

ANNUAL REPORT FOR  
WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT (the “District”)  
FOR FISCAL YEAR ENDING APRIL 30, 2023

**SECTION I**

Date: August 25, 2023

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

Political Subdivision or Not for Profit: Political Subdivision

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

**SECTION II**

**PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:**

The purpose of the District is to provide funding for the demolition and construction of certain improvements and the provision of certain services within the District’s boundaries. The improvements initially contemplated include demolition of existing structures, site work, grading, infrastructure improvements, parking improvements/structures, additional improvements, structures, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the “Improvements”) or services (the “Services”) permitted by the CID Act. No services were provided during FYE 4/30/2023.

**SECTION III**

**BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

Jason Swords	<a href="mailto:jswords@sunflower.com">jswords@sunflower.com</a>
Mark McHugh	<a href="mailto:mark@sunflowerkc.com">mark@sunflowerkc.com</a>
Mark Moberly	<a href="mailto:mmoberly@sunflowerkc.com">mmoberly@sunflowerkc.com</a>
Brian Schaben	<a href="mailto:Brian.Schaben@gmail.com">Brian.Schaben@gmail.com</a>
Carl Mueller	<a href="mailto:cmjrjd@pm.me">cmjrjd@pm.me</a>

**SECTION IV**

**BUDGET / REVENUES/ EXPENDITURES**

Date proposed budget was submitted to City: January 23, 2023

Date annual budget was adopted: March 22, 2023

*See attached actual budget for FYE 4/30/2023*

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2023-1	Approve Minutes of 3/24/2022 Board Meeting
2023-2	Appoint Officers of the District
2023-3	Adopt Budget for FYE 4/30/2024 and appropriate funds
2023-4	Authorize Preparation and Submittal of FYE 4/30/2023 Annual Report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor
2023-5	Authorize Preparation and Submittal of FYE 4/30/2023 Annual Report to State Auditor
2023-6	Certify Project Costs

**SUBMIT FORM AND ATTACHMENTS TO:**

<b>Missouri Dept of Economic Development</b> 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: <a href="mailto:reddevelopment@ded.mo.gov">reddevelopment@ded.mo.gov</a>	<b>City Clerk</b> 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 Email: <a href="mailto:Marilyn.Sanders@kcmo.org">Marilyn.Sanders@kcmo.org</a>
<b>Missouri Department of Revenue</b> Attn: CID Annual Report P.O. Box 3380 Jefferson City, MO 65105-3380 Phone: 573-751-4876 Email: <a href="mailto:localgov@dor.mo.gov">localgov@dor.mo.gov</a>	<b>Missouri State Auditor</b> Attn: CID Annual Report P.O. Box 869 Jefferson City, MO 65102 Phone: 573-751-4213 Email: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>

**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**

**FYE 4/30/2023 ACTUAL BUDGET**

**BUDGET MESSAGE:**

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

**FYE 4/30/2023**  
(actual)

**FUNDS AVAILABLE:**

- Cash on Hand (Beginning of Fiscal Year)	\$	518,509.25
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**ESTIMATED REVENUE\***

- Special Assessments ^	\$	620,623.84
- Interest Earned on District Bank Accounts	\$	<u>9,854.61</u>

<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$	<b><u>1,148,987.70</u></b>
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**ESTIMATED EXPENDITURES:**

- County Collection Fee	\$	5,771.34
- City Annual Submission Review Fee	\$	1,000.00
- Refund to owners	\$	-
- Payments for work on garage to contractors	\$	-
- Loan Payments to Academy Bank for Reimbursement of Development Costs	\$	613,297.56

Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures.

<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$	<b><u>620,068.90</u></b>
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**FUNDS AVAILABLE:**

- Cash on Hand End of Fiscal Year	\$	528,918.80
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\* Estimated Revenues

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

**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-1**

**APPROVING MINUTES OF THE MARCH 24, 2022  
MEETING OF THE BOARD OF DIRECTORS**

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

**WHEREAS**, the Board conducted its annual Board of Directors Meeting on March 24, 2022; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the Board of Directors meeting held on March 24, 2022 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2023.

  
\_\_\_\_\_  
Jason Swords, Chairman

**Exhibit A**

**March 24, 2022 Meeting Minutes**  
[See Attached]

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

The annual meeting of the Board of Directors (the "Board") of the Wallstreet Garage Community Improvement District (the "District") was held on March 24, 2022 commencing at 1:00 p.m., at Polsinelli PC, 900 W. 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, pursuant to notice duly given.

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

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

Jason Swords made a motion to adopt Resolution 2022-1, approving minutes of the March 11, 2021 board meeting. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-1.

Jason Swords made a motion to adopt Resolution 2022-2, appointing officers of the District. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-2.

Jason Swords made a motion to adopt Resolution 2022-3, adopt proposed budget for FYE 4/30/2023 and appropriating funds. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-3.

Jason Swords made a motion to adopt Resolution 2022-4, nominate successor directors. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-4.

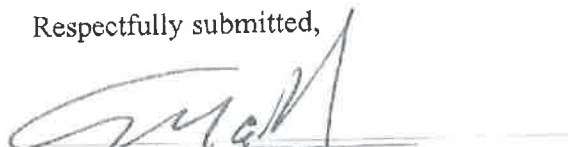
Jason Swords made a motion to adopt Resolution 2022-5, authorizing preparation and submittal of FYE 4/30/2022 Annual Report to City Clerk and DED. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-5.

Jason Swords made a motion to adopt Resolution 2022-6, authorizing preparation and submittal of FYE 4/30/2022 Financial Report to State Auditor. Mark Moberly seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2022-6.

Under other business, Jason Swords mentioned that he was close to compiling project costs for certification by the CID Board and that the Board would call a special meeting to certify those costs when ready.

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

Respectfully submitted,



Mark McHugh, Secretary

**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**  
**RESOLUTION OF THE BOARD OF DIRECTORS**  
**RESOLUTION NO. 2023-2**  
**APPOINT OFFICERS OF THE DISTRICT**

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

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

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

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

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

**PASSED** by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2023.

  
Jason Swords, Chairman



**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-3**

**APPROVE A BUDGET FOR FYE 4/30/2024 AND APPROPRIATE FUNDS**

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

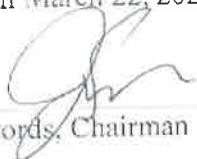
**WHEREAS**, the District submitted to the City the proposed annual budget for FYE 4/30/2024, which is attached hereto as **Exhibit A**; and

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

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

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

**PASSED** by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2023.

  
Jason Swords, Chairman

**EXHIBIT A**  
**FYE 4/30/2024 BUDGET**

WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 PROPOSED BUDGET

BUDGET MESSAGE:

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

	<u>FYE 4/30/2024*</u> (proposed)		<u>FYE 4/30/2023*</u> (as amended)		<u>FYE 4/30/2022</u> (actual)
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand (Beginning of Fiscal Year)	\$ 481,912.92	\$	518,509.25	\$	1,391,677.87
<b>ESTIMATED REVENUE*</b>					
- Special Assessments ^	\$ 578,730.18	\$	575,701.23	\$	670,328.05
- Interest Earned on District Bank Accounts	\$ 2,336.00	\$	1,000.00	\$	2,034.06
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<u>\$ 1,062,979.10</u>	<u>\$</u>	<u>1,095,210.48</u>	<u>\$</u>	<u>2,064,039.98</u>
<b>ESTIMATED EXPENDITURES:</b>					
- County Collection Fee	\$ 5,664.00	\$	5,750.00	\$	5,942.00
- Refund to owners	\$ -	\$	-	\$	3,458.85
- Payments for work on garage to contractors	\$ -	\$	-	\$	922,832.32
- Loan Payments to Academy Bank for Reimbursement of Development Costs Note: See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures	\$ 613,297.56	\$	613,297.56	\$	613,297.56
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<u>\$ 613,297.56</u>	<u>\$</u>	<u>613,297.56</u>	<u>\$</u>	<u>1,545,530.73</u>
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand End of Fiscal Year	\$ 449,681.54	\$	481,912.92	\$	518,509.25

\* Estimated Revenues

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







29-220-49-16-00-0-08-010	Juan Canos Antequera (1409)	\$	3,458.85
29-220-49-16-00-0-08-011	Juan Canos Antequera (1406)		
29-220-49-16-00-0-10-041	Jonathan Neuburger		
29-220-49-16-00-0-10-040	Jonathan Neuburger	\$	3,458.85
29-220-49-16-00-0-10-012	Shelley Nelson	\$	3,458.85
29-220-49-16-00-0-10-013	Shelley Nelson		
29-220-49-16-00-0-15-007	Phil Hayes	\$	3,471.46
29-220-49-16-00-0-10-023	Karl Kador		
29-220-49-16-00-0-10-022	Karl Kador	\$	3,472.14
29-220-49-15-00-0-16-003	William Walker	\$	3,471.46
29-220-49-16-00-0-01-023	Robert Bibb		
29-220-49-16-00-0-01-024	Robert Bibb	\$	3,466.48
29-220-49-16-00-0-06-035	Alexander Altomare		
29-220-49-16-00-0-06-034	Alexander Altomare	\$	3,471.46
29-220-49-16-00-0-07-024	Benjamin Cuffan	\$	3,458.85
29-220-49-16-00-0-07-026	Benjamin Cuffan		
29-220-49-16-00-0-07-001	Rawjani, LLC (paid off in full)		
29-220-49-16-00-0-07-046	Rawjani, LLC (paid off in full)		
29-220-49-16-00-0-08-001	Randall Trimble		
29-220-49-16-00-0-08-046	Randall Trimble	\$	3,458.85
29-220-49-16-00-0-06-024	James Haug	\$	3,458.85
29-220-49-16-00-0-06-025	James Haug		
29-220-49-16-00-0-07-018	Moondo (paid off in full)		
29-220-49-16-00-0-07-019	Moondo (paid off in full)		
29-220-49-16-00-0-19-006	Paul Dreher (paid off in full)		
29-220-49-16-00-0-01-037	Alonzo Paige	\$	3,458.85
29-220-49-16-00-0-01-036	Alonzo Paige		
29-220-49-16-00-0-01-039	Michael Blackwell (paid off in full)		
29-220-49-16-00-0-01-036	Michael Blackwell (paid off in full)		
29-220-49-16-00-0-06-021	Charles Clark		
29-220-49-16-00-0-06-020	Charles Clark	\$	3,466.48

\$ 678,730.18

**Wall Street Tower Garage - Budget & Draw Tracker**

Scope	Budget	Change	Adjusted Budget	Draw #1_Closing 7/15/2020	Draw #2 9/2/2020	Draw #3 10/5/2020	Draw #4 10/30/2020	Draw #5 12/8/2020	Draw #6 1/25/2021	Draw #7 2/5/2021	Draw #8 3/3/2021	Draw #9 4/13/2021	Draw #10 5/19/2021	Draw #11 7/8/2021	Draw #12 8/30/2021	Draw #13 11/3/2021	Draw #14 1/23/2022	Balance to Finish
Construction Costs	5,500,000.00	228,067.00	5,728,067.00	195,448.93	819,654.94	925,969	458,034	672,477	881,402	642,426	52,440	49,518	58,907	16,843	607,931	169,699	173,318	(0)
Special Inspections	-	8,050.00	8,050.00	-	907.50	1,815	2,188	1,930	605	605	-	-	-	-	-	-	-	-
Architectural/Engineering/Construction Administration	-	19,922.50	19,922.50	-	-	-	-	-	1,485	2,248	1,933	-	908	11,304	-	-	2,046	-
Blight Study	5,000.00	1,500.00	6,500.00	6,500.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Polsinelli	40,000.00	6,221.00	46,221.00	21,402.00	14,278.00	6,086	-	334	-	2,541	-	460	-	1,717	-	-	764	-
Development Fee	100,000.00	-	100,000.00	100,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
KCVD Fees	25,000.00	(25,000.00)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Financing Fee	50,000.00	-	50,000.00	50,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Loan Origination	25,000.00	(80.00)	24,920.00	24,920.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Lender Legal	15,000.00	1,613.00	16,613.00	15,000.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Other	-	57,541.00	57,541.00	-	-	-	-	-	-	46,350	5,498	-	4,398	-	1,296	-	-	-
<b>Total Project Cost</b>	<b>5,740,000.00</b>	<b>297,234.50</b>	<b>6,037,234.50</b>	<b>417,270.93</b>	<b>834,342.44</b>	<b>933,869.80</b>	<b>460,321.45</b>	<b>674,801.35</b>	<b>883,492.10</b>	<b>694,149.10</b>	<b>59,890.50</b>	<b>49,518.10</b>	<b>66,460.95</b>	<b>29,447.55</b>	<b>607,931.20</b>	<b>169,699.52</b>	<b>174,628.04</b>	<b>(0)</b>



**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF TWO PAGES



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

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

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

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

DISTRIBUTION TO:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT

CONTRACT FOR: **WST Garage**

**1112 Grand Boulevard**

CONTRACTOR'S APPLICATION FOR PAYMENT

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

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

1 ORIGINAL CONTRACT (Sch of Values)	\$5,498,505.00
2 Net change by Change Orders	\$327,202.00
3 CONTRACT SUM TO DATE (Line 1 plus 2)	\$5,825,707.00
4 TOTAL COMPLETED AND STORED TO DATE	\$5,818,791.54
(Column G on G703)	
5 RETAINAGE:	
a. 5.0% % of Completed Work	\$290,939.58
(Column D +E on G703)	
b. 0 % of Stored Material	
(Column F on G703)	
Total retainage (Lines 5a + 5b or	
Total in Column J of G703	\$96,775.98
6 TOTAL EARNED LESS RETAINAGE	\$5,722,015.53
(Line 4 Less Line 5 Total)	
7 LESS PREVIOUS CERTIFICATES FOR	
PAYMENT (Line 6 from prior Certificate)	\$5,548,697.49

**8 CURRENT PAYMENT DUE \$173,318.04**

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

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

CONTRACTOR: Centric Projects, LLC  
Designed by:  
By: Bardo Allen Date: 12/31/21  
A107BEFD12654C3  
Owner Representative  
By: \_\_\_\_\_ Date: 12/31/21

State of: MISSOURI County of: JACKSON  
Subscribed and sworn before me this 12/31/21

Notary Public: Shayla Dennis  
My Commission expires: 5/3/24

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

CONTINUATION SHEET

AIA DOCUMENT G703

page 2 OF 2

APPLICATION AND CERTIFICATE FOR PAYMENT.

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

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGES	E TOTAL SCHEDULED VALUE	F WORK COMPLETED		H MATERIALS PRESENTLY STORED	I TOTAL COMPLETED AND STORED TO DATE	J % COMPLETE	K BALANCE TO FINISH	L RETAINAGE
					FROM PREVIOUS APPLICATION	THIS PERIOD					
1	General Requirements	572,614		\$572,614.00	\$562,254.00	\$10,360.00		\$572,614.00	100.0%	\$0.00	\$28,630.70
2	Maint. Cleanup, Protection	3,600		\$3,600.00	\$3,600.00	\$0.00		\$3,600.00	100.0%	\$0.00	\$0.00
3	Sitework - Striping	15,375		\$15,375.00	\$15,375.00	\$0.00		\$15,375.00	100.0%	\$0.00	\$0.00
4	Building Concrete	2,892,297	(\$654,785.00)	\$2,237,512.00	\$2,237,512.00	\$0.00		\$2,237,512.00	100.0%	\$0.00	\$0.00
5	Metal - Stairs Allowance	\$45,000	(\$45,000)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
6	Carpentry	\$21,065		\$21,065.00	\$21,065.00	\$0.00		\$21,065.00	100.0%	\$0.00	\$0.00
7	Caulking & Waterproofing	\$100,000	(\$100,000)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
8	Doors, Frames, Hdwre	6,500	(\$6,500.00)	\$0.00	\$0.00	\$0.00		\$0.00	100.0%	\$0.00	\$0.00
9	Glass & Glazing	5,800		\$5,800.00	\$5,800.00	\$0.00		\$5,800.00	100.0%	\$0.00	\$0.00
10	Drywall	9,750		\$9,750.00	\$9,750.00	\$0.00		\$9,750.00	100.0%	\$0.00	\$0.00
11	Painting & Wallcovering	340,982		\$340,982.00	\$334,066.50	\$0.00		\$334,066.50	98.0%	\$6,915.50	\$16,703.33
12	Elevators	\$531,786		\$531,786.00	\$446,449.86	\$85,336.14		\$531,786.00	100.0%	\$0.00	\$26,589.30
13	Plumbing	\$144,161		\$144,161.00	\$144,161.00	\$0.00		\$144,161.00	100.0%	\$0.00	\$0.00
14	Electrical	60,042		\$60,042.00	\$60,042.00	\$0.00		\$60,042.00	100.0%	\$0.00	\$0.00
15	Technology & Special Syst	114,282		\$114,282.00	\$114,282.00	\$0.00		\$114,282.00	100.0%	\$0.00	\$0.00
16	Building Permit	26,317		\$26,317.00	\$26,317.00	\$0.00		\$26,317.00	100.0%	\$0.00	\$0.00
17	Insurance	84,276	\$3,941.00	\$88,217.00	\$88,217.00	\$0.00		\$88,217.00	100.0%	\$0.00	\$0.00
18	Contractor Contingency	277,933	(\$16,031.00)	\$261,902.00	\$261,902.00	\$0.00		\$261,902.00	100.0%	\$0.00	\$0.00
19	CE001 Roof Painting	0	\$8,494.00	\$8,494.00	\$8,494.00	\$0.00		\$8,494.00	100.0%	\$0.00	\$0.00
20	CE002 Fireproofing	0	\$49,500.00	\$49,500.00	\$49,500.00	\$0.00		\$49,500.00	100.0%	\$0.00	\$0.00
21	CE003 Rebar Repair	0	\$818.00	\$818.00	\$818.00	\$0.00		\$818.00	100.0%	\$0.00	\$0.00
22	CE004 Security Scope Ch	0	(\$886.00)	-\$886.00	-\$886.00	\$0.00		-\$886.00	100.0%	\$0.00	\$0.00
23	CE005 South Stair Repairs	0	\$73,187.00	\$73,187.00	\$73,187.00	\$0.00		\$73,187.00	100.0%	\$0.00	\$0.00
24	CE008 Trench Drain Pour	0	\$6,554.00	\$6,554.00	\$6,554.00	\$0.00		\$6,554.00	100.0%	\$0.00	\$0.00
25	CE009 Conduit Repair	0	\$3,109.00	\$3,109.00	\$3,109.00	\$0.00		\$3,109.00	100.0%	\$0.00	\$0.00
26	CE010 SD Traffic Guards	0	\$8,173.00	\$8,173.00	\$8,173.00	\$0.00		\$8,173.00	100.0%	\$0.00	\$0.00
27	CE011 Added T Stern Rprs	0	\$15,604.00	\$15,604.00	\$15,604.00	\$0.00		\$15,604.00	100.0%	\$0.00	\$0.00
28	CE012 Coiling Doors	0	\$12,698.00	\$12,698.00	\$12,698.00	\$0.00		\$12,698.00	100.0%	\$0.00	\$0.00
29	CE015 Added Epoxy Over	0	\$111,785.00	\$111,785.00	\$111,785.00	\$0.00		\$111,785.00	100.0%	\$0.00	\$0.00
30	CE016 Accel Temp Heat	0	\$65,000.00	\$65,000.00	\$65,000.00	\$0.00		\$65,000.00	100.0%	\$0.00	\$0.00
31	CE017 S Stair Corrsion R	0	\$657.00	\$657.00	\$657.00	\$0.00		\$657.00	100.0%	\$0.00	\$0.00
32	CE019 T Repairs Lvlis 2/5	0	\$114,558.00	\$114,558.00	\$114,558.00	\$0.00		\$114,558.00	100.0%	\$0.00	\$0.00
33	CE020 Elev Cab Flooring	0	\$2,040.00	\$2,040.00	\$1,020.00	\$1,020.00		\$2,040.00	100.0%	\$0.00	\$102.00
34	CE022 Tenannt Park Fees	0	\$23,175.00	\$23,175.00	\$23,175.00	\$0.00		\$23,175.00	100.0%	\$0.00	\$0.00
35	CE023 Access Cntrl Add	0	\$34,413.00	\$34,413.00	\$34,413.00	\$0.00		\$34,413.00	100.0%	\$0.00	\$0.00
36	CE024 Spandrel Beam	0	\$18,973.00	\$18,973.00	\$18,973.00	\$0.00		\$18,973.00	100.0%	\$0.00	\$0.00
37	CE025 Bird Netting	0	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	0.0%	\$0.00	\$0.00
38	CE026 General Clean	0	\$3,388.00	\$3,388.00	\$3,388.00	\$0.00		\$3,388.00	100.0%	\$0.00	\$0.00
39	CE027 Add OH Dr Mob	0	\$1,104.00	\$1,104.00	\$552.00	\$552.00		\$1,104.00	100.0%	\$0.00	\$55.20
40	CE028 Tee C Chnl Repairs	0	\$58,853.00	\$58,853.00	\$58,853.00	\$0.00		\$58,853.00	100.0%	\$0.00	\$0.00
41	CE029 Tee Stem Brg Rpr	0	\$42,012.00	\$42,012.00	\$42,012.00	\$0.00		\$42,012.00	100.0%	\$0.00	\$0.00
42	CE030 Joint Sealant Rpr	0	\$114,422.00	\$114,422.00	\$114,422.00	\$0.00		\$114,422.00	100.0%	\$0.00	\$0.00
43	CE031 Windshield Tags	0	\$1,793.00	\$1,793.00	\$1,793.00	\$0.00		\$1,793.00	100.0%	\$0.00	\$0.00
44	CE032 Tenannt Pkg #2	0	\$23,175.00	\$23,175.00	\$23,175.00	\$0.00		\$23,175.00	100.0%	\$0.00	\$0.00

45	CE033 Trench Drain Caulk	0	\$1,848.00	\$1,848.00	\$1,848.00	\$0.00	\$1,848.00	100.0%	\$0.00	\$0.00	
46	CE034 Rtn Floor Coating	0	(\$60,521.00)	-\$60,521.00	-\$60,521.00	\$0.00	-\$60,521.00	100.0%	\$0.00	\$0.00	
47	CE035 Door Hdwr Rprs	0	\$8,729.00	\$8,729.00	\$8,729.00	\$0.00	\$8,729.00	100.0%	\$0.00	\$0.00	
48	CE036 Added Security	0	\$7,200.00	\$7,200.00	\$7,200.00	\$0.00	\$7,200.00	100.0%	\$0.00	\$0.00	
49	CE038 Caulking under pav	0	\$5,068.00	\$5,068.00	\$5,068.00	\$0.00	\$5,068.00	100.0%	\$0.00	\$0.00	
50	CE040 Hoist Beam Repair	0	\$109,625.00	\$109,625.00	\$82,218.75	\$27,406.25	\$109,625.00	100.0%	\$0.00	\$0.00	
51	CE041 Painting Pool Walls	0	\$3,618.00	\$3,618.00	\$3,618.00	\$0.00	\$3,618.00	100.0%	\$0.00	\$0.00	
52	CE042 Schindler Inefficien	0	\$23,068.00	\$23,068.00	\$23,068.00	\$0.00	\$23,068.00	100.0%	\$0.00	\$0.00	
53	CE043 Caulking at Ramp	0	\$7,159.00	\$7,159.00	\$7,159.00	\$0.00	\$7,159.00	100.0%	\$0.00	\$0.00	
54	CE045 Elevator Hoist Bear	0	\$247,184.00	\$247,184.00	\$198,592.00	\$48,592.00	\$247,184.00	100.0%	\$0.00	\$12,359.20	
55	CE046 New TPO roof	0	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	0.0%	\$0.00	\$0.00	
56	Overhead & Profit	\$219,311		\$219,311.00	\$212,438.83	\$6,872.17	\$219,311.00	100.0%	\$0.00	\$10,965.55	
57	Warranty Materials	\$27,414		\$27,414.00	\$26,554.95	\$859.05	\$27,414.00	100.0%	\$0.00	\$1,370.70	
	Grand Total	\$5,498,505.00	\$327,202.00	\$5,825,707.00	\$5,637,793.89	\$180,997.61	\$0.00	\$5,818,791.50	89.9%	\$6,915.50	\$96,775.98

**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-4**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO CITY CLERK, DEPARTMENT OF ECONOMIC  
DEVELOPMENT, DEPARTMENT OF REVENUE AND STATE AUDITOR**

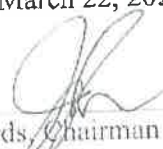
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WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the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

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

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2023 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk, Missouri Department of Economic Development, Missouri Department of Revenue and State Auditor on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2023.

  
Jason Swords, Chairman

**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO STATE AUDITOR**

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

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

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2023 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2023.

  
Jason Swords, Chairman

**WALLSTREET GARAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-6**

**CERTIFY PROJECT COSTS**

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**WHEREAS**, the Wallstreet Garage Community Improvement District (the "District") has established a Five-Year District Management Plan that states that all amounts advanced to the District by The Wallstreet Garage Condominium Association, Inc. (the "Petitioner"), or its successor or assigns, to cover the Improvements and Service contemplated therein will be reimbursed by the District upon the availability of funds;

**WHEREAS**, the Petitioner has advanced funds necessary to pay costs of Improvements, Formation Costs or Operating Costs (collectively the "CID Costs") in exchange for the District's commitment to replay such amount to Petitioner, with interest, using the District's available revenues;


**WHEREAS**, the Petitioner has advanced \$6,057,234.50 for certain CID Costs, and has provided to the District documentation of such advances; and

**WHEREAS**, the Board wishes to recognize and certify the \$6,057,234.50 advanced by Petitioner as valid advances under the Five Year Plan and intends to replay, with interest.

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

1. The Board of Directors of the Wallstreet Garage Community Improvement District hereby certifies \$6,057,234.50 advanced by Petitioner as CID Costs, which the District intends to repay, with interest..
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Wallstreet Garage Community Improvement District on March 22, 2023.

  
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Jason Swords, Chairman