

ANNUAL REPORT FOR  
46<sup>TH</sup> AND WORNALL COMMUNITY IMPROVEMENT DISTRICT #2 (the “District”)  
FOR FISCAL YEAR ENDING APRIL 30, 2024

**SECTION I**

Date of Report Submittal: August 26, 2024

CID Contact Information: c/o Marc Abbott, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, mabbott@polsinelli.com, (816) 572-4778

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 160746, as amended passed on October 27, 2016

**SECTION II**

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

The purpose of the District is to provide funding for the construction of certain improvements within the District’s boundaries. The improvement contemplated include site work, grading, and construction of a four and a half (4.5) story parking garage, as well as any other improvements permitted by the CID Act. No services were provided during FYE 4/30/2024.

**SECTION III**

**CURRENT BOARD MEMBERS AND CONTACT INFORMATION:**

Robb Heineman	<a href="mailto:Rheineman1217@gmail.com">Rheineman1217@gmail.com</a>
Linda Stowers	<a href="mailto:lindastowers@me.com">lindastowers@me.com</a>
Christopher Aquino	<a href="mailto:chris@capmgmt.net">chris@capmgmt.net</a>
Marlena Walsingham	<a href="mailto:marlena@capmgmt.net">marlena@capmgmt.net</a>
Vacant – Jeff Kempton resigned	

**SECTION IV**

Date FYE 4/30/203 annual report was submitted to City: August 10, 2023

Date FYE 4/30/2025 budget was submitted to City: January 31, 2024

Date FYE 4/30/2025 budget was adopted: March 27, 2024

See attached \*actual\* budget for FYE 4/30/2024

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2024-1	Approve Minutes of 3/21/2023 Board Meeting
2024-2	Appoint Officers of the District
2024-3	Adopt Budget for FYE 4/30/2025 and appropriate funds
2024-4	Adopt Amended Budget for FYE 4/30/2024 and appropriate funds
2024-5	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report to City Clerk and Department of Economic Development
2024-6	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report to State Auditor
2024-7	Accept Resignation and Elect Interim Director
2024-8	Nominate Successor Directors

**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 <a href="mailto:redvelopment@ded.mo.gov">Email: redevelopment@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 <a href="mailto:Marilyn.Sanders@kcmo.org">Email: Marilyn.Sanders@kcmo.org</a>
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**46th & WORNALL  
COMMUNITY IMPROVEMENT DISTRICT #2  
FYE 4/30/2024 ACTUAL BUDGET**

**BUDGET MESSAGE:**

The 46th & Wornall Community Improvement District #2 was formed as a political subdivision of the State of Missouri on October 27, 2016. The District was formed for the purpose of providing revenue sources to assist with and support the financing of the costs of certain public and private improvements that serve the area encompassing the District. The District's sole source of revenue is a 1% sales tax that will terminate 20 years from the date upon which any sales tax is levied within the District. The collection of the CID Sales and Use Tax commenced on 4/1/2023.

	<u>FYE 4/30/2024</u>		<u>FYE 4/30/2024*</u>		<u>FYE 4/30/2024*</u>
	ACTUAL		Amended		Original
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand (Beginning of Fiscal Year)	\$	-	\$	-	\$
<b>ESTIMATED REVENUE:</b>					
- 1% CID Sales and Use Tax (commenced 4/1/2023)	\$	62,433	\$	75,000	\$ 300,000
- Developer Advances	\$	2,575	\$	7,200	\$ 6,200
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$</b>	<b>65,008</b>	<b>\$</b>	<b>82,200</b>	<b>\$ 306,200</b>
<b>ESTIMATED EXPENDITURES:</b>					
- Administrative Fee (Bank Fees, etc.)	\$	625	\$	-	\$ -
- D&O Insurance for Board of Directors	\$	1,200	\$	1,200	\$ 1,200
- City CID Annual Submission Review Fee	\$	750	\$	1,000	\$ -
- Legal Fees	\$	2,355	\$	5,000	\$ 5,000
- Audit	\$	-	\$	-	\$ -
- Developer reimbursement of Advanced Project Costs	\$	-	\$	-	\$ -
- See attached Pay App from Contractor for Detailed Breakdown of Services	\$	-	\$	65,000	\$ 290,000
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$</b>	<b>4,930</b>	<b>\$</b>	<b>72,200</b>	<b>\$ 296,200</b>
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand (End of Fiscal Year)	\$	60,078	\$	10,000	\$ 10,000

\* Estimated Values.

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-1**

**APPROVING MINUTES OF THE MARCH 21, 2023  
MEETING OF THE BOARD OF DIRECTORS**

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**WHEREAS**, the Bylaws of the 46th & Wornall Community Improvement District #2 (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 21, 2023; 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 21, 2023 are attached hereto as **Exhibit A** and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the 46th & Wornall Community Improvement District #2 on March 27, 2024.

  
\_\_\_\_\_  
Linda Stowers, Executive Director

**Exhibit A**

**March 21, 2023 Meeting Minutes**  
[See Attached]

**46<sup>TH</sup> & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**  
**MINUTES OF THE MEETING OF**  
**THE BOARD OF DIRECTORS OF THE DISTRICT**  
**MARCH 21, 2023**

A meeting of the Board of Directors (the "Directors" or "Board") of the 46<sup>th</sup> & Wornall Community Improvement District #2 (the "District") was held on March 21, 2023 commencing at 10:05 a.m. at 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, after giving due notice in accordance the District's Sunshine Act Policy.

The following Directors were present:

- Linda Stowers
- Christopher Aquino
- Christopher Robb Heineman
- Jeff Kempton

Director Aaron Schlagel has resigned.

Also present were:

- Amy Grant, Paralegal with Polsinelli PC, counsel to the District

The Board instructed Ms. Grant that the agenda needed to be amended to add a new resolution accepting the resignation of Aaron Schlagel and electing interim Director Christopher Curtis. Linda Stowers made a motion to adopt the amended agenda and Christopher Aquino seconded the motion. The amended agenda was adopted by a unanimous vote.

After recognizing that a quorum of the Board was present, Amy Grant called the meeting to order. The Board then considered the following Resolutions:

- Resolution 2023-1, approving minutes of the March 10, 2022 Board Meeting
  - Motion: Linda Stowers
  - Second: Christopher Aquino
  - Approval: Unanimous
- Resolution 2023-2, appointing officers of the district.
  - Motion: Linda Stowers
  - Second: Christopher Aquino
  - Approval: Unanimous
- Resolution 2023-3, adopting a budget for FYE 4/30/2024 and appropriating funds.
  - Motion: Linda Stowers
  - Second: Christopher Aquino
  - Approval: Unanimous
- Resolution 2023-4, authorizing FYE 4/30/2023 Annual Report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor
  - Motion: Linda Stowers
  - Second: Christopher Aquino
  - Approval: Unanimous

- Resolution 2023-5, authorizing FYE 4/30/2023 Annual Report to State Auditor's Office.
  - Motion: Linda Stowers
  - Second: Christopher Aquino
  - Approval: Unanimous

The Board instructed Ms. Grant to prepare a new resolution accepting the resignation of Aaron Schlagel and electing interim director Christopher Curtis.

- Resolution 2023-6, accept resignation of Aaron Schlagel and elect interim director Christopher Curtis
  - Motion: Linda Stowers
  - Second: Christopher Aquino
  - Approval: Unanimous

There being no other business before the Board the meeting was adjourned.



Christopher Aquino, Secretary

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-2**

**APPOINT OFFICERS OF THE DISTRICT**

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**WHEREAS**, the Bylaws of the 46th & Wornall Community Improvement District #2 (the "District") require the District's Board of Directors to annually appoint a chairman, executive director, 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, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. Linda Stowers is appointed Executive Director/Chairman of the District.
2. Christopher Aquino is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the 46th & Wornall Community Improvement District #2 on March 27, 2024.



Linda Stowers, Executive Director



**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-3**

**APPROVE A BUDGET FOR FYE 4/30/2025 AND APPROPRIATE FUNDS**

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**WHEREAS**, the 46th & Wornall Community Improvement District #2 (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 4/30/2025, which is attached hereto as Exhibit A; and

**WHEREAS**, the Board of Directors desires to approve a budget for FYE 4/30/2025 and appropriate funds for payment of the District's expenses.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. The District hereby adopts a Budget for the District's FYE 4/30/2025, 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 46th & Wornall Community Improvement District #2 on March 27, 2024.



Linda Stowers, Executive Director

**EXHIBIT A**  
**FYE 4/30/2025 BUDGET**

**Proposed Budget for  
46th & Wornall CID #2  
Community Improvement District  
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal: January 31, 2023  
District Point of Contact Information: Polsinelli PC c/o Mark Abbott/Amy Grant  
(816) 753-1000  
[mabbott@polsinelli.com](mailto:mabbott@polsinelli.com)  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

**The 46th & Wornall Community Improvement District #2 was formed as a political subdivision of the State of Missouri on October 27, 2016. The District was formed for the purpose of providing revenue sources to assist with and support the financing of the costs of certain public and private improvements that serve the area encompassing the District. The District's sole source of revenue is a 1% sales tax that will terminate 20 years from the date upon which any sales tax is levied within the District. The collection of the CID Sales and Use Tax commenced on 4/1/2023.**

Pursuant to Art. 3.A.1. of the Cooperative Agreement, \$50,000 is due and payable to the City within one (1) of the date upon which CID 1 shall have begun receiving the proceeds of any District Sales Tax.

Pursuant to Art. 3.A.2. of the Cooperative Agreement, \$25,000 is due and payable to the City no later than the anniversary of the date that the initial payment shall have been tendered to the City, for each of the next three (3) consecutive calendar

**46th & WORNALL  
COMMUNITY IMPROVEMENT DISTRICT #2**

**FYE 4/30/2025 BUDGET**

FYE 4/30/2025\*

Proposed

**FUNDS AVAILABLE:**

- Cash on Hand (Beginning of Fiscal Year)	\$	10,000
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**ESTIMATED REVENUE:**

- 1% CID Sales and Use Tax (commenced 4/1/2023)	\$	150,000
- Developer Advances	\$	7,200

<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$	<u>167,200</u>
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**ESTIMATED EXPENDITURES:**

- Contribution to City's Municipal Court Fund Program	\$	50,000
- [ ] Admininstrative Fee (Bank Fees, etc.)	\$	500
- D&O Insurance for Board of Directors	\$	1,200
- City CID Annual Submission Review Fee	\$	1,000
- Legal Fees	\$	5,000
- [ ] Audit	\$	-
- Services	\$	-
- [ ] Developer reimbursement of Advanced Project Costs	\$	99,500

See attached Pay App from Contractor for Detailed Breakdown of		
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$	<u>157,200</u>

**FUNDS AVAILABLE:**

- Cash on Hand (End of Fiscal Year)	\$	10,000
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\* Estimated Values.

## APPLICATION AND CERTIFICATE FOR PAYMENT

To: CCL Parking LLC  
4534 Wornall Road  
Kansas City, MO 64111

PROJECT: Plaza II - **GARAGE AND SITE**  
4604 Wornall Road  
Kansas City, MO 64111

APPLICATION NO: 25  
APPLICATION DATE: 12/06/2022  
PERIOD FROM: 11/01/2022  
PERIOD TO: 11/30/2022

ATTN: Joe Morrison

FROM (CONTRACTOR) RYAN COMPANIES US, INC.  
533 S 3rd St, Suite 100  
Minneapolis, MN 55415

PROJECT NO: 004720-000

### CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Change Orders approved in previous months by Owner			
TOTAL		917,815.61	26,881.03
Approved This Month			
Number	Date Approved		0.00
TOTALS		917,815.61	26,881.03
Net change by Change Orders			890,934.58

ORIGINAL CONTRACT SUM	_____	<b>\$23,500,928.00</b>
Net change by Change Orders	_____	<b>\$890,934.58</b>
CONTRACT SUM TO DATE	_____	<b>\$24,391,862.58</b>
<hr/>		
TOTAL COMPLETED & STORED TO DATE	_____	<b>\$24,099,402.25</b>
RETAINAGE 10.0% Lump Sum	_____	<b>\$2,409,940.23</b>
EARLY RELEASED RETAINAGE (see summary)	_____	<b>\$0.00</b>
TOTAL EARNED LESS RETAINAGE	_____	<b>\$21,689,462.03</b>
LESS PREVIOUS CERTIFICATES FOR PAYMENT	_____	<b>\$20,839,219.94</b>
CURRENT PAYMENT DUE	_____	<b>\$850,242.09</b>
AMOUNT DUE FROM PREVIOUS APPLICATIONS	_____	<b>\$0.00</b>
TOTAL AMOUNT DUE	_____	<b>\$850,242.09</b>

DocuSigned by: RYAN COMPANIES US, INC.

By: *Russ Lewton*

81F9F3863E9C4E1...

DATE: 12/6/2022

### ARCHITECT'S CERTIFICATE FOR PAYMENT

DocuSigned by: *JOSE L. RANGEL*

By: F6081BB84F41432...

DATE: 12/9/2022

State of Missouri County of Jackson

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_\_.

Notary Public:

My Commission expires:

CONTINUATION SHEET  
 AIA Document G702, APPLICATION AND CERTIFICATE FOR PAYMENT, containing  
 Contractor's signed Certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column I on Contracts where variable retainage for line items may apply.

CCL PARKING LLC  
 APPLICATION NUMBER: 25  
 APPLICATION DATE: 12/06/2022  
 PERIOD FROM: 11/01/2022  
 TO: 11/30/2022

**GARAGE AND SITE**

ITEM No.	DESCRIPTION OF WORK	SCHEDULED VALUE	BUDGET RECONCILIATION	CHANGE ORDER	REVISED VALUE	WORK COMPLETED			Total Completed and Stored To Date (F+G+H)	% (I/C)	Balance To Finish (C-I)
						PREVIOUS APPLICATIONS	This Application Work in Place	Stored Materials (not in D or E)			
011000 - General Conditions	694,364.16	23,323.29	(95.22)	717,517.01	717,517.01			717,517.01	100.00%	0.00	
015000 - General Requirements	404,715.49	86,119.66	(37,600.00)	415,235.35	415,235.35			415,235.35	100.00%	0.00	
024100 - Demolition & Structure	52,000.00	6,629.00	0.00	58,629.00	58,629.00			58,629.00	100.00%	0.00	
033000 - Cast In Place Concrete	4,605,201.00	(1,414,581.55)	92,328.00	3,375,275.45	3,375,275.45			3,375,275.45	100.00%	0.00	
033800 - PT slab	0.00	0.00	0.00	0.00	0.00			0.00	0.00%	0.00	
034000 - Precast Concrete	4,749,312.00	34,290.00	28,640.00	4,841,282.00	4,841,282.00			4,841,282.00	100.00%	0.00	
042200 - Masonry	242,338.76	0.00	270,984.41	784,307.56	272,882.56	290,629.41		563,511.97	71.65%	220,795.61	
051200 - Steel Fabrication	62,240.41	0.00	23,102.00	108,444.41	108,444.41			108,444.41	100.00%	0.00	
055000 - Misc. Metals	64,187.32	23,000.00	5,047.00	97,281.32	87,187.32	10,094.00		97,281.32	100.00%	0.00	
071400 - Water/Dampproofing	50,000.00	0.00	0.00	50,000.00	50,000.00			50,000.00	100.00%	0.00	
072100 - Insulation	127,103.38	0.00	12,569.64	152,242.66	11,383.00	140,859.66		152,242.66	100.00%	(0.00)	
072100 - Metal Wall Panels	233,871.94	0.00	0.00	233,871.94	84,768.00	133,994.10		218,762.10	93.54%	15,109.84	
075100 - Roofing	216,063.24	0.00	0.00	216,063.24	216,063.24			216,063.24	100.00%	(0.00)	
078200 - Fireproofing	25,000.00	0.00	0.00	25,000.00	18,647.00			18,647.00	74.59%	6,353.00	
079200 - Joint Sealers, Caulking	194,242.00	0.00	0.00	194,242.00	66,046.00			66,046.00	34.00%	128,196.00	
081100 - Doors, Frames & Hardware	17,000.00	0.00	0.00	17,000.00	0.00			0.00	0.00%	17,000.00	
083300 - Overhead Doors / Grilles	16,000.00	8,986.00	0.00	24,986.00	22,971.00			22,971.00	91.94%	2,015.00	
088100 - Glass & Glazing	16,600.00	0.00	5,660.65	27,921.30	8,136.00			8,136.00	29.14%	19,785.30	
092100 - Drywall Systems	30,780.00	0.00	8,069.00	46,918.00	0.00			0.00	0.00%	46,918.00	
111300 - Dock Equipment	1,024.00	0.00	0.00	1,024.00	619.00			619.00	60.45%	405.00	
142000 - Elevators	464,732.36	0.00	0.00	464,732.36	274,568.26			274,568.26	59.08%	190,164.10	
210000 - Fire Protection	359,495.99	0.00	0.00	359,495.99	359,495.99			359,495.99	100.00%	(0.00)	
220000 - Plumbing	940,891.00	0.00	11,300.00	963,491.00	963,491.00			963,491.00	100.00%	(0.00)	
230000 - HVAC	934,347.07	0.00	0.00	934,347.07	917,467.21	6,230.00		923,697.21	98.86%	10,649.86	
260010 - Electrical Systems	1,706,926.76	52,470.11	0.00	1,759,398.87	1,759,398.87			1,759,398.87	100.00%	0.00	
312000 - Earthwork	337,000.00	0.00	38,863.12	414,726.24	386,748.52			386,748.52	93.25%	27,977.72	
312300 - Structural Excavation	3,361,762.00	(104,448.21)	0.00	3,257,313.79	3,257,313.79			3,257,313.79	100.00%	0.00	
312500 - Soil Erosion Control	7,500.00	0.00	0.00	7,500.00	4,000.00			4,000.00	53.33%	3,500.00	
320100 - Site Concrete	325,600.00	(313,832.00)	0.00	11,768.00	11,768.00			11,768.00	100.00%	0.00	
320101 - Site Footings	0.00	1,377,855.50	0.00	1,377,855.50	1,377,855.50			1,377,855.50	100.00%	0.00	
321300 - Asphalt Paving	61,760.00	0.00	0.00	61,760.00	0.00			0.00	0.00%	61,760.00	
323100 - Fences and Gates	6,500.00	0.00	83,045.00	172,590.00	0.00			0.00	0.00%	172,590.00	
329100 - Planting, Irrigation Systems	42,000.00	0.00	120,810.50	283,621.00	41,164.50	26286.5		67,451.00	23.78%	216,170.00	
329510 - Site Signage	10,000.00	0.00	(10,000.00)	(10,000.00)	12,276.25	(22,276.25)		(10,000.00)	100.00%	0.00	
330000 - Site Utility Services	242,203.00	39,594.00	7,600.00	297,397.00	261,720.75			261,720.75	86.00%	35,676.25	
337000 - Site Electrical Systems	69,129.00	52,689.89	103,197.00	326,212.89	64,934.00	21,601.00		86,535.00	26.37%	241,677.89	
541000 - Off-Site Construction	524,330.00	0.00	0.00	524,330.00	265,325.62	166,644.79		421,970.41	80.48%	102,359.59	
501000 - Design Costs	7,500.00	0.00	0.00	7,500.00	7,500.00			7,500.00	100.00%	0.00	
504000 - Insurance & Misc	350,276.79	0.00	8,526.27	367,329.33	361,047.45	6,281.88		367,329.33	100.00%	(0.00)	
508000 - Quality Assurance Testing	118,234.00	0.00	0.00	118,234.00	118,234.00	0.00		118,234.00	100.00%	0.00	
511000 - Weather Conditions	38,161.00	0.00	0.00	38,161.00	38,161.00	0.00		38,161.00	100.00%	0.00	
531000 - Proj Mgmt Personnel	917,559.65	225,076.83	3,360.00	1,149,356.48	1,149,356.48	0.00		1,149,356.48	100.00%	0.00	
602000 - Contingency	794,724.69	(97,172.72)	0.00	697,551.97	558,467.93	139,084.04		697,551.97	100.00%	0.00	
661000 - Contractor's Fee	550,126.00	0.00	115,327.21	780,780.42	609,307.36	36,284.30	0.00	644,591.66	82.56%	136,188.76	
Estimated Sales Tax Savings	(471,896.40)	0.00	0.00	(471,896.40)	0.00			0.00	0.00%	(471,896.40)	
	<b>23,500,928.00</b>	<b>0.00</b>	<b>890,934.58</b>	<b>24,391,862.58</b>	<b>23,154,688.82</b>	<b>944,713.43</b>	<b>0.00</b>	<b>24,099,402.25</b>	<b>98.80%</b>	<b>1,183,394.91</b>	

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-4**

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

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**WHEREAS**, the Developer has prepared an amended budget for FYE 4/30/2024 to reflect revised estimated revenues and expenditures for said fiscal year; and

**WHEREAS**, the Board of Directors desires to approve the amended 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 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. The District hereby adopts an Amended 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 46th & Wornall Community Improvement District #2 on March 27, 2024.

  
Linda Stowers, Executive Director

**EXHIBIT A**

**FYE 4/30/2024 AMENDED BUDGET**



**46th & WORNALL  
COMMUNITY IMPROVEMENT DISTRICT #2  
FYE 4/30/2024 AMENDED BUDGET**

**BUDGET MESSAGE:**

The 46th & Wornall Community Improvement District #2 was formed as a political subdivision of the State of Missouri on October 27, 2016. The District was formed for the purpose of levying revenue sources to assist with and support the financing of the costs of certain private improvements that serve the area encompassing the District. The District's primary revenue is a 1% sales tax that will terminate 20 years from the date upon which it was levied within the District. The collection of the CID Sales and Use Tax commences on 4/1/2023.

		<u>FYE 4/30/2024*</u> Amended
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	-
<b>ESTIMATED REVENUE:</b>		
- 1% CID Sales and Use Tax (commenced 4/1/2023)	\$	75,000
- Developer Advances	\$	7,200
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$</b>	<b>82,200</b>
<b>ESTIMATED EXPENDITURES:</b>		
- Administrative Fee (Bank Fees, etc.)	\$	-
- D&O Insurance for Board of Directors	\$	1,200
- City CID Annual Submission Review Fee	\$	1,000
- Legal Fees	\$	5,000
- Audit	\$	-
- Services	\$	-
- Developer reimbursement of Advanced Project Costs	\$	65,000
See attached Pay App from Contractor for Detailed Breakdown of		
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$</b>	<b>72,200</b>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (End of Fiscal Year)	\$	10,000

\* Estimated Values.

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF FYE 4/30/2024 ANNUAL REPORT TO  
CITY CLERK AND DEPARTMENT OF ECONOMIC DEVELOPMENT**

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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 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 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 and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the 46th & Wornall Community Improvement District #2 on March 27, 2024.



Linda Stowers, Executive Director

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-6**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2024 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 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 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 46th & Wornall Community Improvement District #2 on March 27, 2024.

  
\_\_\_\_\_  
Linda Stowers, Executive Director

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-7**

**ACCEPT RESIGNATION AND ELECT INTERIM DIRECTOR**

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**WHEREAS**, the 46<sup>th</sup> & Wornall Community Improvement District #2 (the "District") established on October 27, 2016, by Ordinance No. 160746 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1404 through 67.1571 of the RSMo, as amended (the "CID Act"); and

**WHEREAS**, the CID Act and Article III, Section 3 of the Bylaws provides that in the event of a vacancy on the Board prior to the expiration of a directors' term, the remaining directors shall elect an interim director to fill the vacancy for the unexpired term.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. The District hereby accepts Christopher Curtis' resignation as Director and elects Marlana Walsingham to serve as interim director (term will expire on 7/15/2026).
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the 46th & Wornall Community Improvement District #2 on March 27, 2024.

  
Linda Stowers, Executive Director

**46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-8**

**NOMINATE SUCCESSOR DIRECTORS**

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**WHEREAS**, 46<sup>th</sup> & Wornall Community Improvement District #2 (the "District") established on October 27, 2016, by Ordinance No. 160746 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1404 through 67.1571 of the RSMo, as amended (the "CID Act");

**WHEREAS**, the CID Act and Article III, Section 3 of the Bylaws provide for the Mayor and City Council to appoint Successor Directors of the District, with the consent of the City Council, and the District Bylaws as set forth in that Successor Directors shall serve four years; and

**WHEREAS**, Directors Christopher Robb Heineman and Linda Stower's terms are set to expire on July 15, 2024.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 46TH & WORNALL COMMUNITY IMPROVEMENT DISTRICT #2, AS FOLLOWS:**

1. The District hereby nominates Christopher Robb Heineman to serve a new four-year term as a Property Owner Representative (term will expire on 7/15/2028).
2. The District hereby nominates Linda Stowers to serve a new four-year term as a Property Owner Representative (term will expire on 7/15/2028).
3. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the 46th & Wornall Community Improvement District #2 on March 27, 2024.



Linda Stowers, Executive Director