

ANNUAL REPORT FOR
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I (CID)

SECTION I

Date: August 22, 2024

CID Contact Information: Franklin D. Kimbrough, Executive Director
kim@wrbl.org or 816-531-4370

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

Date of and Ordinance No.: October 2, 2003 by Ordinance #031062, first amended on
September 25, 2008 by Ordinance #080917, and amended a second time on June 29, 2023 by
Ordinance #230496

SECTION II

SERVICES PROVIDED:

The primary purpose of the CID is to facilitate economic development and continuously improve conditions that support the business climate for property and business owners and the quality of life for residents in the area.

The specific services provided by the CID include security (\$1,254,484.27), event management/marketing/promotion (\$114,880.09), and administration/overhead (\$307,329.64).

SECTION III

REVENUES COLLECTED:

Assessments - \$1,331,780.71

Interest Income - \$18,649.17

Program and Event Income - \$236,116.67

SECTION IV

EXPENDITURES & FINANCIALS:

See attached Financial Statements dated April 30, 2024 as follows.

**Westport Community Improvement
District #1, Inc.**

Financial Statement

April 30, 2024

Mendus & Associates, P.C.

CERTIFIED PUBLIC ACCOUNTANT
107 Archibald Street
KANSAS CITY, MISSOURI 64111-2214

VOICE (816) 756-1980

FACSIMILE (816) 756-1842

Accountant's Compilation Report

Board of Directors
Westport Community Improvement District #1, Inc.
Kansas City, Missouri 64111

City of Kansas City, Missouri

Missouri Department of Economic Development

We have compiled the accompanying Statement of Financial Position as of April 30, 2024, for the Westport Community Improvement District #1, Inc., a Missouri Not-for-Profit Corporation that is exempt from income tax, and the Statement of Revenue and Expense for the twelve months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in the form prescribed by the City of Kansas City, Missouri and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements are prepared on a modified accrual basis of accounting. The modifications are that the allowances for assessments receivable are treated as a component of equity rather than as a liability.

This financial statement is presented in accordance with the requirement of the City of Kansas City, Missouri, and the Missouri Department of Economic Development which differ from generally accepted accounting principles. Accordingly, this financial statement is not designed for those who are not informed about such differences.

We are not independent with respect to the Westport Community Improvement District #1, Inc. because we make decisions about how to classify transactions.

Mendus & Associates, P.C.

Mendus & Associates, P.C.
Certified Public Accountant

August 21, 2024.

Westport Community Improvement District #1

Statement of Financial Position

As of April 30, 2024

	<u>Apr 30, 24</u>
ASSETS	
Current Assets	
Checking/Savings	
CCB - CID I Operating	10,301.93
CCB - Money Market Reserve	743,650.64
CCB - Money Market	<u>24,243.66</u>
Total Checking/Savings	778,196.23
Other Current Assets	
Assessments receivable 2021	0.00
Assessments receivable 2022	11,544.47
Assessments receivable 2023	29,372.20
Assessments receivable 2024	119,205.38
Deferred Fees	8,877.41
Prepaid Expense	<u>0.00</u>
Total Other Current Assets	<u>168,999.46</u>
Total Current Assets	<u>947,195.69</u>
TOTAL ASSETS	<u><u>947,195.69</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts payable	<u>43,861.95</u>
Total Accounts Payable	43,861.95
Other Current Liabilities	
Deferred Revenue	<u>951,825.47</u>
Total Other Current Liabilities	<u>951,825.47</u>
Total Current Liabilities	<u>995,687.42</u>
Total Liabilities	995,687.42
Equity	
Allowance for assessments	72,958.83
Retained Earnings	-31,303.11
Net Income	<u>-90,147.45</u>
Total Equity	<u>-48,491.73</u>
TOTAL LIABILITIES & EQUITY	<u><u>947,195.69</u></u>

Westport Community Improvement District #1
Statement of Revenue and Expense
For The Twelve Months May 1, 2023 through April 30, 2024

May 2023 - April 2024

Income	
Assessments - net	1,331,780.71
Interest income	18,649.17
Other income	0.00
Program and Event Income	236,116.67
Total Income	<u>1,586,546.55</u>
Expense	
Accounting	5,200.00
Bank & bad check charges	413.70
Contingency Fees	3,775.00
Depreciation	18,764.49
Fees - Jackson County	13,320.77
Insurance	33,024.28
Licenses, fees and taxes	3,642.42
Marketing & Promotions	114,880.09
Meetings, Dues & Subscriptions	1,532.94
Misc.	0.00
Office Equipment	2,406.87
Office Supplies, postage	2,437.45
Professional services	33,040.15
Rent	24,082.36
Salaries, Benefits and taxes	153,626.73
Security Service	1,254,484.27
Storage	893.75
Streetlight Analysis	0.00
Telecommunications	4,645.47
Travel, Entertainment, Education	4,202.31
Utilities	2,320.95
Wayfinding	0.00
Total Expense	<u>1,676,694.00</u>
Net Income	<u><u>-90,147.45</u></u>

SECTION V

BUDGET ADOPTION DATE:

August 20, 2024 and July 18, 2023

SECTION VI

DATE ANNUAL BUDGET SENT TO MUNICIPALITY:

January 25, 2024 and January 26, 2023

SECTION VII

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

RESOLUTION NUMBER	RESOLUTION TITLE
2023-07	Approving the election of a new Vice-Chairperson
2023-08	Approving the levy of special assessments
2023-09	Approving the annual budget
2023-10	Authorizing the execution of Good Neighbor Agreements with Frost at 4141 Pennsylvania Avenue
2023-11	Approving the annual Conflict of Interest Policy for the Board
2023-12	Authorizing the execution of a Good Neighbor Agreement with Dave's Hot Chicken at 4121 Broadway Blvd. – Suite 104
2023-13	Approving the execution of a Good Neighbor Agreement with Lottie's Get Down at 4057 Pennsylvania Avenue
2023-14	Authorizing the change of signers on deposit accounts at financial institutions
2023-15	Authorizing the change of meeting date in November 2023
2023-16	Authorizing the execution of an Engagement Letter for accounting services and tax return preparation
2024-01	Approving the election of directors
2024-02	Approving the election of officers
2024-03	Approving a policy prescribing the appropriate time and manner of presentations to the Board by those seeking elected office or advocating for a ballot initiative.

SECTION VIII

CURRENT MEMBERS OF THE BOARD OF DIRECTORS ARE AS FOLLOWS:

WESTPORT COMMUNITY IMPROVEMENT DISTRICT I
Board Members

Chairperson

Pam Ptacek
Westport Coffee House
4010 Pennsylvania Avenue
Kansas City, MO 64111

Vice Chairperson

Max Wasserstrom
Block Real Estate Services
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112

Treasurer

Zach Marten
Westport Ale House
4128 Broadway Boulevard
Kansas City, MO 64111

Secretary

Paul Mesler
4141 Pennsylvania Avenue, #508
Kansas City, MO 64111-3032

Kyle Kelly
Kelly's Westport Inn
500 Westport Road
Kansas City, MO 64111

Larry Goldman
Broadway Westport Properties
2409 W. 104th Terrace
Leawood, KS 66206

Brett Allred
Allred Management
P.O. Box 5810
Kansas City, MO 64111

Matthew Vos
Murfin Drilling Company, Inc.
250 N. Water, Suite 300
Wichita, KS 67202
Office: 316.858.8640

Jeremy Hurt
Westport Development LLC
250 N. Water, Suite 300
Wichita, KS 67202

Christie Montague
Colliers International
4520 Main Street, Suite 1000
Kansas City, MO 64111

Brandi Degenhardt
The Wesley
4111 Broadway Blvd.
Kansas City, MO 64111

Kim Kimbrough, Executive Director
Westport Regional Business League
4050 Pennsylvania Avenue, Suite M-100
Kansas City, MO 64111

RESOLUTION # 2023-07

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ELECTION OF A NEW VICE-CHAIRPERSON

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

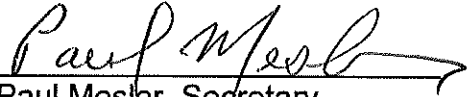
WHEREAS; a vacancy recently occurred in the office of Vice-Chairperson of the Board before the current term of the office had been completed; and

WHEREAS; in accordance with the District Bylaws, the Board of the District desires to elect a replacement Vice-Chairperson for the remainder of the current term for that office.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Max Wasserstrom shall be duly elected to the office of Vice-Chairperson of the Board to complete an unexpired term of office until the next Annual Meeting of the District.

This resolution shall take effect immediately upon approval by the Board.

Adopted this 20th day of June, 2023


Paul Mesler, Secretary

ATTEST:



Kyle Kelly, Board Member

RESOLUTION # 2023-08

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD) OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING LEVY OF SPECIAL ASSESSMENTS

WHEREAS; the Board of Directors (the "Board") of the Westport Community Improvement District (the District) desires to levy a special assessment against real property benefited within the District ("the CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments (the "Petition), as approved on October 2, 2003 by the City Council of Kansas City, Missouri by Ordinance Number 031062; and

WHEREAS; pursuant to the Petition, each year the Board shall establish the rate of the CID Special Assessment for each established use category for each Tract, Lot, or parcel of real property within the District ("Lot"); and

WHEREAS; the Board desires to set forth the applicable CID Special Assessment and use category for each Lot.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Westport Community Improvement District, as follows:

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the Petition will be benefited by the financing of the Eligible Services (as defined in the Petition) and the operation of the District.

Section 2. CID Special Assessments. The Board hereby establishes and levies the following CID Special Assessments against real property in the District as follows:

- A. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 is hereby levied a Special Assessment in the amount of \$1.9236 per square foot of Useable Area (as the term is defined in the Petition) (the "Category 1 Baseline Assessment").
- B. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 is hereby levied a Special Assessment in the amount of \$1.1541 per square foot of Useable Area (the "Category 2 Baseline Assessment").
- C. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 is hereby levied the Category 1 Baseline Assessment, plus the Extended Hours Assessment (as that term is defined in the Petition) in the amount of \$3.7870 per square foot of Useable Space against twenty percent (20%) of the Useable Area of such Lot, or portion of such Lot.
- D. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 is hereby levied the Category 1 Baseline Assessment, plus the Extended Hours Assessment against thirty-five percent (35%) of the Useable Area of such Lot, or portion of such Lot.
- E. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 is hereby levied the Category 1 Baseline Assessment, plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as the term is defined in the Petition).
- F. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 is hereby levied the Category 1 Baseline Assessment plus one hundred percent (100%) of the Graduated Extended Hours Assessment.

- G. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5, or Category 6, and which has an area that has been determined by the Board to be used for dancing, is hereby levied, in addition to the foregoing applicable Special Assessments, an additional Dance Floor Assessment in an amount equal to the Extended Hours Assessment against ten percent (10%) of the Useable Area of such Lot, or Petition of such Lot.
- H. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 is hereby levied the Residential Assessment (as that term is defined in the Petition) in the amount of ninety-five dollars and two cents (\$99.77) per Lot, or portion of such Lot.

Section 3. Classification of Lots. The classification of each Lot, or portion of each Lot, the applicable category, Useable Area and Total CID Special Assessment levied against each Lot, or portion of each Lot is set forth in Exhibit A.

Section 4. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Petition.

Adopted this 18th day of July 2023.

ATTEST:


Pam Ptacek, Chairperson


Paul Mesier, Secretary

RESOLUTION # 2023-09

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2024

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the Board desires to approve the District's proposed budget for fiscal year 2024 as presented in order to continue the enhanced services and programs described in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed budget for fiscal year 2024 is approved as presented and the Executive Director of the District is authorized to take all further actions, in consultation with the Chairperson or other officer, to carry out the purposes and intent of this Resolution.

This resolution shall become effective as of the first day of the 2024 fiscal year.

Adopted this 18th day of July, 2023



Pam Ptacek, Chairperson

ATTEST:



Kyle Kelly, Board Member

RESOLUTION # 2023-10

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH FROST

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; Frost plans to open an establishment serving alcohol at 4141 Pennsylvania Avenue and has made application with Regulated Industries to sell alcohol at that location; and

WHEREAS; Frost would like the support and endorsement from the District for its liquor license application in exchange for their assurances of prudent and collaborative operating practices as evidenced in an executed Good Neighbor Agreement with the District.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director of the District is authorized to execute a Good Neighbor Agreement utilizing standard terms and conditions with the owners of Frost and after full execution to communicate the same to all interested parties in the District.

This resolution shall become effective immediately upon passage by the Board.

Adopted this 15th day of August, 2023



Pam Ptacek, Chairperson

ATTEST:



Kyle Kelly, Board Member

RESOLUTION #2023-11

WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE CONFLICT-OF-INTEREST POLICY FOR THE DISTRICT

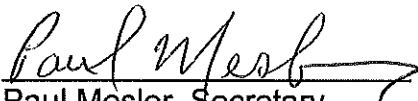
WHEREAS; The District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the Board desires to reaffirm and re-approve the District's previously adopted Conflict-of-Interest Policy to protect the public interest when the District is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the existing Conflict-of-Interest Policy for the District has been reviewed and reapproved with no changes, amendments, additions, or deletions.

This resolution shall become effective upon passage by the board.

Adopted this 15th day of August, 2023


Paul Mesler, Secretary


Pam Ptacek, Chairperson

RESOLUTION # 2023-12

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH DAVE'S HOT CHICKEN

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; Dave's Hot Chicken at 4121 Broadway Boulevard within the District is seeking a new liquor license for its planned location in Westport; and

WHEREAS; Dave's Hot Chicken would like the support and endorsement from the District for its desired application for a liquor license and is willing to enter into a Good Neighbor Agreement with the District to insure prudent and collaborative operating practices after the license to sell alcohol is issued.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the Executive Director is authorized to execute a standard Good Neighbor Agreement with the ownership of Dave's Hot Chicken and communicate the same after execution to all interested parties within the District .

This resolution shall take effect immediately upon approval of the Board.

Adopted this 15th day of August, 2023



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH LOTTIE'S GET DOWN

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; Lottie's Get Down at 4057 Pennsylvania Avenue within the District is seeking a new liquor license for its planned location in Westport; and

WHEREAS; Lottie's Get Down would like the support and endorsement from the District for its desired application for a liquor license and is willing to enter into a Good Neighbor Agreement with the District to insure prudent and collaborative operating practices after the license to sell alcohol is issued.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the Executive Director is authorized to execute a standard Good Neighbor Agreement with the ownership of Lottie's Get Down and communicate the same after execution to all interested parties within the District .

This resolution shall take effect immediately upon approval of the Board.

Adopted this 17th day of October, 2023



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

RESOLUTION # 2023-14

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") CHANGING THE AUTHORIZED SIGNERS ON ALL DISTRICT BANK ACCOUNTS

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the District desires to have all five officers of the corporation authorized to sign on all bank accounts belonging to the District; and

WHEREAS; the District will still require two signatures on all conveyances from any of the five current officers of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Pam Ptacek as Chairperson, Max Wasserstrom as Vice-Chairperson, Paul Mesler as Secretary, Zach Marten as Treasurer, and Franklin Kimbrough as Executive Director are hereby authorized as the only signers on all bank accounts belonging to the District and that appropriate signature card changes at the financial institution banking the District are to be amended to represent this change.

This resolution shall take effect immediately upon approval of the Board.

Adopted this 17th day of October, 2023



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

RESOLUTION # 2023-15

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD) OF THE WESTPORT
COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING A
DATE CHANGE FOR THE REGULARLY SCHEDULED MEETING IN NOVEMBER

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062;

WHEREAS; the District desires to change the date of its monthly meeting in November 2023 to Tuesday, November 28, 2023 since a quorum will not be available on the original meeting date in November 2023.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the November 2023 meeting of the Board of Directors is hereby changed to Tuesday, November 28, 2023 at 8:30am in the conference room at 4050 Pennsylvania Avenue, Kansas City, Missouri.

This resolution shall take effect immediately upon approval of the Board.

Adopted this 17th day of October, 2023



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

RESOLUTION # 2023-16

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING AN ENGAGEMENT LETTER FOR THE PREPARATION OF MONTHLY AND ANNUAL FINANCIAL STATEMENT AND THE PREPARATION AND FILING OF AN ANNUAL TAX RETURN

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the Board desires to enter into a new annual engagement with Mendus & Associates, P.C. for the production of the monthly and annual financial statements; and

WHEREAS; the Board desires to enter into a new agreement with Mendus & Associates, P.C. for the production of a not-for-profit informational return and the filing of the same with the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED, by the Board that an appropriate officer is authorized to execute a new engagement letter with Mendus & Associates, P.C. for the production of monthly and annual financial statements during the calendar year ending on December 31, 2024 and for the production of the annual not-for-profit tax return for the calendar year ending on December 31, 2023.

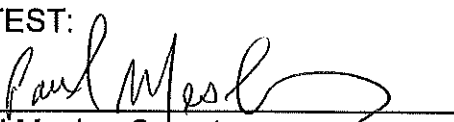
This resolution shall take effect on January 1, 2024.

Adopted this 19th day of December, 2023



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS (“BOARD”) OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I (“THE DISTRICT”) APPROVING THE ELECTION OF SUCCESSOR DIRECTORS

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the Bylaws of the District authorize the Board of Directors to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the following list of names and respective classifications of individuals are elected to serve as Successor Directors for the terms noted:

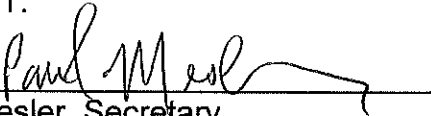
- a. Jeremy Hurt, Major Owner, with a term ending on the date of the Annual Meeting in 2026
- b. Matt Voss, Major Owner, with a term ending on the date of the Annual Meeting in 2026
- c. Brandi Degenhardt, Major Owner, with a term ending on the date of the Annual Meeting in 2026
- d. Paul Mesler, Resident Director, with a term ending on the date of the Annual Meeting in 2026

This resolution shall take effect upon approval of the Board.

Adopted this 5th day of March, 2024



Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ELECTION OF OFFICERS

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; IN ACCORDANCE WITH THE District Bylaws, the Board of the District desires to elect a Chairperson, Vice-Chairperson, Secretary, and Treasurer to serve one year terms ending on the date of the next Annual Meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the following individuals shall be dully elected to the positions listed opposite their respective names below until the next Annual Meeting of the District:

- Pam Ptacek, Chairperson
- Max Wasserstrom, Vice-Chairperson
- Paul Mesler, Secretary
- Zach Marten, Treasurer

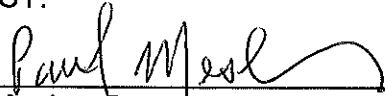
This resolution shall take effect immediately upon approval of the Board.

Adopted this 5th day of March, 2024



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

RESOLUTION # 2024-03

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING A POLICY PRESCRIBING THE APPROPRIATE TIME AND MANNER OF PRESENTATIONS TO THE BOARD BY THOSE SEEKING ELECTED OFFICE OR ADVOCATING FOR A BALLOT INITIATIVE

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the Board desires to adopt a formal policy prescribing when candidates for elected office and those advocating for a ballot initiative will be able to make presentations to the Board.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed policy prescribing the appropriate time and manner of presentations to the Board by those seeking elected office or advocating for a ballot initiative is hereby adopted.

This resolution shall take effect immediately upon passage by the Board.

Adopted this 16th day of April, 2024



Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary