

315 SE Main Street
Lee's Summit, MO 64063



Office: (816) 207-6032
www.bushyheadlaw.com

August 27, 2024

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Missouri Department of Economic Development
Attn: Community Improvement District Annual Report
P.O. Box 1157
Jefferson City, MO 65102

Re: Linwood Square Shopping Center CID

Dear Sir/Madame,

Please find attached the Annual Report for the **Linwood Square Shopping Center Community Improvement District** in both the City Form and State of Missouri DED form, as well as resolutions for the 2024 Fiscal Year, and budget. No attached exhibits of the resolutions have been included, with the exception of the FY 2025 budget. Attachments will be made available upon request.

Please also note that this is the Linwood Square Shopping Center CID. There is a similarly named Linwood Shopping Center CID, which will submit an Annual Report as required by city code. They are different Districts.

Please let me know if you have any questions or concerns.

Best Regards,
BUSHYHEAD, LLC

Stephanie Franklin
Administrative Assistant

SAF/saf
Attachments

c: Karen Curls via email

ANNUAL REPORT FOR
LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
FISCAL YEAR EANDING APRIL 30, 2024

SECTION I

DATE OF REPORT SUBMITTAL: 8/27/24

DISTRICT POINT OF CONTACT NAME: Karen Curls

POINT OF CONTACT PHONE AND EMAIL: curlsjudejoseph@yahoo.com
816-923-5700

SECTION II

CURRENT BOARD MEMBERS AND CONTACT INFORMATION

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Karen Curls	curlsjudejoseph@yahoo.com
Alice Ellison	ellisonalicem@gmail.com
Myron McCant	mmccant2@yahoo.com
Jai’esha Releford	jaiesha@pscac.org
Shannon Hesterberg	shesterberg@cb-kc.org

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

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

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

All services provided conformed to the approved budget.

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

SECTION IV

For this section provide the date of budget and report submittal that occurred during the Fiscal year this report is regarding

DATE PROPOSED BUDGET WAS SUBMITTED: 01/26/2024

DATE ANNUAL BUDGET WAS ADOPTED: 11/16/2023

DATE ANNUAL REPORT WAS SUBMITTED: 08/24/2023

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES):
(Exhibits to Resolutions are available upon request, except Annual Budget, which is attached)

RESOLUTION NUMBER	RESOLUTION TITLE
2023-03	A Resolution Adopting the Minutes of the March 2, 2023 Meeting of the Board of Directors
2023-04	A Resolution Authorizing the Linwood Square Shopping Center CID Executive Director to Execute the Consent for the Collateral Assignment of CID Right, Benefits and Revenues of the Linwood Shopping Center Redevelopment Company, LLC to UMB Bank, N.A.
2023-05	A Resolution Adopting the Minutes of the August 17, 2023 Meeting of the Board of Directors
2023-06	A Resolution Nominating Successor Directors For Consideration by the Mayor and City Council
2023-07	A Resolution Appointing Officers and Executive Director for the Linwood Square Shopping Center Community Improvement District
2023-08	A Resolution Approving the Annual Budget for Fiscal Year May 1, 2024 – April 30, 2025, for the Linwood Square Shopping Center Community Improvement District
2024-01	A Resolution Adopting the Minutes of the November 16, 2023 Meeting of the Board of Directors
2024-02	A Resolution Approving a Certificate of Reimbursable Community Improvement Project Costs For Lawn Care Submitted By Linwood Shopping Center Redevelopment Company, LLC
2024-03	A Resolution Approving a Certificate of Reimbursable Community Improvement Project Costs Submitted by Linwood Shopping Center Redevelopment Company, LLC

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	\$ 43,268.30	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 43,268.30
EXPENSES:		
I Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 0.00
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
SUB-TOTAL:		\$ 0.00

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Landscaping	\$ 11,900.00	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 11,900.00
IV. Services		
a) Financial Administration	\$ 2,974.57	
b) Legal	\$ 4,312.00	
c) Security	\$16,595.99	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 23,882.56
V. Other Expenses		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 0.00

EXPENSES SUB-TOTAL		
I. Public Infrastructure Improvements	\$	
II. Interior Improvements	\$	
III. Exterior Improvements	\$ 11,900.00	
IV. Services	\$ 23,882.56	
V. Other Expenses	\$	
TOTAL EXPENSES		\$ 35,782.56
TOTAL REVENUE:		\$ 43,268.30
LESS TOTAL EXPENSES		\$ 35,782.56
BALANCE:		\$ 7,485.74

SUBMIT FORM AND ANY ATTACHMENTS TO:

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

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

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

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

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT
COMMUNITY IMPROVEMENT DISTRICT ANNUAL REPORT
05/01/2023 TO 04/30/2024 FISCAL YEAR

67.1471.4 RSMo “Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the Municipal Clerk, the Missouri Department of Revenue, the State Auditor, and the Missouri Department of Economic Development. The report shall state the services provided, revenues collected, and expenditures made by the district during such fiscal year; state the dates the district adopted its annual budget, submitted its proposed annual budget to the municipality, and submitted its annual report to the municipal clerk; and include copies of written resolutions approved by the board during the fiscal year. The municipal clerk shall retain this report as part of the official records of the municipality and shall also cause this report to be spread upon the records of the governing body.”

Section 1: Description

1. Name of C.I.D. **Linwood Square Shopping Center Community Improvement District**
2. Name of Municipality: **Kansas City, Missouri**
3. Reporting Period: **5/1/2023 to 4/30/2024**
4. Person Preparing: **Christine T. Bushyhead**
5. Contact Information: Municipality
 - A. Responsible Department: **City Manager’s Office – Kansas City, MO**
 - B. Contact Person: **Mario Vasquez, Assistant City Manager**
 - C. Phone: **(816) 513-6559** Fax:
 - D. Email Address: **Mario.Vasquez@kcmo.org**
6. Contact Information: District
 - A. Chief Officer Governing Board: **Dr. Karen Curls, Executive Director/Chairman**
 - B. Phone: **(816) 923-5700** Fax:
 - C. Email Address: **curlsjudejoseph@yahoo.com**

7. Names of the members of the governing board of the C.I.D. as of the date of the most recent Annual Meeting.

	Name	Representation	Term:
A.	Karen Curls curlsjudejoseph@yahoo.com	Property Owner	12/12/2023 – 12/12/2027
B.	Alice Ellison ellisonalicem@gmail.com	Property Owner	12/12/2021 – 12/12/2025
C.	Myron McCant Mmccant62@yahoo.com	City of Kansas City	12/12/2021 – 12/12/2025
D.	Jai’esha Releford jaiesha@pscac.org	Property Owner	12/12/2023 – 12/12/2027
E.	Shannon Hesterberg shesterberg@cb-kc.org	Property Owner	12/12/2023 – 12/12/2027

8. Last Annual Meeting of the C.I.D.: November 16, 2023

9. C.I.D. Establishing Date: December 12, 2019

10. C.I.D. Establishing Ordinance: KCMO Ordinance 191023

Section 2: Purpose

1. State the primary responsibility of the C.I.D., and the specific services provided during the previous fiscal year.

The primary responsibilities and services are as follows:

- 1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- 2) Provide or cause to be provided for the benefit of the District, certain improvements and services;
- 3) Obtain financing for the costs, expenditures, and undertakings of the District;
- 4) To levy and collect the CID sales tax in order to provide a source of revenue for the District property maintenance and repair, and security services; and
- 5) Such other purposes authorized by the Act.

Section 3: Financials

1. The C.I.D. is established as a:

X Political Subdivision Not-for-profit Corporation

2. State the total amount of C.I.D. revenues collected during the previous fiscal year, and list revenues by their source (special assessments, rent, fees, grants, etc.)

Amount	Source
\$ Sales & Use Tax Collections	\$43,268.30

3. List all expenditures made by the C.I.D. during the previous fiscal year.

Amount	Source
\$ Financial Administration	\$ 2,974.57
Legal Expenses	4,312.00
Security Expenses	16,595.99
Landscaping	11,900.00

Section 4: Administration

1. Attach copies of any written resolutions approved by the governing board of the C.I.D. during the previous fiscal year.

- A. Resolution No. 2023-03 A Resolution Adopting the Minutes of the March 2, 2023 Annual Meeting of the Board of Directors
- B. Resolution No. 2023-04 A Resolution Authorizing the Linwood Square Shopping Center CID Executive Director to Execute the Consent for the Collateral Assignment of CID Right, Benefits and Revenues of the Linwood Shopping Center Redevelopment company, LLC to UMB Bank, N.A.
- C. Resolution No. 2023-05 A Resolution Adopting the Minutes of the August 17, 2023 Meeting of the Board of Directors
- D. Resolution No. 2023-06 A Resolution Nominating Successor Directors for Consideration by the Mayor and City Council

- | | | | |
|----|----------------|---------|--|
| E. | Resolution No. | 2023-07 | A Resolution Appointing Officers and Executive Director for the Linwood Square Shopping Center Community Improvement District |
| F. | Resolution No. | 2023-08 | A Resolution Approving the Annual Budget for Fiscal Year May 1, 2024 – April 30, 2025, for the Linwood Square Shopping Center Community Improvement District |
| G. | Resolution No. | 2024-01 | A Resolution Adopting the Minutes of the November 16, 2023 Meeting of the Board of Directors |
| H. | Resolution No. | 2024-02 | A Resolution Approving a Certificate of Reimbursable Community Improvement Project Costs for Lawn Care Submitted By Linwood Shopping Center Redevelopment Company, LLC |
| I. | Resolution No. | 2024-03 | A Resolution Approving a Certificate of Reimbursable Community Improvement Project Costs Submitted by Linwood Shopping Center Redevelopment Company, LLC |

(Copies of all attachments of resolutions are available upon request, except Annual Budget, which is attached)

Send Report To:

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

City Clerk
 25th Floor, City Hall
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 Jefferson City, MO 65102
 Phone: 573-751-4213
 Email: moaudit@auditor.mo.gov

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2023-03

**A Resolution Adopting the Minutes of the March 2, 2023
Annual Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 17th day of August, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the March 2, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 17th day of August, 2023.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2023-04

A Resolution Authorizing the Linwood Square Shopping Center CID Executive Director to Execute the Consent for the Collateral Assignment of CID Rights, Benefits and Revenues of the Linwood Shopping Center Redevelopment Company, LLC to UMB Bank, N.A.

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 17th day of August, 2023; and

WHEREAS, Linwood Shopping Center Redevelopment Company, LLC ("Developer") intends to enter into a Collateral Assignment with UMB Bank, N.A. related to the Developer's rights and interest in District sales and use tax revenue pursuant to its Reimbursement Agreement with the District; and

WHEREAS, the Collateral Assignment agreement with UMB Bank, N.A. includes the execution of a consent by the District which acknowledges said assignment.

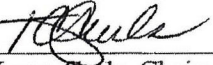
NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Linwood Square Shopping Center Community Improvement District, as follows:

THAT the Collateral Assignment of CID Rights, Benefits and Revenues between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A., in substantially the form attached hereto, is hereby approved.

AND FURTHER THAT the Executive Director for the District be, and hereby is, authorized and directed to execute the Consent for the Collateral Assignment of CID Rights, Benefits, and Revenues Agreement between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A.

This Resolution shall take effect immediately upon passage.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 17th day of August, 2023.



Karen Cufis, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

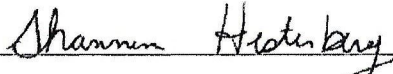
RESOLUTION 2023-05

**A Resolution Adopting the Minutes of the August 17, 2023
Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of November, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the August 17, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 16th day of November, 2023.


Shannon Hesterberg, Treasurer

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2023-06

**A Resolution Nominating Successor Directors
For Consideration by the Mayor and City Council**

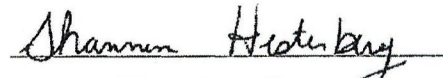
WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of November, 2023; and

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

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

Karen Curls	12/12/2023 – 12/12/2027
Jaiesha Relford	12/12/2023 – 12/12/2027
Shannon Hesterberg	12/12/2023 – 12/12/2027

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 16th day of November, 2023.


Shannon Hesterberg, Treasurer

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2023-07

**A Resolution Appointing Officers and Executive Director for the Linwood Square Shopping
Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of November, 2023; and

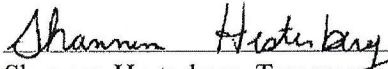
WHEREAS, the Board of Directors of the District desires to appoint a Chairman, Treasurer/Budget Officer, Secretary and Records Custodian as the officers of the District;

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

Chairman:	<u>Karen Curls</u>
Treasurer/Budget Officer:	<u>Shannon Hesterberg</u>
Record Custodian:	<u>Admin Assistant of Bushyhead Law</u>
Secretary:	<u>Alice Ellison</u>

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

PASSED, by the Board of Directors this 16th day of November, 2023


Shannon Hesterberg, Treasurer

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2023-08

**A Resolution Approving the Annual Budget for Fiscal Year May 1, 2024 – April 30, 2025,
for the Linwood Square Shopping Center Community Improvement District**

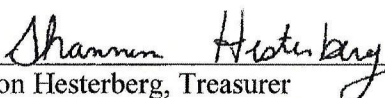
WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of November, 2023; and

WHEREAS, the Board of Directors desire to adopt the CID Annual Budget for the May 1, 2024 – April 30, 2025 Fiscal Year.

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

1. The District hereby adopts as its proposed budget and budget message for the fiscal year beginning May 1, 2024 and ending April 30, 2025, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by this reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments received from the City Manager or designee pursuant to the Agreement.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2024 and ending April 30, 2025, the budget which is attached here to as **Exhibit A** and which is incorporated herein by this reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 16th day of November, 2023.



Shannon Hesterberg, Treasurer

Exhibit A

Linwood Square Shopping Center
Community Improvement District

Fiscal Year Budget
Beginning May 1, 2024 and Ending April 30, 2025

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2024 - APRIL 30, 2025
BUDGET**

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET

BUDGET MESSAGE

The Linwood Square Shopping Center Community Improvement District ("District") was declared established by Ordinance No. 191023 of the City Council of the City of Kansas City, Missouri on December 12, 2019. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On May 28, 2020, the District's Board of Directors passed Resolution No. 2020-07 which imposed, upon approval of the qualified voters of the District, a one percent (1%) sales and use tax on retail sales in the District for the life of the district. The sales and use tax collection became effective on January 1, 2022.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

On December 8, 2021 the District's Board of Directors passed Resolution No. 2021-06 which authorized the execution of a reimbursement agreement with Linwood Shopping Center Redevelopment Company LLC. There have been no reimbursements or costs certified at this time.

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 PROPOSED BUDGET

	Proposed Budget	Approved Budget	Actual (unaudited)	Actual (unaudited)
	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2022
REVENUES:				
Revenue Funds:				
CID Sales and Use Tax Revenues	40,000	40,000	39,716	5,226
Interest Income	-	-	-	-
TOTAL REVENUES	<u>40,000</u>	<u>40,000</u>	<u>39,716</u>	<u>5,226</u>
EXPENDITURES:				
Project expenditures:				
Landscape and Beautification	12,500	12,500	-	-
Extra Trash Collection and Disposal	-	-	-	-
Exterior Building Maintenance	-	-	-	-
Marketing and Promotions	-	-	-	-
Security Services	17,000	17,000	-	-
Urban Ambassadors	-	-	-	-
Formation Costs	-	-	17,793	-
Repayment of debt and interest on advances	-	-	199	-
Operating expenditures:				
Accounting fees	3,000	3,000	1,335	-
Legal fees	6,000	6,000	2,084	-
Insurance costs	1,500	1,500	-	-
Property Management fees	-	-	-	-
Other operating costs of the district	-	-	153	-
TOTAL EXPENDITURES	<u>40,000</u>	<u>40,000</u>	<u>21,564</u>	<u>-</u>
TRANSFERS TO/(FROM) OTHER FUNDS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 18,152</u>	<u>\$ 5,226</u>

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.

LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-01

**A Resolution Adopting the Minutes of the November 16, 2023
Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of January, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the November 16, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 9th day of January, 2024.



Karen Curls, Chairman

LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-02

A RESOLUTION APPROVING A CERTIFICATE OF
REIMBURSABLE COMMUNITY IMPROVEMENT PROJECT COSTS
FOR LAWN CARE SUBMITTED BY LINWOOD SHOPPING CENTER
REDEVELOPMENT COMPANY, LLC

WHEREAS, pursuant to the Reimbursement Agreement dated December 8, 2021, entered into between the Linwood Square Shopping Center Community Improvement District (the "District") and Linwood Shopping Center Redevelopment Company, LLC (the "Developer"), the District desires to provide for reimbursement to the Developer for costs and expenses paid and/or incurred by the Developer in connection with the establishment, maintenance and operation of the District and for development and implementation of the District's projects in the amount of \$11,900.00 and as set forth in the Reimbursement Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINWOOD SQUARE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT:

THAT, the District hereby approves the reimbursement of costs paid and/or incurred by the Developer as set forth on the Certificate of Reimbursable Community Improvement Project Costs ("Certificate") attached hereto as Exhibit A and incorporated herein, which includes copies of the invoices as supporting documentation; and

THAT, the Chairman is authorized to execute the submitted Certificate of Reimbursable Community Improvement Project Costs submitted by Linwood Shopping Center Redevelopment Company, LLC.

PASSED by the Board of Directors on this 9th day of January, 2024.



Karen Curtis, Chairman

LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-03

A RESOLUTION APPROVING A CERTIFICATE OF
REIMBURSABLE COMMUNITY IMPROVEMENT PROJECT COSTS
FOR SECURITY SUBMITTED BY LINWOOD SHOPPING CENTER
REDEVELOPMENT COMPANY, LLC

WHEREAS, pursuant to the Reimbursement Agreement dated December 8, 2021, entered into between the Linwood Square Shopping Center Community Improvement District (the "District") and Linwood Shopping Center Redevelopment Company, LLC (the "Developer"), the District desires to provide for reimbursement to the Developer for costs and expenses paid and/or incurred by the Developer in connection with the establishment, maintenance and operation of the District and for development and implementation of the District's projects in the amount of \$16,595.99 and as set forth in the Reimbursement Agreement;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE LINWOOD SQUARE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT:

THAT, the District hereby approves the reimbursement of costs paid and/or incurred by the Developer as set forth on the Certificate of Reimbursable Community Improvement Project Costs ("Certificate") attached hereto as Exhibit A and incorporated herein, which includes copies of the invoices as supporting documentation; and

THAT, the Chairman is authorized to execute the submitted Certificate of Reimbursable Community Improvement Project Costs submitted by Linwood Shopping Center Redevelopment Company, LLC.

PASSED by the Board of Directors on this 9th day of January, 2024.



Karen Curis, Chairman