

ANNUAL REPORT FOR
THE CREEKWOOD COMMONS
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: August 18, 2022

CID Contact Information: Winnie Dinka
wdinka@bigcentersusa.com
(469) 544-4607

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 6th, 2016 Ordinance No. 160714

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purposes of the District are to: (a) provide or cause to be provided for the benefit of the District, certain services (the “Eligible Services”) described in Paragraph B of this Article; (b) issue obligations (“CID Obligations”) to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Obligations; and (c) authorize and collect a sales tax.

The District’s purposes shall be implemented according to the provisions of Section 67.1461 (“Powers of the District”) of the Act. The District will serve as an economic development tool that allows landowners in the District to: (a) coordinate efforts to improve the District and meet the District purposes; (b) plan Eligible Services and/or any other public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (c) implement the Eligible Services and any other public improvements; (d) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition and the Act; and (e) support the financing of other economic development undertakings within the boundaries of the District.

The Eligible Services shall generally include, but are not necessarily limited to: (a) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive Image and Marketing Plan; (b) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District; (c) providing maintenance of public areas within the District; (d) providing site improvement and transportation-related improvements within the District; and (e) advocating and providing assistance to attract further investment within the District.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Roxie Curtis

Jake Thompson

Stephanie Kingrey

Stephanie King

Trudy Agnew

SECTION IV

REVENUE AND EXPENSES FY 2021 (MAY 1, 2021 – APRIL 30, 2022)

INCOME:		
a) Beginning Balance		\$981,866
b) MO DOR Sales		\$442,466
c) Use Tax		\$6,487
d) Interest		\$89
e) April 2021 sales tax collection received in May 2021		\$560
f) April 2022 sales tax collection due from DOR		-\$16,621
TOTAL INCOME		\$1,414,847
EXPENSES:		
I. Administrative:		
a) Legal Fees	\$4,589	
b) Accounting Fees	\$	
c) Audit Fees	\$	
c) Bank Fees	\$506	
d) Operating Costs – Other - IT	\$345	
e) Insurance	\$1,213	
f) Postage	\$18	
SUB-TOTAL	\$6,671	
II. Services:		
a) Repairs & Maintenance	\$17,550	
b) Landscaping	\$48,771	
c) Sweeping	\$7,700	
d) Snow Removal	\$38,262	
e) Parking Lot Maintenance & Repair	\$42,860	
f) Sidewalk & Curb Repair	\$259,924	
g) Signs and Directories	\$8,745	
h) Janitorial	\$20,153	
i) Water	\$52,096	
j) Pressure washing	\$7,247	
k) Holiday décor	\$1,988	
l) Trash	\$21,489	
SUB-TOTAL	\$526,785	
III. Capital Improvements		
a)		
b)		
SUB-TOTAL	\$	
IV. Other		
a)		
b)		
SUB-TOTAL	\$	
EXPENSE TOTAL:		
I. Administrative	\$6,671	
II. Services	\$526,785	
III. Capital Improvements	\$	
IV. Other	\$	
TOTAL EXPENSES	\$533,456	
TOTAL INCOME		\$1,414,847
LESS TOTAL EXPENSES		\$533,456
BALANCE		\$881,391

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2022 (MAY 1, 2021 – APRIL 30, 2022)

RESOLUTION NUMBER	RESOLUTION TITLE
2022-01	Resolution Appointing Officers
2022-02	Resolution Appointing the Budget
2022-03	Resolution Authorizing the Execution of the First Amendment to Lease Agreement with Big Creekwood Commons, LLC

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
Email: missouridevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email: Marilyn.Sanders@kcmo.org

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District shall appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

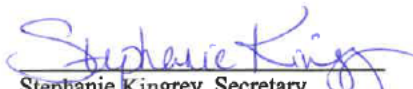
NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. Roxie Curtis is appointed Chairman of the District.
2. Jake Thompson is appointed Vice Chairman of the District.
3. Stephanie Kingrey is appointed Secretary of the District.
4. Stephanie King is appointed Treasurer of the District.
5. Big Shopping Centers USA, Inc. is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 28th day of March, 2022.


Roxie Curtis, Chairman

ATTEST:


Stephanie Kingrey, Secretary

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2023

WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for fiscal year 2023, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

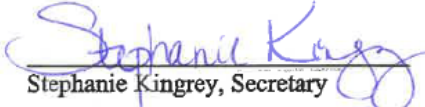
- Section 1. The Board approves the proposed budget for fiscal year 2023.
- Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. This resolution shall take effect immediately.

Adopted this 28th day of March, 2022.



Roxie Curtis, Chairman

ATTEST:



Stephanie Kingrey, Secretary

EXHIBIT A

MAY 1, 2022 – APRIL 30, 2023 BUDGET (FYE-2023) BUDGET MESSAGE:

The Creekwood Commons Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on July 21, 2016 by virtue of an ordinance approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District has adopted a fiscal year of May 1st to April 30th.

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by a sale tax election held on December 6, 2016.

The District was formed to (i) provide or cause to be provided for the benefit of the District, certain services ("the Eligible Services"), (ii) issue obligations ("CID Obligations") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt, (iii) authorize and collect a sales and use tax ("District Sales Tax"), (iv) coordinate efforts to improve the District and meet the District purposes, (v) implement the Eligible Services and public improvements; and (vi) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition and the Act, and (vii) support the financing of other economic development undertakings within the boundaries of the District. The Eligible Services may generally include, but are not necessarily limited to, providing maintenance of public areas within the District, site improvement and transportation related improvements within the District, and providing assistance to attract further investment within the District.

Major Changes: None.

	<u>FYE 2022*</u>
FUNDS AVAILABLE:	
- Cash on Hand (Beginning of Fiscal Year)	\$ 980,527.22
ESTIMATED REVENUE:	
- Sales/Use Tax (1% effective April 1, 2017)	\$ 489,758.60
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$1,470,285.82
ESTIMATED EXPENDITURES:	
-Administrative Costs (e.g., insurance & legal fees)	\$ 10,336.72
-Audit Costs	\$ 6,760.00
-Accounting Fees	\$ 360.00
-Janitorial Services	\$ 21,960.00
-Pressure Washing	\$ 10,626.00
-Sweeping	\$ 9,240.00
-Trash Removal Service	\$ 20,968.00
-Landscaping	\$ 33,248.00
-Snow Removal	\$ 46,520.00
-Signs & Directories	\$ 500.00
-Irrigation Water	\$ 15,000.00
-Parking Lot Maintenance	\$ 428,900.00
-Sidewalk & Curb Repair	\$ 105,000.00
-Repairs & Maintenance	\$ 14,125.00
-Holiday Décor	\$ 2,047.00
-Security	\$ 0.00
TOTAL ESTIMATED EXPENDITURES:	\$ 725,590.72
FUNDS AVAILABLE:	
-Cash on Hand End of Fiscal Year	\$ 744,695.10

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") AUTHORIZING AND APPROVING THE EXECUTION OF THE FIRST AMENDMENT TO LEASE AGREEMENT WITH BIG CREEKWOOD COMMONS, LLC

WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District has determined that it is in the best interest of the District to fund certain improvements (the "CID Improvements") to the existing parking lot located within the Creekwood Commons Shopping Center located generally at 211 NE Englewood Road, Kansas City, Missouri (the "Parking Facility");

WHEREAS, in order to fund the CID Improvements, the District entered into that certain Lease Agreement dated April 1, 2018 (the "Lease"), pursuant to the terms of which Lessee leased from Lessor certain portions of the parking lots, drives, landscaping, sidewalks and pedestrian walkways located within the Creekwood Commons Shopping Center, as more particularly described in the Lease (the "Leased Premises");

WHEREAS, the Board desires to amend the Lease for the purpose of expanding the Leased Premises (the "Lease Amendment"); and

WHEREAS, the Board desires to approve and authorize the Chairman to execute the Lease Amendment in substantially the form attached hereto as **Exhibit A**.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. The Chairman of the District is hereby authorized and directed, on behalf of the District, to execute, acknowledge and deliver, in the name of and on behalf of the District, the Lease Amendment in substantially the same form as attached hereto as **Exhibit A**.
2. The Board hereby ratifies, confirms and approves all actions heretofore taken by the Board regarding the Lease Amendment.
3. This Resolution shall take effect immediately.

Adopted this 28th day of March 2022.


Roxie Curits, Chairman

ATTEST:

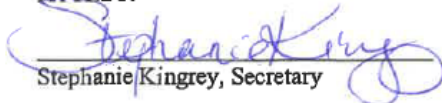

Stephanie Kingrey, Secretary

Exhibit A

FIRST AMENDMENT TO LEASE AGREEMENT

THIS FIRST AMENDMENT TO LEASE AGREEMENT (this “**Amendment**”), is made and entered into as of _____, 2022 (the “**Effective Date**”), between BIG CREEKWOOD COMMONS, LLC, a Delaware limited liability company, (the “**Lessor**”) with offices located at One East Washington Street, Suite 430, Phoenix, AZ 85004, and THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (the “**Lessee**”), a public body created under the authority of the “Missouri Community Improvement District Act,” Section 67.1401, et seq., RSMo, as may be amended.

RECITALS

WHEREAS, Lessor and Lessee entered into that certain Lease Agreement dated April 1, 2018 (the “**Lease**”), pursuant to the terms of which Lessee leased from Lessor certain portions of the parking lots, drives, landscaping, sidewalks and pedestrian walkways located within the Creekwood Commons Shopping Center, as more particularly described in the Lease (the “**Original Premises**”); and

WHEREAS, Lessor and Lessee desire to amend the Lease upon the terms set forth below.

NOW, THEREFORE, for good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, the parties agree as follows:

1. Recitals: Defined Terms. The recitals set forth above are true and correct and by this reference are incorporated herein in their entirety. All capitalized terms not defined in this Amendment shall have the same meanings ascribed to them in the Lease.

2. Leased Premises. The Leased Premises is hereby expanded to include all of the parking lots, drives, landscaping, sidewalks and pedestrian walkways located within the Creekwood Commons Shopping Center that are highlighted in yellow on Exhibit A attached hereto and incorporated herein (the “**Additional Premises**”). As of the Effective Date, the Leased Premises shall consist of the Original Premises and the Additional Premises.

3. Miscellaneous.

(a) Except as modified by this Amendment, the Lease and all of the terms and conditions thereof shall remain in full force and effect and are hereby in all respects ratified. This Amendment and the Lease constitute the entire agreement among the parties with respect to the subject matter hereof.

(b) This Amendment may be executed in counterparts and by electronic mail transmission, all of which together shall constitute one and the same instrument with the same force and effect as if all signatures were originals and were appended to one instrument.

(c) The persons executing this Amendment on behalf of Lessor and Lessee represent and warrant that they do so with full authority to bind the parties hereto to the terms, conditions and provisions hereinabove set forth. This Amendment shall be binding upon and inure to the benefit of the parties hereto and their respective legal representatives, successors and assigns.

(d) From and after the date of execution and delivery of this Amendment, the term the "Lease" shall mean the Lease, as amended and supplemented by this Amendment.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, Lessor and Lessee have entered into and executed this Amendment as of the date set forth above.

LESSOR:

BIG CREEKWOOD COMMONS, LLC,
a Delaware limited liability company

By: _____
Name: _____
Title: _____

LESSEE:

**THE CREEKWOOD COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

By: _____
Name: _____
Title: _____

EXHIBIT A
ADDITIONAL PREMISES

