>TOTAL REVENUE:</b>		<b>\$0 \$420,513.33</b>
<b>EXPENSES:</b>		
<b>I. Public Infrastructure Improvements:</b>		
a) Parking Garage Repairs	\$ 147,076.00	
b) Professional Fees	\$ 27,883.75	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$0 \$174,959.75</b>
<b>II. Interior Improvements:</b>		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$0</b>

**SECTION VI CONTINUED**

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 0</b>
IV. Services:		
a)Accounting Fees	\$ 5,749.25	
b)Legal Fees	\$ 5,374.80	
c)Insurance	\$ 4,158.00	
d)Bank Fees	\$ 74.00	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 15,356.05</b>
V. Other Expenses		
a) R&M Management Fees	\$ 21,666.71	
b) Contracted PM Services	\$ 109,532.07	
c) Repairs and Replacements	\$ 124,429.07	
d) Supplies/Materials	\$ 1,843.34	
e) Permits/Fees	\$ 1,318.00	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 258,789.19</b>

<b>EXPENSES SUB-TOTAL:</b>		
I. Public Infrastructure Improvements	\$ 0 174,959.75	
II. Interior Improvements	\$ 0 .00	
III. Exterior Improvements	\$ 0 .00	
IV. Services	\$ 0 15,356.05	
V. Other Expenses	\$ 0 258,789.19	
<b>TOTAL EXPENSES:</b>		\$ 0 \$449,104.99
<b>TOTAL REVENUE:</b>		\$ 0 \$420,513.33
<b>LESS TOTAL EXPENSES:</b>		\$ 0 449,104.99
<b>BALANCE:</b>		\$ 0 \$(28,591.66)

**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](mailto:redvelopment@ded.mo.gov)

City Clerk  
 25th Floor, City Hall  
 414 E. 12<sup>th</sup> Street  
 Kansas City, MO 64106  
 Phone: 816-513-6401  
 Email: [clerk@kcmo.org](mailto: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](mailto: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](mailto:moaudit@auditor.mo.gov)

Performing Arts Community Improvement District  
Transaction Detail By Account  
May 2023 through April 2024

Expense	
Capital Outlay (Parking Garage)	174,959.75
Other Expenses	
Facility Repairs & Maintenance	
Management Services	
1100 R&M Management Fees	21,666.71
Total Management Services	21,666.71
Annual Contracted PM Services	
2100 Elevator Service	19,743.60
2200 Fire Suppression Inspectio	8,116.49
2210 Fire Alarm Inspection, Mon	5,468.50
2300 HVAC Systems Maintenance	33,644.97
2320 Electrical Systems Testing	2,627.48
2330 Back-up Generator Maintena	8,613.55
2500 Glass/Window Cleaning	14,765.00
2600 Tile & Flooring Maintenan	552.48
2700 Stainless Steel Maintenan	16,000.00
Total Annual Contracted PM Services	109,532.07
Repairs and Replacements	
3100 Elevator Repairs	8,492.16
3200 Fire Suppression Repairs	58,730.90
3310 HVAC Repairs	9,022.31
3320 Plumbing/Storm Water Repai	3,439.73
3340 Water Reclamation Repairs	3,549.45
3400 Tile and Flooring Repairs	1,618.00
3420 Concrete/Roof/Caulking/Wat	17,792.00
3700 Paintings and Wallcovering	9,200.00
3800 Other Systems Repairs	12,584.52
Total Repairs and Replacements	124,429.07
Supplies/Materials/Consumables	
4100 Permits/Fees	1,318.00
4300 Protective Mats/Flooring	1,843.34
Total Supplies/Materials/Consumables	3,161.34
Total Facility Repairs & Maintenance	258,789.19
Total Other Expenses	258,789.19
Operating Expenses	
5100 Legal Fees	5,374.80
5200 Accounting Fees	5,749.25
5300 Insurance	4,158.00
5500 Bank Fees	74.00
Total Operating Expenses	15,356.05
Total Expense	449,104.99

## Performing Arts Community Improvement District Transaction Detail By Account May 2023 through April 2024

Type	Date	Num	Name	Memo	Paid Amount
<b>Capital Outlay (Parking Garage)</b>					
Bill	09/20/2023	916359	General Fire Sprinkler (new)	916359 - emergency repairs in parking garage	147,076.00
Bill	04/22/2024	PF220275.01	Pool Fire Protection	PF220275.01 - professional services 1/20/24 - 2/16/24	13,637.50
Bill	04/22/2024	PF220275.01	Pool Fire Protection	PF220275.01 - professional services 2/17/24 - 3/22/24	14,246.25
<b>Total Capital Outlay (Parking Garage)</b>					<b>174,959.75</b>
<b>Other Expenses</b>					
<b>Facility Repairs &amp; Maintenance</b>					
<b>Management Services</b>					
<b>1100 R&amp;M Management Fees</b>					
Bill	05/28/2023	KPADG023-04	P1 Group Inc	KPADG023-04 - monthly management services for April 2023	1,666.67
Bill	07/25/2023	KPADG023-06	P1 Group Inc	KPADG023-06 - June management services	1,666.67
Bill	07/25/2023	KPADG023-05	P1 Group Inc	KPADG023-05 - May management services	1,666.67
Bill	07/25/2023	KPADG023-07	P1 Group Inc	KPADG023-07 - July management services	1,666.67
Bill	09/18/2023	KPADG023-08	P1 Group Inc	KPADG023-08 - Aug management services	1,666.67
Bill	09/20/2023	KPADG023-09	P1 Group Inc	KPADG023-09 - monthly management services for September	1,666.67
Bill	10/27/2023	KPADG023-10	P1 Group Inc	KPADG023-10 - Oct management services	1,666.67
Bill	12/29/2023	KPADG023-12	P1 Service LLC	KPADG023-12 - monthly management services Dec 2023	1,666.67
Bill	12/29/2023	KPADG023-11	P1 Service LLC	KPADG023-11 - monthly management services Nov 2023	1,666.67
Bill	02/08/2024	KPADG024-01	P1 Service LLC	KPADG024-01 - monthly management services January 2024	1,666.67
Bill	03/20/2024	KPADG024-02	P1 Service LLC	KPADG024-02 - monthly management services February 2024	1,666.67
Bill	04/22/2024	KPADG024-03	P1 Service LLC	KPADG024-03 - March monthly management services	1,666.67
Bill	04/22/2024	KPADG024-04	P1 Service LLC	KPADG024-04 - monthly management services for April	1,666.67
<b>Total 1100 R&amp;M Management Fees</b>					<b>21,666.71</b>
<b>Total Management Services</b>					<b>21,666.71</b>
<b>Annual Contracted PM Services</b>					
<b>2100 Elevator Service</b>					
Bill	06/23/2023	871039197	KONE Inc	871039197 dtd 5/1/23 - service agreement 5/1/23 - 10/31/23	9,871.80
Bill	03/20/2024	871197200	KONE Inc	871197200 - maintenance period 11/1/23 - 4/30/24 - includes value-added...	9,871.80
<b>Total 2100 Elevator Service</b>					<b>19,743.60</b>
<b>2200 Fire Suppression Inspectio</b>					
Bill	05/26/2023	901303	General Fire Sprinkler (new)	901303 - low point drain & pump churn 4-16-23	1,682.00
Bill	07/25/2023	319648	Keller Fire & Safety	319648 dtd 6/22/23 - service discharged portables	147.49
Bill	12/29/2023	925286	General Fire Sprinkler (new)	925286 - quarterly and system purge low point drains	4,307.00
Bill	12/29/2023	925777	General Fire Sprinkler (new)	925777 - monthly inspection fire protection sprinkler systems	1,115.00
Bill	02/06/2024	927617	General Fire Sprinkler (new)	927617 - monthly fire pump churn & low point drain	865.00
<b>Total 2200 Fire Suppression Inspectio</b>					<b>8,116.49</b>
<b>2210 Fire Alarm Inspection, Mon</b>					
Bill	05/26/2023	C669897	Kansas City Fire & Security LLC...	C669897 - annual alarm monitoring	540.00
Bill	09/18/2023	1-129544813...	Johnson Controls	1-129544813336 dtd 6/3/23 - planned service agreement 6/1/23-5/31/24	3,191.00
Bill	03/20/2024	23780996	Johnson Controls Fire Protectio...	23780996 - fire alarm system test and inspection service quarterly	595.50
Bill	03/20/2024	23971628	Johnson Controls Fire Protectio...	23971628 - fire alarm system test and inspection quarterly	571.00
Bill	03/20/2024	23882737	Johnson Controls Fire Protectio...	23882737 - fire system inspection - quarterly (contract end 6.30.24)	571.00
<b>Total 2210 Fire Alarm Inspection, Mon</b>					<b>5,468.50</b>
<b>2300 HVAC Systems Maintenance</b>					
Bill	06/23/2023	22555	Mark One Electric Company Inc	22555 - monthly generator service - May 2023	508.30
Bill	06/23/2023	107104883 4...	P1 Service LLC	107104883 - scheduled maintenance agreement billing - April 2023	1,816.63
Bill	06/23/2023	107105549	P1 Service LLC	107105549 - scheduled maintenance agreement (1 of 12) for May 2023	1,926.00
Bill	07/25/2023	107106298	P1 Service LLC	107106298 - scheduled maintenance agreement (2 of 12) for June 2023	1,926.00
Bill	07/25/2023	107102213 1...	P1 Service LLC	107102213 dtd 12/10/22 -- maintenance agreement billing	1,816.67
Bill	07/25/2023	107102975 1...	P1 Service LLC	107102975 dtd 1/10/23 - maintenance agreement billing	1,816.67
Bill	07/25/2023	22718	Mark One Electric Company Inc	22718 - monthly generator service - June 2023	508.30
Bill	09/20/2023	107107917	P1 Service LLC	107107917 - scheduled maintenance agreement (4 of 12) for Aug 2023	1,926.00
Bill	10/27/2023	107108762	P1 Service LLC	107108762 - scheduled maintenance agreement (5 of 12) for Sep 2023	1,926.00
Bill	11/30/2023	23338	Mark One Electric Company Inc	23338 - monthly generator service - July 2023	508.30
Bill	11/30/2023	23339	Mark One Electric Company Inc	23339 - monthly generator service - August 2023	508.30
Bill	12/29/2023	23752	Mark One Electric Company Inc	23752 - monthly generator service November 2023	508.30
Bill	12/29/2023	107110369	P1 Service LLC	107110369 - scheduled maintenance agreement Nov 2023 (7 of 12)	1,926.00
Bill	12/29/2023	107109629	P1 Service LLC	107109629 - scheduled maintenance agreement Oct 2023 (6 of 12)	1,926.00
Bill	12/29/2023	107107000	P1 Service LLC	107107000 - scheduled maintenance agreement Jul 2023 (3 of 12)	1,926.00
Bill	12/29/2023	1071110418	P1 Service LLC	1071110418 - scheduled maintenance agreement Dec 2023 (8 of 12)	1,926.00
Bill	02/06/2024	23889	Mark One Electric Company Inc	23889 - generator service January 2024	508.30
Bill	02/06/2024	23825	Mark One Electric Company Inc	23825 - generator service December 2023	508.30
Bill	02/06/2024	107111687	P1 Service LLC	107111687 - maintenance agreement January 2024 (9 of 12)	1,926.00
Bill	02/06/2024	23824	Mark One Electric Company Inc	23824 - generator service October 2023	508.30
Bill	02/29/2024	24046	Mark One Electric Company Inc	24046 - generator service February 2024	508.30
Bill	02/29/2024	107112937	P1 Service LLC	107112937 - maintenance management agreement February 2024	1,926.00
Bill	03/20/2024	107113513	P1 Service LLC	107113513 - maintenance management agreement March 2024	1,926.00
Bill	04/22/2024	24324	Mark One Electric Company Inc	24324 - March emergency generator inspection	508.30
Bill	04/22/2024	107114288	P1 Service LLC	107114288 - maintenance mgmt agreement for April (12 of 12)	1,926.00
<b>Total 2300 HVAC Systems Maintenance</b>					<b>33,644.97</b>
<b>2320 Electrical Systems Testing</b>					
Bill	05/26/2023	22222	Mark One Electric Company Inc	22222 - monthly generator service - April 2023	508.30
Bill	11/30/2023	23340	Mark One Electric Company Inc	23340 - monthly generator service and repairs - September 2023	2,119.18
<b>Total 2320 Electrical Systems Testing</b>					<b>2,627.48</b>



Performing Arts Community Improvement District

Transaction Detail By Account

May 2023 through April 2024

Type	Date	Num	Name	Memo	Paid Amount
Bill	04/22/2024	24325	Mark One Electric Company Inc	24325 - repairs to terrace lights; re-lamping and lens replacing in garage	8,613.55
Total 2330 Back-up Generator Maintena					8,613.55
<b>2500 Glass/Window Cleaning</b>					
Bill	07/25/2023	42058003333	City Wide Window Washing Inc	42058003333 dtd 6/29/23 - wash both sides of exterior side windows	5,675.00
Bill	09/20/2023	42058003621	City Wide Window Washing Inc	42058003621 - wash exterior and interior glass	1,440.00
Bill	10/27/2023	42058003734	City Wide Window Washing Inc	42058003734 - wash exterior and interior glass	1,530.00
Bill	12/29/2023	42058004114	City Wide Window Washing Inc	42058004114 - wash exterior and interior glass	1,530.00
Bill	02/29/2024	42058004359	City Wide Window Washing Inc	42058004359 - glass cleaning 2/20/24	1,530.00
Bill	02/29/2024	42058004289	City Wide Window Washing Inc	42058004289 - glass cleaning 1/30/24	1,530.00
Bill	04/22/2024	42058004484	City Wide Window Washing Inc	42058004484 - wash exterior & interior glass 3.27.24	1,530.00
Total 2500 Glass/Window Cleaning					14,765.00
<b>2600 Tile &amp; Flooring Maintenan</b>					
Bill	09/18/2023	69697	SG360	69697 dtd 7/15/23 - 2023 floor maintenance	552.48
Total 2600 Tile & Flooring Maintenan					552.48
<b>2700 Stainless Steel Maintenan</b>					
Bill	07/25/2023	4004	KC Restoration LLC	4004 dtd 5/27/23 - stainless steel maintenance services in June 2023	8,000.00
Bill	11/30/2023	4083	KC Restoration LLC	inv 4083 dtd 10/18/23 - stainless steel maintenance services in Fall 2023	8,000.00
Total 2700 Stainless Steel Maintenan					16,000.00
Total Annual Contracted PM Services					109,532.07
<b>Repairs and Replacements</b>					
<b>3100 Elevator Repairs</b>					
Bill	06/23/2023	1158488630	KONE Inc	1158488630 dtd 2/23/23 - repairs to elevator 2	1,340.56
Bill	06/23/2023	1158494061	KONE Inc	1158494061 dtd 3/7/23 - repairs to elevator 2	2,115.12
Bill	06/23/2023	1158495741	KONE Inc	1158495741 dtd 3/9/23 - repairs to elevator 2	756.10
Bill	06/23/2023	1158495740	KONE Inc	1158495740 dtd 3/9/23 - repairs to elevator 4	1,949.92
Bill	03/20/2024	1158651654	KONE Inc	1158651654 - elevator stand-by repair service	291.22
Bill	03/20/2024	1158630594	KONE Inc	1158630594 - elevator 4 repair	211.77
Bill	03/20/2024	1158645062	KONE Inc	1158645062 - elevator 3 repair	1,827.47
Total 3100 Elevator Repairs					8,492.16
<b>3200 Fire Suppression Repairs</b>					
Bill	06/23/2023	903310	General Fire Sprinkler (new)	903310 dtd 4/28/23 - system flood test	1,160.00
Bill	06/23/2023	KPADG023-13	P1 Group Inc	KPADG023-13 dtd 4/26/23 - additional repair hours	99.52
Bill	07/25/2023	KPADG023-14	P1 Group Inc	KPADG023-14 dtd 6/19/23 - additional repair hours	442.88
Bill	11/30/2023	921805	General Fire Sprinkler (new)	921805 dtd 10/27/23 - additional emergency fire suppression repairs	40,000.00
Bill	02/06/2024	929328	General Fire Sprinkler (new)	929328 - low air service call	485.00
Bill	02/06/2024	928420	General Fire Sprinkler (new)	928420 - air leak repair	719.00
Bill	02/06/2024	928422	General Fire Sprinkler (new)	928422 - compressor trip low air	360.00
Bill	02/06/2024	928892	General Fire Sprinkler (new)	928892 - patch air leak	746.25
Bill	02/29/2024	930780	General Fire Sprinkler (new)	930780 - repairs Jan 22, 24, 25, 26 and new regulators	10,331.00
Bill	03/20/2024	933641	General Fire Sprinkler (new)	933641 - response to line freeze 1/23	671.00
Bill	03/20/2024	933643	General Fire Sprinkler (new)	933643 - pre-freeze inspection	485.00
Bill	04/22/2024	935764	General Fire Sprinkler (new)	935764 - monthly churn low point drain regulator service 3.13.24	1,460.00
Bill	04/22/2024	934939	General Fire Sprinkler (new)	934939 - pre-freeze inspection and monthly churn 2.20.24	1,025.00
Bill	04/22/2024	928912	General Fire Sprinkler (new)	928912 - broken drum trip 1.11.24	746.25
Total 3200 Fire Suppression Repairs					58,730.90
<b>3310 HVAC Repairs</b>					
Bill	12/29/2023	107110935	P1 Service LLC	107110935 - failed O2 sensor replacement	8,485.90
Bill	02/29/2024	107111883	P1 Service LLC	107111883 - Lobby mini split repair	536.41
Total 3310 HVAC Repairs					9,022.31
<b>3320 Plumbing/Storm Water Repair</b>					
Bill	10/27/2023	#1 ADG	Kauffman Center for the Perfor...	1 - reimbursement for supplies for water system	210.77
Bill	12/29/2023	KPADG023-15	P1 Service LLC	KPADG023-15 - domestic water line repairs-- additional repair hours	414.08
Bill	03/20/2024	KPADG024-17	P1 Service LLC	KPADG024-17 - additional hours for foundation pump repair	310.56
Bill	03/20/2024	109103115	P1 Service LLC	109103115 - foundation pump froze up	1,419.72
Bill	04/22/2024	KPADG024-18	P1 Service LLC	KPADG024-18 - additional repair hrs on domestic water system repair & a...	517.60
Bill	04/22/2024	C933303	Kansas City Fire & Security LLC...	C933303 - annual monitoring fire system Apr24 - Mar25	567.00
Total 3320 Plumbing/Storm Water Repair					3,439.73
<b>3340 Water Reclamation Repairs</b>					
Bill	06/23/2023	5374	Dexter Pump Service	5374INV - irrigation pump repairs	419.90
Bill	06/23/2023	109101376	P1 Service LLC	109101376 - cistern repairs	2,435.22
Bill	07/25/2023	5376INV	Dexter Pump Service	5376INV - pump fill repair	694.33
Total 3340 Water Reclamation Repairs					3,549.45
<b>3400 Tile and Flooring Repairs</b>					
Bill	07/25/2023	126462	Bock's Steam Star	126462 dtd 7/11/23 - limestone restorative - main parking garage, levels 1...	1,261.00
Bill	02/06/2024	129877	Bock's Steam Star	129877 - elevator cleaning	357.00
Total 3400 Tile and Flooring Repairs					1,618.00
<b>3420 Concrete/Roof/Caulking/Wat</b>					
Bill	12/29/2023	CID Garage P...	JE Dunn Constuction Company	CID Garage Pavers - 2023	17,792.00
Total 3420 Concrete/Roof/Caulking/Wat					17,792.00

Performing Arts Community Improvement District

Transaction Detail By Account

May 2023 through April 2024

Type	Date	Num	Name	Memo	Paid Amount
<b>3700 Paintings and Wallcovering</b>					
Bill	10/27/2023	091823	MVP Painting	091823 - painting stair structure	9,200.00
Total 3700 Paintings and Wallcovering					9,200.00
<b>3800 Other Systems Repairs</b>					
Bill	09/20/2023	20076	Architectural Glazing Profession...	20076 - glass panel replace in stair enclosure	1,180.00
Bill	12/29/2023	5859	Westport Glass & Mirror	5859 - sections of glass replacement 17th Broadway	7,300.00
Bill	12/29/2023	KPADG023-16	P1 Service LLC	KPADG023-16 - power outage OT - additional repair hours	103.52
Bill	02/29/2024	00023437	Road Runner Safety Services Inc	23437 - changeable message boards (2) rental for 25 days	3,940.00
Bill	03/20/2024	11159	Barefoot Banners & Signs	11159 - fire control sign	61.00
Total 3800 Other Systems Repairs					12,584.52
Total Repairs and Replacements					124,429.07
<b>Supplies/Materials/Consumables</b>					
<b>4100 Permits/Fees</b>					
Bill	07/25/2023	345390 (4/2/22)	City of Kansas City, Missouri	345390 dated 4/2/22 - 4 CPPU elevator inspection renewal fees @ \$146...	584.00
Bill	07/25/2023	405386 (4/2/23)	City of Kansas City, Missouri	405386 dated 4/2/23 - 4 CPPU elevator inspection renewal fees @ \$146...	584.00
Bill	02/29/2024	23121160617...	KCMO City Treasurer	231211606177001 - fire permit	150.00
Total 4100 Permits/Fees					1,318.00
<b>4300 Protective Mats/Flooring</b>					
Bill	11/30/2023	146229	Superior Linen Supply Co Inc	146229 dtd 11/15/23 - entryway floor mats for garage vestibule	1,670.58
Bill	12/29/2023	146273	Superior Linen Supply Co Inc	146273 - shipping charges on floor mats	172.76
Total 4300 Protective Mats/Flooring					1,843.34
Total Supplies/Materials/Consumables					3,161.34
Total Facility Repairs & Maintenance					258,789.19
Total Other Expenses					258,789.19
<b>Operating Expenses</b>					
<b>5100 Legal Fees</b>					
Bill	09/18/2023	2211513	Lathrop GPM LLP	2211513 dtd 6/21/23 - professional services through May 31, 2023	2,018.25
Bill	10/27/2023	2229359	Lathrop GPM LLP	2229359 - professional services through August 31, 2023	793.80
Bill	10/27/2023	2226346	Lathrop GPM LLP	2226346 - professional services through July 31, 2023	886.95
Bill	11/30/2023	2240749	Lathrop GPM LLP	2240749 dtd 11/17/23 - October professional services	1,675.80
Total 5100 Legal Fees					5,374.80
<b>5200 Accounting Fees</b>					
Bill	07/25/2023	230710-878	S E Cooper & Associates PC	230710-878; accounting services 12/1/22 - 7/10/23	3,104.25
Bill	02/09/2024	231220-1193	S E Cooper & Associates PC	231220-1193 - accounting services 7/1/23 - 11/30/23	2,645.00
Total 5200 Accounting Fees					5,749.25
<b>5300 Insurance</b>					
Bill	02/06/2024	146247	MOPERM	146247; Acct 4465 - liability insurance renewal 1/1/24 to 1/1/25	4,158.00
Total 5300 Insurance					4,158.00
<b>5500 Bank Fees</b>					
Check	05/31/2023		Commerce Bank	statement fee	5.00
Check	06/30/2023		Commerce Bank	statement fee	5.00
Check	07/31/2023		Commerce Bank	statement fee	5.00
Check	08/31/2023		Commerce Bank	statement fee	5.00
Check	09/30/2023		Commerce Bank	statement fee	5.00
Check	10/31/2023		Commerce Bank	statement fee	5.00
Check	11/30/2023		Commerce Bank	statement fee	5.00
Check	12/29/2023		Commerce Bank	statement fee	5.00
Check	01/31/2024		Commerce Bank	statement fee	5.00
Check	02/29/2024		Commerce Bank	statement fee	5.00
Check	03/29/2024		Commerce Bank	statement fee	5.00
Check	04/17/2024		Commerce Bank	incoming wire transfer fee	14.00
Check	04/30/2024		Commerce Bank	statement fee	5.00
Total 5500 Bank Fees					74.00
Total Operating Expenses					15,356.05
<b>TOTAL</b>					<b>449,104.99</b>

EXHIBIT B

RESOLUTION NO. 2023-02

THE PERFORMING ARTS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE PERFORMING ARTS COMMUNITY IMPROVEMENT DISTRICT APPROVING FURTHER REPAIRS TO FIRE SUPPRESSION SYSTEM

WHEREAS, the Performing Arts Community Improvement District (“PACID”) has previously engaged General Fire Sprinkler (the “Contractor”) for general fire suppression system repairs; and

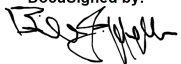
WHEREAS, the garage is in need of additional emergency repairs to be provided by the Contractor; and


WHEREAS, such additional work will cost up to \$160,000.00; and

WHEREAS, the Board has discussed the necessity of the repairs; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of PACID that it hereby approves and authorizes the execution of any proposals or other contracts with the Contractor in order to engage Contractor for the repairs necessary and all corresponding expenses in accordance with the terms attached hereto as **Exhibit A** and made a part hereof.

Adopted this 31<sup>st</sup> day of May, 2023.

DocuSigned by:  
  
D42707B5E39C412  
Bill Miller, Chairman

Attest:  
DocuSigned by:  
  
AF39AAC7046740C...  
Matthew Muckenthaler, Secretary



# GENERAL FIRE SPRINKLER COMPANY, LLC

10324 W. 79TH STREET  
SHAWNEE, KS 66214  
(913) 390-1105 • FAX (913) 390-1109

From

**General Fire Sprinkler  
Company**

11000 Lakeview Avenue  
Lenexa KS 66219  
9133901105

**Quote No.**

**2014438**

Type  
Prepared By  
Created On  
Valid Until

Repair  
Nigel Bayless  
05/23/2023  
06/01/2023

**Quote For**

**Kauffman Center for the  
Performing Arts**

Kauffman Center for the  
Performing Arts District- CID  
Arts District Garage  
1621 Broadway Boulevard  
Kansas City MO 64108  
+1 816-994-7200

## Description of Work

Labor material and expense to remove and replace sections of corroded/leaking pipe on the dry systems throughout the parking garage.

We propose to

1. Isolate and drain the fire sprinkler system
2. Detach existing branch lines
3. Remove corroded/leaking pipe and fittings
4. Install new Sched. 40 galvanized pipe (2" and smaller) Sched. 10 Galvanized pipe (2.5" and larger) with grooved couplings and threaded fittings
5. Reconnect existing branch lines
6. Restore system to service
7. Verify no leaks present where work was performed.

Labor material and expense to install nitrogen generator to supply the dry systems (8) in the parking garage.

We propose to install

- AG-1100 Nitrogen Generator
- Protector Manual Vent
- 7.5 HP compressor with 80 Gallon Vertical Tank and aftercooler
- Handheld Gas Analyzer
- 8- Smart Vent Automatic Vent

DESIGN CRITERIA:3-862 gal6-707 gal6-885 gal6-1110 gal6-765 gal6-998 gal6-751 gal3-953 gal

System air pressure is normally 25-30psi.

- AG-11000 nitrogen generator cabinet requires 120-240 VAC, 50-60 Hz, 15 amp, single phase power supply.
- AG-11000 will require a Local Area Network (LAN) connection when remote monitoring is desired.
- COMP-7.5 air compressor requires dedicated 460VAC, 20 amp, 3-phase power supply with manual disconnect. Air compressor receiver tank is equipped with auto drain which requires 120VAC single phase power supply.
- New and existing dry pipe/pre-action fire sprinkler systems shall be leak tested per NFPA 13 and NFPA 25 and the results documented. Dry pipe/pre-action systems that are found to have a leak rate in excess of six (6) psi in a twenty-four (24) hour period may require a larger nitrogen generator.
- New and existing dry pipe/pre-action fire sprinkler systems where a nitrogen generator is supplying supervisory gas to dry pipe/pre-action systems that have a leak rate in excess of six (6) psi in a twenty-four (24) hour period may void the manufacturer's equipment warranty.
- All Nitrogen inerting equipment is installed in the sprinkler riser room. No need for equipment or nitrogen

sampling lines to be installed throughout the facility.

Nitrogen inerting equipment does not require refrigerated air dryer or nitrogen storage tank.

- PAV-D/PSV-D Inerting Vents include back pressure regulator preventing depressurization of the fire sprinkler system piping if supervisory gas is lost.

Nitrogen generator will be piped to the existing air maintenance devices

Start up and training included

**Electrical work excluded**

Labor material and expense to remove and replace a sections of corroded/leaking main in breeze way behind the elevator lobby.

We propose to

1. Build Scaffolding in breezeway
2. Isolate and drain the fire sprinkler system
3. Remove corroded/leaking pipe and fittings
4. Install new Sched. 10 galvanized pipe with grooved couplings and threaded fittings
5. Reconnect existing lowpoint drains
6. Restore system to service
7. Verify no leaks present where work was performed.
8. Remove scaffolding from breezeway

**Services to be completed**

**Dry Sprinkler**

Replace 12 broken drum drips

*Estimated Completion: 06/15/2023 to 07/31/2023*

**Fire Protection**

P1

Replace 4 sections of branch lines and mains

*Estimated Completion: 06/15/2023 to 07/31/2023*

**Fire Protection**

P2

Replace 6 sections of branch lines and mains

*Estimated Completion: 06/15/2023 to 07/31/2023*

**Fire Protection**

P3

Replace 10 sections of branch lines and mains

*Estimated Completion: 06/15/2023 to 07/31/2023*

**Fire Protection**

Restock Head Cabinets

*Estimated Completion: 06/15/2023 to 07/31/2023*

**Dry Sprinkler**

Install new nitrogen generator to supply dry systems.

*Estimated Completion: 06/15/2023 to 07/31/2023*

**Dry Sprinkler**

Remove and replace 4" & 6" main located in the breeze way behind the elevator lobby.

*Estimated Completion: 06/15/2023 to 07/31/2023*

**GRAND TOTAL      \$147,076.00**

**Terms and Conditions**

ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS MONDAY-FRIDAY 7:00 a.m.-3:30 p.m.

EXCLUDED: OVERTIME LABOR, FIRE WATCH, PREVIOUS INSPECTIONS/SERVICE CALLS/REPAIRS, REPAIRS, PERMITS, STAMPS, WORKING DRAWINGS, CALCS. ALARM PANELS, DEVICE WIRING, ALARM PANEL PROGRAMMING, ALARM PANEL WIRING, RELOCATING DEVICES, ADDING ALARM MODULES, FIRE EXTINGUISHERS, FIRE EXTINGUISHER SIGNAGE, FIRE EXTINGUISHER

TRANSFORMERS, CONCRETE, TIE RODS, AND REPAIRS. INSULATIONS, QUARTERLY/SEMI-ANNUAL/ANNUAL INSPECTIONS, RETURN TRIPS, LIFT RENTALS, FORKLIFT RENTAL, SPECIAL EQUIPMENT RENTAL, ELECTRICAL WORK, SHEETROCK REPAIRS/PATCHING, PAINTING, REINSULATING, INSULATION, PIPE WRAPPING, PIPE PAINTING, X-RAYS, CONCRETE BREAKING, ROCK BREAKING, SAW CUTTING, CORING, ASPHALT/CONCRETE REPAIRS/PATCHING, LANDSCAPING, ROTATING ASSEMBLIES, BEARING, WEAR RINGS, BALANCING, GRINDING, ALIGNMENTS, DRIVE COUPLINGS, MOTOR REPAIRS, GROUTING PUMP ASSEMBLY, CASING RELIEF VALVES, AUTOMATIC AIR VENTS, BROKEN HARDWARE, DRILLING/TAPPING, EXPEDITED SHIPPING, PRESSURE SWITCHES, REGULATORS, AMD, LAB TESTING, HEAD TESTING, COVID TESTING, LOSS OF TIME BEYOND GENERAL FIRE SPRINKLER COMPANY'S CONTROL, ANY OTHER WORK NOT DETAILED IN THE ABOVE SCOPE OF WORK, CREDIT CARD FEES, AND TAXES UNLESS OTHERWISE STATED ABOVE.

ALL MATERIALS/EQUIPMENT REMOVED/DEMOED AND/OR LEFTOVER FROM THIS JOB SHALL BE HAULED OFF BY GENERAL FIRE SPRINKLER CO., LLC.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

Approved by Bill Miller on 6/15/2023 10:41am with Purchase Order number ADG-2023-1 from IP address  
23.228.166.153

**RESOLUTION NO. 2023-03**

**THE PERFORMING ARTS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE PERFORMING ARTS COMMUNITY IMPROVEMENT DISTRICT APPROVING FURTHER REPAIRS TO FIRE SUPPRESSION SYSTEM**

WHEREAS, the Performing Arts Community Improvement District (“PACID”) engaged General Fire Sprinkler (the “Contractor”) for certain repair and maintenance services in October 2023; and

WHEREAS, PACID and Contractor identified additional work needed to repair the fire suppression system; and


WHEREAS, such additional work will cost up to \$40,000.00; and

WHEREAS, the Board has discussed the necessity of the repairs; and

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of PACID that it hereby approves and authorizes the execution of any proposals or other contracts with the Contractor in order to engage Contractor for the repairs necessary and all corresponding expenses in accordance with the terms attached hereto as **Exhibit A** and made a part hereof.

Adopted this 13<sup>th</sup> day of October 2023.

DocuSigned by:  
  
D42707B5E39C412...  
Bill Miller, Chairman

Attest:  
DocuSigned by:  
  
AF39AAC7046740C...  
Matthew Muckenthaler, Secretary



# GENERAL FIRE SPRINKLER COMPANY, LLC

10324 W. 79TH STREET  
SHAWNEE, KS 66214  
(913) 390-1105 • FAX (913) 390-1109

[Approve Request Changes](#)

**General Fire Sprinkler Company**

**From** 11000 Lakeview Avenue  
Lenexa, KS 66219  
(913) 390-1105

Quote No. **2014490**

Type Repair

Prepared By Colt Daniels

Created On 09/21/2023

Valid Until 10/31/2023

**Kauffman Center for the Performing Arts**

**Quote For** Kauffman Center for the Performing Arts District- CID Arts District Garage  
1621 Broadway Boulevard  
Kansas City, MO 64108

## Description of Work

Labor, material, and expense to make necessary repairs to return systems to service

**Services to be completed**

**Dry Sprinkler System Group - Parking Garage 8**

Labor, material, and expense to make repairs to multiple dry systems to return to service. Following price is not to exceed

GRAND TOTAL \$40,000.00

## Terms and Conditions

ALL WORK TO BE DONE DURING NORMAL BUSINESS HOURS MONDAY-FRIDAY 7:00 a.m.-3:30 p.m.

EXCLUDED: OVERTIME LABOR, FIRE WATCH, PREVIOUS INSPECTIONS/SERVICE CALLS/REPAIRS, REPAIRS, PERMITS, STAMPS, WORKING DRAWINGS, CALCS. ALARM PANELS, DEVICE WIRING, ALARM PANEL PROGRAMMING, ALARM PANEL WIRING, RELOCATING DEVICES, ADDING ALARM MODULES, FIRE EXTINGUISHERS, FIRE EXTINGUISHER SIGNAGE, FIRE EXTINGUISHER HANGERS/BRACKETS/CABINETS, FLUSHING, 3/5 YEAR INSPECTIONS, QUARTERLY/SEMI-ANNUAL/ANNUAL INSPECTIONS, RETURN TRIPS, LIFT RENTALS, FORKLIFT RENTAL, SPECIAL



EQUIPMENT RENTAL, ELECTRICAL WORK, SHEETROCK REPAIRS/PATCHING, PAINTING, REINSULATING, INSULATION, PIPE WRAPPING, PIPE PAINTING, X-RAYS, CONCRETE BREAKING, ROCK BREAKING, SAW CUTTING, CORING, ASPHALT/CONCRETE REPAIRS/PATCHING, LANDSCAPING, ROTATING ASSEMBLIES, BEARING, WEAR RINGS, BALANCING, GRINDING, ALIGNMENTS, DRIVE COUPLINGS, MOTOR REPAIRS, GROUTING PUMP ASSEMBLY, CASING RELIEF VALVES, AUTOMATIC AIR VENTS, BROKEN HARDWARE, DRILLING/TAPPING, EXPEDITED SHIPPING, PRESSURE SWITCHES, REGULATORS, AMD, LAB TESTING, HEAD TESTING, COVID TESTING, LOSS OF TIME BEYOND GENERAL FIRE SPRINKLER COMPANY'S CONTROL, ANY OTHER WORK NOT DETAILED IN THE ABOVE SCOPE OF WORK, CREDIT CARD FEES, AND TAXES UNLESS OTHERWISE STATED ABOVE.

ALL MATERIALS/EQUIPMENT REMOVED/DEMOED AND/OR LEFTOVER FROM THIS JOB SHALL BE HAULED OFF BY GENERAL FIRE SPRINKLER CO., LLC.

All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices. Any alteration or deviation from the above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control. Owner to carry fire, tornado, and other necessary insurance.

## Approve Quote [Close](#)

Please confirm that you approve this quote. General Fire Sprinkler Company will be notified that you have authorized them to perform this work.

Please make sure your name and email address are correct:

Aaron Robison arobison@kauffmancenter.oi

Enter your purchase order number, if you have one:

read and accepted the Quote Terms and Conditions.

Checking this confirms that you have



Approved 10/2/23

## Request Changes to Quote [Close](#)

Enter any parts, services, or labor on this quote that you would like the vendor to change.

Enter any changes on this quote



INVOICE  
**921805**

11000 LAKEVIEW AVE  
SUITE 100  
LENEXA, KS 66219  
PHONE: 913-390-1105

BILL TO	211221 KAUFFMAN CENTER FOR THE P 1601 BROADWAY BLVD KANSAS CITY, MO 64108-1229	Jobsite Address KCMO PERF ARTS PKG GARAGE 1621 BROADWAY BLVD KANSAS CITY, MO 64108-1229

Customer Contract No.	Customer Order No.	Our Job Number 6S0470	Invoice Date 10-27-23	Billing No.	Terms NET 30	Due Date 11-26-23
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DESCRIPTION	TOTAL
Job Name: KCMO PERF ARTS PKG GARAGE	
10/12	
MATERIAL, LABOR, AND EXPENSE FOR EXTRA ON PIPE REPLACEMENT.	
LABOR-REGULAR	22,066.00
MATERIALS	17,934.00
*** ALL PAST DUE BALANCES ARE SUBJECT TO THE MAXIMUM INTEREST RATE ALLOWED BY LAW, PLUS ANY APPLICABLE COLLECTION FEES ***	

**Service Simplified**

You can pay online at [www.wsfp.com](http://www.wsfp.com) or scan the QR code

TO PAY BY CHECK, REMIT TO  
PO BOX 412007  
Boston, MA 02241



Pay This Amount →	40,000.00
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**RESOLUTION NO. 2024-01**

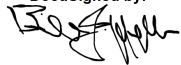
**THE PERFORMING ARTS COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE PERFORMING ARTS COMMUNITY IMPROVEMENT  
DISTRICT APPROVING 2024-2025 ANNUAL BUDGET**

WHEREAS, the Board must submit its annual budget to the City Council for approval; and

WHEREAS, a proposed budget for the 2024-2025 fiscal year has been prepared for consideration by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Performing Arts Community Improvement District, having fully considered the proposed budget, hereby adopts the 2024-2025 budget in the form attached hereto and directs that the Chairman or Treasurer of the Board is authorized to submit this resolution and said budget to the City of Kansas City in the form and amount as hereby adopted.

Adopted this 19<sup>th</sup> day of January, 2024.

DocuSigned by:  
  
D42707B5E39C412...  
Bill Miller, Chairman

Attest:  
DocuSigned by:  
  
AF38AAC7040740C...  
Matthew Muckenthaler, Secretary

v. 1/20/24

Performing Arts Community Improvement District  
 Preliminary Budget for year Ended April 30, 2025  
 Administration General Fund - Cash Basis

	FY 2021-22		FY 2022-23		FY 2023-24			FY 2024-25
	Budget	Actual (unaudited-cash basis)	Budget	Actual YTD 11/30/22	Budget	Actual YTD 11/30/22	Projected 4/30/24	Preliminary Budget
<b>Revenue:</b>								
CID Sales/Use Tax Revenue	\$110,000	\$153,022	\$230,000	\$173,889	\$265,000	\$275,894	\$365,894	\$285,000
Interest	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
4th Amend/Coop Agreement	\$120,000	\$189,750	\$105,000	\$101,978	\$20,000	\$20,000	\$20,000	\$20,000
Projected for FYE 4/30/21								
Projected for FYE 4/30/22								
KC Convention Hotel	\$20,000	\$40,000	\$20,000	\$0	\$20,000	\$20,000	\$20,000	\$20,000
<b>Total Revenue</b>	<b>\$250,000</b>	<b>\$382,772</b>	<b>\$355,000</b>	<b>\$275,867</b>	<b>\$285,000</b>	<b>\$275,894</b>	<b>\$385,894</b>	<b>\$305,000</b>
<b>Expense:</b>								
Legal - Operating	\$12,000	\$7,960	\$12,000	\$8,011	\$18,000	\$5,375	\$18,000	\$20,000
Accounting/Audit	\$9,000	\$5,807	\$7,000	\$6,041	\$8,000	\$3,104	\$8,000	\$8,500
Insurance	\$3,944	\$4,158	\$4,500	\$4,158	\$4,500	\$0	\$4,500	\$5,000
Taxes/Fees	\$500	\$86	\$500	\$35	\$1,200	\$35	\$1,200	\$1,500
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$150,000	\$224,020	\$165,000	\$182,515	\$200,000	\$135,380	\$200,000	\$225,000
Capital Repairs (From Reserve)	\$50,000	\$0	\$100,000	\$0	\$250,000	\$147,076	\$300,000	\$250,000
Transfer to City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$225,444</b>	<b>\$242,031</b>	<b>\$289,000</b>	<b>\$200,760</b>	<b>\$481,700</b>	<b>\$290,970</b>	<b>\$531,700</b>	<b>\$510,000</b>
<b>Net Income (Loss)</b>	<b>\$24,556</b>	<b>\$140,741</b>	<b>\$66,000</b>	<b>\$75,107</b>	<b>(\$196,700)</b>	<b>(\$15,076)</b>	<b>(\$145,806)</b>	<b>(\$205,000)</b>
						<b>\$464,077</b>	<b>\$333,347</b>	<b>\$128,347</b>

CASH IN RESERVE

**RESOLUTION NO. 2024-03**

**THE PERFORMING ARTS COMMUNITY IMPROVEMENT DISTRICT**  
**RESOLUTION OF THE PERFORMING ARTS COMMUNITY IMPROVEMENT**  
**DISTRICT APPROVING 2024-2025 ANNUAL BUDGET**

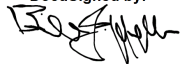
WHEREAS, the Board must submit its annual budget to the City Council for approval;

WHEREAS, a proposed budget for the 2024-2025 fiscal year has previously been approved by the Board; and

WHEREAS, additional changes were needed for the 2024-2025 fiscal year budget and such changes have been prepared for consideration by the Board.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Performing Arts Community Improvement District, having fully considered the revised budget, hereby adopts the 2024-2025 budget in the form attached hereto and directs that the Chairman or Treasurer of the Board is authorized to submit this resolution and said budget to the City of Kansas City in the form and amount as hereby adopted.

Adopted this 19<sup>th</sup> day of April, 2024.

DocuSigned by:  
  
D42707B5E30C412...  
Bill Miller, Chairman

Attest:  
DocuSigned by:  
  
AF39AAC7040740C...  
Matthew Muckenthaler, Secretary

v.1/20/24

Performing Arts Community Improvement District  
 Preliminary Budget for year Ended April 30, 2025  
 Administration General Fund - Cash Basis

	FY 2021-22		FY 2022-23		FY2023-24			FY 2024-25
	Budget	Actual (unaudited-cash basis)	Budget	Actual YTD 11/30/22	Budget	Actual YTD 02/29/24	Projected 4/30/24	Preliminary Budget
<b>Revenue:</b>								
CID Sales/Use Tax Revenue	\$110,000	\$153,022	\$230,000	\$173,889	\$265,000	\$354,783	\$390,783	\$300,000
Interest	\$0	\$0	\$0	\$0	\$0	\$0		
4th Amend/Coop Agreement Received for FYE 4/30/21	\$120,000	\$189,750	\$105,000	\$101,978	\$20,000		\$20,000	\$20,000
Projected for FYE 4/30/22			\$20,000	\$0				
KC Convention Hotel								
<b>Total Revenue</b>	<b>\$250,000</b>	<b>\$382,772</b>	<b>\$355,000</b>	<b>\$275,867</b>	<b>\$285,000</b>	<b>\$354,783</b>	<b>\$410,783</b>	<b>\$320,000</b>
<b>Expense:</b>								
Legal - Operating	\$12,000	\$7,960	\$12,000	\$8,011	\$18,000	\$5,374	\$10,000	\$18,000
Accounting/Audit	\$9,000	\$5,807	\$7,000	\$6,041	\$8,000	\$5,749	\$8,000	\$8,500
Insurance	\$3,944	\$4,158	\$4,500	\$4,158	\$4,500	\$4,158	\$4,158	\$5,000
Taxes/Fees	\$500	\$86	\$500	\$35	\$1,200	\$50	\$150	\$500
Other	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Repairs and Maintenance	\$150,000	\$224,020	\$165,000	\$182,515	\$200,000	\$218,082	\$240,000	\$230,000
Capital Repairs (From Reserve)	\$50,000	\$0	\$100,000	\$0	\$250,000	\$147,076	\$200,000	\$250,000
Transfer to City	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Expenses</b>	<b>\$225,444</b>	<b>\$242,031</b>	<b>\$289,000</b>	<b>\$200,760</b>	<b>\$481,700</b>	<b>\$380,489</b>	<b>\$462,308</b>	<b>\$512,000</b>
<b>Net Income (Loss)</b>	<b>\$24,556</b>	<b>\$140,741</b>	<b>\$66,000</b>	<b>\$75,107</b>	<b>(\$196,700)</b>	<b>(\$25,706)</b>	<b>(\$51,525)</b>	<b>(\$192,000)</b>
						\$464,077	\$438,258	\$246,258

CASH IN RESERVE