

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)
2023-2024 FISCAL YEAR

Section 67.1471.4, RSMo.
Section 74-304 City Code of Ordinances

SECTION I

Date: August 20, 2024

CID Contact Information: Grant Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary improvements constructed were (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City.

SERVICES PERFORMED DURING FISCAL YEAR:

No substantial services were performed during the fiscal year. Revenues were used for administrative expenses and the repayment of debt incurred to finance the improvements described above.

SECTION III

CURRENT BOARD MEMBERS:

<p>M. Grant Harrison VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 grant.harrison@vantrustre.com</p>	<p>Jeffrey Turk VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jeffrey.turk@vantrustre.com</p>
<p>Ryan Hackenmiller VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 ryan.hackenmiller@vantrustre.com</p>	<p>Jasmine Smith VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jsmith@vanpartnersllc.com</p>
<p>Troy Lillebo University of Missouri – Kansas City 5100 Rockhill Road 300B Administrative Center Kansas City, MO 64110 lillebot@umkc.edu</p>	

SECTION IV

FISCAL YEAR REVENUE AND EXPENSES:

INCOME:		
a) CID Revenues		\$ 483,175
b) Developer Advances		\$ 0
c)		
TOTAL INCOME		\$ 483,175
EXPENSES:		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 18,883	
b) Financing/Interest Costs	\$ 307,654	
c) Insurance	\$ 0	
SUB-TOTAL Administrative	\$ 326,537	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL Services	\$ 0	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 0	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
SUB-TOTAL Capital Improvements	\$ 0	
IV. Other		
a) Developer Reimbursement	\$156,638	
b)		
SUB-TOTAL Other	\$ 156,638	
EXPENSE TOTAL:		
I. Administrative	\$ 326,537	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 156,638	
TOTAL EXPENSES	\$ 483,175	
TOTAL INCOME		
		\$ 483,175
LESS TOTAL EXPENSES		
		\$ 483,175
BALANCE		
		\$ 0

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2023-06	Authorizing Submission of 2022-2023 Annual Report
2023-07	Authorizing Submission of Slate of Successor Directors
2023-08	Ratifying Past Action
2024-01	Authorizing Submission of Proposed 2024-2025 Fiscal Year Budget
2024-02	Ratifying Past Action
2024-03	Adopting 2024-2025 Fiscal Year Budget
2024-04	Appointing Officers
2024-05	Ratifying Past Action

SECTION VI

RELEVANT DATES FOR FISCAL YEAR:

DATE	BOARD ACTION
January 24, 2024	Submitted Proposed 2024-2025 Fiscal Year Budget to City
March 28, 2024	Adopted 2024-2025 Fiscal Year Budget
On or about the date hereof	Submitted 2023-2024 Annual Report to City

[Remainder of page intentionally left blank]

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 Email: missouridevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Email: Marilyn.Sanders@kcmo.org
Missouri Department of Revenue Attn: Taxation Division – Local Gov't PO Box 3380 Jefferson City, MO 65105-3380 Email: LocalGov@dor.mo.gov	Missouri State Auditor's Office Attn: Local Government Unit P.O. Box 869 Jefferson City, MO 65102 Email: localgovernment@auditor.mo.gov

RESOLUTION 2023-06

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2022-2023 ANNUAL REPORTS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.4, RSMo. and Section 74-304 of the City Code of Ordinances, the Board of Directors of the District shall, within one hundred twenty (120) days after the end of each fiscal year, submit a report to the City Clerk of Kansas City, Missouri (the “**City**”), the Missouri Department of Economic Development, the Missouri Department of Revenue, and the Missouri State Auditor’s Office, stating the services provided, revenues collected and expenditures made by the district during such fiscal year; state the dates the District adopted its annual budget, submitted its proposed annual budget to the City, and submitted its annual report to the City Clerk; and include copies of written resolutions approved by the board during the fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor’s Office within six (6) months after the end of each fiscal year; and

WHEREAS, the 2022-2023 fiscal year of the District ended April 30, 2023; and

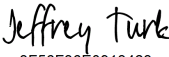
WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Annual Report for the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Annual Report**”) is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the City/MDED Report to the City Clerk of Kansas City, Missouri, the Missouri Department of Economic Development, the Missouri Department of Revenue, and the Missouri State Auditor’s Office no later than the date hereof.
3. The Missouri Local Government Financial Statement attached as Exhibit “B” hereto and incorporated herein by reference (the “**Auditor Report**”) is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the Auditor Report to the Missouri State Auditor’s Office no later than October 31, 2022.

5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2022-2023 annual reports.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 30, 2023.

DocuSigned by:

3E56E36E0913423

Jeffrey Turk, Acting Chairman

ATTEST:

DocuSigned by:

E3C51C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2022-2023 ANNUAL REPORT OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)
2022-2023 FISCAL YEAR

Section 67.1471.4, RSMo.
Section 74-304 City Code of Ordinances

SECTION I

Date: August 30, 2023

CID Contact Information: Grant Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary improvements constructed were (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City.

SERVICES PERFORMED DURING FISCAL YEAR:

No substantial services were performed during the fiscal year. Revenues were used for administrative expenses and the repayment of debt incurred to finance the improvements described above.

SECTION III

CURRENT BOARD MEMBERS:

M. Grant Harrison VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 grant.harrison@vantrustre.com	Jeffrey Turk VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jeffrey.turk@vantrustre.com
Ryan Hackenmiller VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 ryan.hackenmiller@vantrustre.com	Jasmine Smith VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jsmith@vanpartnersllc.com
Troy Lillebo University of Missouri – Kansas City 5100 Rockhill Road 300B Administrative Center Kansas City, MO 64110 lillebot@umkc.edu	

SECTION IV

FISCAL YEAR REVENUE AND EXPENSES:

INCOME:		
a) CID Revenues		\$ 469,648
b) Developer Advances		\$ 0
c)		
TOTAL INCOME		\$ 469,648
EXPENSES:		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 10,477	
b) Financing/Interest Costs	\$ 307,525	
c) Insurance	\$ 4,693	
SUB-TOTAL Administrative	\$ 322,695	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL Services	\$ 0	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 0	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
SUB-TOTAL Capital Improvements	\$ 0	
IV. Other		
a) Developer Reimbursement	\$146,953	
b)		
SUB-TOTAL Other	\$ 146,953	
EXPENSE TOTAL:		
I. Administrative	\$ 322,695	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 146,953	
TOTAL EXPENSES	\$ 469,648	
TOTAL INCOME		
		\$ 469,648
LESS TOTAL EXPENSES		
		\$ 469,648
BALANCE		
		\$ 0

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2022-07	Authorizing Submission of 2021-2022 Annual Reports
2022-08	Electing Interim Director
2022-09	Ratifying Past Action
2023-01	Authorizing Submission of Proposed 2023-2024 Fiscal Year Budget
2023-02	Ratifying Past Action
2023-03	Adopting 2023-2024 Fiscal Year Budget
2023-04	Appointing Officers
2023-05	Ratifying Past Action

SECTION VI

RELEVANT DATES FOR FISCAL YEAR:

DATE	BOARD ACTION
January 31, 2023	Submitted Proposed 2023-2024 Fiscal Year Budget to City
March 31, 2023	Adopted 2023-2024 Fiscal Year Budget
On or about the date hereof	Submitted 2022-2023 Annual Report to City

[Remainder of page intentionally left blank]

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 Email: missouridevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Email: Marilyn.Sanders@kcmo.org
Missouri Department of Revenue Attn: Taxation Division – Local Gov't PO Box 3380 Jefferson City, MO 65105-3380 Email: LocalGov@dor.mo.gov	Missouri State Auditor's Office Attn: Local Government Unit P.O. Box 869 Jefferson City, MO 65102 Email: localgovernment@auditor.mo.gov

RESOLUTION 2022-07

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2021-2022 ANNUAL REPORTS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.4, RSMo. and Section 74-304 of the City Code of Ordinances, the Board of Directors of the District shall, within one hundred twenty (120) days after the end of each fiscal year, submit a report to the City Clerk of Kansas City, Missouri (the “**City**”), the Missouri Department of Economic Development, the Missouri Department of Revenue, and the Missouri State Auditor’s Office, stating the services provided, revenues collected and expenditures made by the district during such fiscal year; state the dates the District adopted its annual budget, submitted its proposed annual budget to the City, and submitted its annual report to the City Clerk; and include copies of written resolutions approved by the board during the fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor’s Office within six (6) months after the end of each fiscal year; and

WHEREAS, the 2021-2022 fiscal year of the District ended April 30, 2022; and

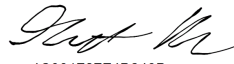
WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Annual Report for the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Annual Report**”) is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the City/MDED Report to the City Clerk of Kansas City, Missouri, the Missouri Department of Economic Development, the Missouri Department of Revenue, and the Missouri State Auditor’s Office no later than August 29, 2022.
3. The Missouri Local Government Financial Statement attached as Exhibit “B” hereto and incorporated herein by reference (the “**Auditor Report**”) is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the Auditor Report to the Missouri State Auditor’s Office no later than October 31, 2022.

5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2021-2022 annual reports.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 29, 2022.

DocuSigned by:

4C001727F4B249B...
M. Grant Harrison, Executive Director and
Acting Chairman

ATTEST:

DocuSigned by:

E3C64C887A894E2...
Ryan Hackenmiller, Secretary

EXHIBIT A

**2021-2022 ANNUAL REPORT OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)
2021-2022 FISCAL YEAR

Section 67.1471.4, RSMo.
Section 74-304 City Code of Ordinances

SECTION I

Date: August 29, 2022

CID Contact Information: A. Brice Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary improvements constructed were (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City.

SERVICES PERFORMED DURING FISCAL YEAR:

No substantial services were performed during the fiscal year. Revenues were used for administrative expenses and the repayment of debt incurred to finance the improvements described above.

SECTION III

CURRENT BOARD MEMBERS:

M. Grant Harrison VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 grant.harrison@vantrustre.com	Jeffrey Turk VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jeffrey.turk@vantrustre.com
Ryan Hackenmiller VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 ryan.hackenmiller@vantrustre.com	Jasmine Smith VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 jsmith@vanpartnersllc.com
Troy Lillebo University of Missouri – Kansas City 5100 Rockhill Road 300B Administrative Center Kansas City, MO 64110 lillebot@umkc.edu	

SECTION IV

FISCAL YEAR REVENUE AND EXPENSES:

INCOME:		
a) CID Revenues		\$ 407,089
b) Developer Advances		\$ 0
c)		
TOTAL INCOME		\$ 407,089
EXPENSES:		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 8,058	
b) Financing/Interest Costs	\$ 312,787	
c) Insurance	\$ 4,693	
SUB-TOTAL Administrative	\$ 325,538	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL Services	\$ 0	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 0	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
SUB-TOTAL Capital Improvements	\$ 0	
IV. Other		
a) Developer Reimbursement	\$81,551	
b)		
SUB-TOTAL Other	\$ 81,551	
EXPENSE TOTAL:		
I. Administrative	\$ 325,538	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 81,551	
TOTAL EXPENSES	\$ 407,089	
TOTAL INCOME		\$ 407,089
LESS TOTAL EXPENSES		\$ 407,089
BALANCE		\$ 0

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-08	Approving and Authorizing Submission of 2020-2021 Annual Reports
2021-09	Authorizing Submission of Slate of Successor Directors
2021-10	Ratifying Past Action
2022-01	Electing Interim Director
2022-02	Authorizing Submission of Proposed 2022-2023 Fiscal Year Budget
2022-03	Ratifying Past Action
2022-04	Adopting 2022-2023 Fiscal Year Budget
2022-05	Appointing Officers
2022-06	Ratifying Past Action

SECTION VI

RELEVANT DATES FOR FISCAL YEAR:

DATE	BOARD ACTION
January 29, 2021	Submitted Proposed 2021-2022 Fiscal Year Budget to City
March 30, 2021	Adopted 2021-2022 Fiscal Year Budget
On or about the date hereof	Submitted 2021-2022 Annual Report to City

[Remainder of page intentionally left blank]

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 Email: missouridevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Email: Marilyn.Sanders@kcmo.org
Missouri Department of Revenue Attn: Taxation Division – Local Gov't PO Box 3380 Jefferson City, MO 65105-3380 Email: LocalGov@dor.mo.gov	Missouri State Auditor's Office Attn: Local Government Unit P.O. Box 869 Jefferson City, MO 65102 Email: localgovernment@auditor.mo.gov

RESOLUTION 2021-08

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2020-2021 ANNUAL REPORTS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.4, RSMo., the Board of Directors of the District shall submit a report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the district during such fiscal year within one hundred twenty (120) days after the end of each fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor’s Office within six (6) months after the end of each fiscal year; and

WHEREAS, the 2020-2021 fiscal year of the District ended April 30, 2021; and

WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Annual Report for the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**City/MDED Report**”) is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the City/MDED Report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development no later than August 28, 2021.
3. The Missouri Local Government Financial Statement attached as Exhibit “B” hereto and incorporated herein by reference (the “**Auditor Report**”) is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the Auditor Report to the Missouri State Auditor’s Office no later than October 31, 2021.
5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2020-2021 annual reports.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 25, 2021.

DocuSigned by:
Christy d. Soeken
541FF28QC7034E2...
Christy Soeken, Chairman

ATTEST:

DocuSigned by:
M. Grant Harrison
4C001727F4B249B...
M. Grant Harrison, Acting Secretary

EXHIBIT A

**2020-2021 ANNUAL REPORT OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)

SECTION I

Date: August 20, 2021

CID Contact Information: Christy Soeken (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary contemplated improvements are (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City, as well as the repayment of debt incurred to finance such improvements.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

M. Grant Harrison

Thomas R. McGee

Ryan Hackenmiller

Troy Lillebo

Christy Soeken

SECTION IV

FISCAL YEAR 2020-2021 REVENUE AND EXPENSES:

INCOME:		
a) CID Revenues		\$ 384,663
b) Developer Advances		\$ 0
c)		
TOTAL INCOME		\$ 384,663
EXPENSES:		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 11,642	
b) Financing/Interest Costs	\$ 315,936	
c) Insurance	\$ 4,130	
SUB-TOTAL Administrative	\$ 331,708	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL Services	\$ 0	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 0	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
SUB-TOTAL Capital Improvements	\$ 0	
IV. Other		
a) Developer Reimbursement	\$52,955	
b)		
SUB-TOTAL Other	\$ 52,955	
EXPENSE TOTAL:		
I. Administrative	\$ 331,708	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 52,955	
TOTAL EXPENSES	\$ 384,663	
TOTAL INCOME		
		\$ 384,663
LESS TOTAL EXPENSES		
		\$ 384,663
BALANCE		
		\$ 0

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-06	Approving and Authorizing Submission of 2019-2020 Annual Reports
2020-07	Authorizing Submission of Updated Five Year Plan
2020-08	Ratifying Past Action
2021-01	Electing Interim Director
2021-02	Authorizing Submission of Proposed 2021-2022 Fiscal Year Budget
2021-03	Ratifying Past Action
2021-04	Electing Interim Directors
2021-05	Adopting 2021-2022 Fiscal Year Budget
2021-06	Appointing Officers
2021-07	Ratifying Past Action

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) 513-6401
Fax: (816) 513-3353
Email: Marilyn.Sanders@kcmo.org

EXHIBIT B

**2020-2021 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT
OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT	1. Financial Statement Summary for the Year Ended	Month	Year
	2. Name of political subdivision	4	2021
	3. Political subdivision number	51st & Oak Community Improvement District	
	4. Name of county	17-048-0053	
5. Name of contact	6. Mailing address	Jackson	
Christy Soeken	4900 Main Street, Suite 400 Kansas City, MO 64112		
7. Telephone number	8. Fax number	9. Email address	
816-569-1441	816-569-1442	christy.soeken@vantrustre.com	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1.		
	2.		
	3.		

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)	Kelli A. Fitzpatrick	Dir. Of Acquisitions	20-Aug	2021
	Preparer's Name	Title	Date	

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102
--	--

OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

Sections B and C Disbursements – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

51st & Oak Community Improvement District

A. Receipts

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	384,663	384,663			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL Sum of lines 14a-h	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. SUBTOTAL Sum of items 1-14i	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

A. Receipts - Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL <i>(from page 3)</i>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0
16. Charges for Services					
a.	0				
b.	0				
c.	0				
d. TOTAL <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e. TOTAL <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned	0				
19. Fines, costs, and forfeitures	0				
20. Rents	0				
21. Donations	0				
22. Other receipts and transfers					
a. Developer Advances	0	0			
b.	0				
c. Interfund transfers	0				
d. TOTAL <i>Sum of lines 22a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	15,772	15,772			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
23. SUBTOTAL					
Sum of lines 1-22	\$ 15,772	\$ 15,772	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars			
		General Fund	Fund	Fund	Fund
23. SUBTOTAL <i>(from page 5)</i>	\$ 15,772	\$ 15,772	\$ 0	\$ 0	\$ 0
24. Electric power system	0				
25. Parking facilities	0	0			
26. Gas supply system	0				
27. Transit or bus system	0				
28. Sea and inland port facilities	0				
29. Miscellaneous commercial activities	0				
30. Other - Specify					
Interest on Developer					
a. Advances	315,936	315,936			
b. Developer Reimbursement	52,955	52,955			
c.	0				
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0
C. Disbursements (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	384,663	384,663			
4. SUBTOTAL Sum of items C1-3	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by object) - Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL <i>(from page 6)</i>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0
5. Capital expenditures - Specify					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
6. Interfund transfers - Specify					
a.	0				
b.	0				
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

D. Statement of Indebtedness

FUNDS - Report in whole dollars

	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
1. General obligation bonds				
a.				0
b.				0
c.				0
2. Revenue bonds				
a.				0
b.				0
c.				0
3. SUBTOTAL Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

**D. Statement of Indebtedness
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
4. Other debt - Specify				
a. _____				0
b. _____				0
c. _____				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

E. Interest on Debt

1. Interest on water supply system debt	\$ _____
2. Interest on electric power system debt	\$ _____
3. Interest on gas supply system debt	\$ _____
4. Interest on transit or bus system debt	\$ _____
5. Interest on all other debt	\$ _____

**F. Statement of Assessed Valuation
and Tax Rates**

1. Real estate	\$ _____
2. Personal property	_____
3. State assessed railroad and utility	_____
TOTAL VALUATION	_____
4. Sum of items F1-3	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____

Part II - FINANCIAL STATEMENT SUMMARY

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	
A. Beginning balance	\$ 0	\$	\$	\$	\$	
B. Total receipts	384,663	384,663	0	0	0	
C. Total disbursements	384,663	384,663	0	0	0	
D. Ending balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

Part III - TAX ABATEMENT SUMMARY

Political Subdivision's Abatements				
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

RESOLUTION 2021-09

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF SLATE OF SUCCESSOR DIRECTORS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”).

WHEREAS, pursuant to Ordinance No. 180021 passed on January 18, 2018 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2018:

Leah C. FitzGerald: four (4) year term
Christy Soeken: four (4) year term
Jeff S. Smith: four (4) year term

WHEREAS, on August 24, 2018, due to the resignation of Jeff S. Smith, A. Brice Harrison was elected as an interim director for the remainder of Jeff S. Smith’s term; and

WHEREAS, pursuant to Ordinance No. 200021 passed on January 16, 2020 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2020:

Corey Hampton: four (4) year term
Robert A. Simmons: four (4) year term

WHEREAS, on January 28, 2021, due to the resignation of A. Brice Harrison, M. Grant Harrison was elected as an interim director for the remainder of Jeff S. Smith’s term; and

WHEREAS, on March 30, 2021, due to the resignation of Leah C. FitzGerald, Ryan Hackenmiller was elected as an interim director for the remainder of Leah C. FitzGerald’s term; and

WHEREAS, on March 30, 2021, due to the resignation of Robert A. Simmons, Troy Lillebo was elected as an interim director for the remainder of Robert A Simmons’ term; and

WHEREAS, the effective dates of the current terms of the successor and interim director of the District are as follows:

Corey Hampton: four (4) year term (January 21, 2020 - January 20, 2024)
Troy Lillebo: remainder of four (4) year term (Mar. 30, 2021 - Jan. 20, 2024)
Ryan Hackenmiller: remainder of four (4) year term (Mar. 30, 2021 - Jan. 20, 2022)
Christy Soeken: four (4) year term (January 21, 2018 - January 20, 2022)
M. Grant Harrison: remainder of four (4) year term (Jan. 28, 2021 - Jan. 20, 2022)

WHEREAS, pursuant to Section 5.e. of the Petition, successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Executive Director of the District to the City Clerk of the City of Kansas City, Missouri (the “City Clerk”); and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit a slate of names of suggested successor directors to the City Clerk prior to the expiration of the terms of Ryan Hackenmiller, Christy Soeken, and M. Grant Harrison; and

WHEREAS, Ryan Hackenmiller is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, Christy Soeken is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, M. Grant Harrison is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Pursuant to Section 5.e. of the Petition, the following slate of names of suggested successor directors (the “**Proposed Slate**”) are hereby approved by the Board of Directors for submission to the City Clerk for approval by the Mayor with the consent of the City Council:

Ryan Hackenmiller: four (4) year term (January 21, 2022 - January 20, 2026)

Christy Soeken: four (4) year term (January 21, 2022 - January 20, 2026)

M. Grant Harrison: four (4) year term (January 21, 2022 - January 20, 2026)

2. The Executive Director is authorized and directed to submit the Proposed Slate to the City Clerk.
3. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 25, 2021.

DocuSigned by:
Christy A. Soeken
541FF28C7034E2...
Christy Soeken, Chairwoman

ATTEST:
DocuSigned by:
M. Grant Harrison
4C001727F4B249B...
M. Grant Harrison, Acting Secretary

RESOLUTION 2021-10

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 25, 2021.

DocuSigned by:
Christy A. Soeken
541FF28CC7034E2...
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:
M. Grant Harrison
4C001727F4B249B...
M. Grant Harrison, Acting Secretary

RESOLUTION 2022-01

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, Corey Hampton has resigned from his position as a Member of the Board of the Directors of the District; and

WHEREAS, Jeffrey Turk is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and is a resident of the State of Missouri.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Corey Hampton’s resignation is recognized and accepted.
2. Jeffrey Turk is hereby elected to the Board of Directors of the District as an interim director for the remainder of Corey Hampton’s term.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 28, 2022.

DocuSigned by:
Christy A. Soeken
541FF28CC7034E2...
Christy Soeken, Acting Chairwoman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2...
Ryan Hackenmiller, Secretary

RESOLUTION 2022-02

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2022-2023 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and

WHEREAS, the next fiscal year of the District begins May 1, 2022; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2022-2023 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The proposed 2022-2023 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.
2. The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2022.
3. The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.
4. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this resolution.
5. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 28, 2022.

DocuSigned by:
Christy A. Soeken
541FF29CC7034E2...

Christy Soeken, Acting Chairwoman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2022-2023 PROPOSED BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT			
BUDGET - FISCAL YEAR ENDING APRIL 30, 2023			
			<i>FY 2022-2023 Budget</i>
REVENUE			
		Advances from Developer	\$ -
		CID Sales Tax Revenues	\$ 419,821
		TOTAL REVENUES	\$ 419,821
EXPENDITURES			
		Administrative	
		Management Fee	\$ -
		Legal Fees	\$ 12,000
		Administrative, Accounting & Audit Fees	\$ 500
		Insurance Costs	\$ 4,700
		Services	
		Ongoing Services	\$ -
		Capital Improvements	
		Hard Costs	
		Demolition & Clearing	\$ -
		Structured Parking	\$ -
		Grading/Excavation (includes utility work)	\$ -
		Hardscape (Concrete/Paving)	\$ -
		Utility Improvements	\$ -
		Landscape/Streetscape Improvements	\$ -
		Signage/Monumentation	\$ -
		Street Improvements/Signal Upgrades	\$ -
		Offsite Infrastructure Improvements	\$ -
		Contingency	\$ -
		Soft Costs	
		General Development Costs/Fees	\$ -
		Design/Engineering	\$ -
		Legal/Formation Costs	\$ -
		Construction Interest Carry	\$ -
		Financing Costs	\$ -
		Other	
		Developer Reimbursement	\$ 94,731
		Interest Carry on Developer Advances	\$ 307,891
		TOTAL EXPENDITURES	\$ 419,821
EXCESS OF REVENUES OVER EXPENDITURES			
			\$ -

RESOLUTION 2022-03

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 28, 2022.

DocuSigned by:
Christy A. Soeken
541FF286C7034E2...
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2...
Ryan Hackenmiller, Secretary

RESOLUTION 2022-04

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2022-2023 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

WHEREAS, the next fiscal year of the District begins May 1, 2022; and

WHEREAS, the Board of Directors of the District desires to adopt the 2022-2023 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2022-2023 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 30, 2022.

DocuSigned by:
Christy Soeken
544FF29CC7034E2...

Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C54C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2022-2023 BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT			
BUDGET - FISCAL YEAR ENDING APRIL 30, 2023			
			<i>FY 2022-2023 Budget</i>
REVENUE			
Advances from Developer			\$ -
CID Sales Tax Revenues			\$ 419,821
TOTAL REVENUES			\$ 419,821
EXPENDITURES			
Administrative			
Management Fee			\$ -
Legal Fees			\$ 12,000
Administrative, Accounting & Audit Fees			\$ 500
Insurance Costs			\$ 4,700
Services			
Ongoing Services			\$ -
Capital Improvements			
Hard Costs			
Demolition & Clearing			\$ -
Structured Parking			\$ -
Grading/Excavation (includes utility work)			\$ -
Hardscape (Concrete/Paving)			\$ -
Utility Improvements			\$ -
Landscape/Streetscape Improvements			\$ -
Signage/Monumentation			\$ -
Street Improvements/Signal Upgrades			\$ -
Offsite Infrastructure Improvements			\$ -
Contingency			\$ -
Soft Costs			
General Development Costs/Fees			\$ -
Design/Engineering			\$ -
Legal/Formation Costs			\$ -
Construction Interest Carry			\$ -
Financing Costs			\$ -
Other			
Developer Reimbursement			\$ 94,731
Interest Carry on Developer Advances			\$ 307,891
TOTAL EXPENDITURES			\$ 419,821
EXCESS OF REVENUES OVER EXPENDITURES			\$ -

RESOLUTION 2022-05

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, the District’s Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Christy Soeken is the appointed Chairwoman of the District.
2. Ryan Hackenmiller is the appointed Secretary of the District.
3. Troy Lillebo is the appointed Treasurer of the District.
4. M. Grant Harrison is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 30, 2022.

DocuSigned by:
Christy Soeken
541FE28CC7034E2

Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2

Ryan Hackenmiller, Secretary

RESOLUTION 2022-06

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 30, 2022.

DocuSigned by:
Christy Soeken
541FF28CC7034E2...

Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C64C887A804E2...

Ryan Hackenmiller, Secretary

EXHIBIT B

**2021-2022 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT
OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT	1. Financial Statement Summary for the Year Ended	Month	Year
	2. Name of political subdivision	4 2022	
	3. Political subdivision number	51st & Oak Community Improvement District	
	4. Name of county	17-048-0053	
5. Name of contact	6. Mailing address	Jackson	
A. Brice Harrison	4900 Main Street, Suite 400 Kansas City, MO 64112		
7. Telephone number	8. Fax number	9. Email address	
816-569-1441	816-569-1442	brice.harrison@vantrustre.com	

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1.	
	2.	
	3.	

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required) Kelli A. Fitzpatrick Dir. Of Acquisitions 25-Aug 2022
Preparer's Name Title Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to **State Auditor's Office**
 P.O. Box 869
 Jefferson City, MO 65102

OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

51st & Oak Community Improvement District

A. Receipts

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars			
		General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	407,089	407,089			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL <i>Sum of lines 14a-h</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. SUBTOTAL <i>Sum of items 1-14i</i>	\$ 407,089	\$ 407,089	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

A. Receipts - Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL <i>(from page 3)</i>	\$ 407,089	\$ 407,089	\$ 0	\$ 0	\$ 0
16. Charges for Services					
a.	0				
b.	0				
c.	0				
d. TOTAL <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e. TOTAL <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned	0				
19. Fines, costs, and forfeitures	0				
20. Rents	0				
21. Donations	0				
22. Other receipts and transfers					
a. Developer Advances	0	0			
b.	0				
c. Interfund transfers	0				
d. TOTAL <i>Sum of lines 22a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$ 407,089	\$ 407,089	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	12,751	12,751			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
23. SUBTOTAL					
Sum of lines 1-22	\$ 12,751	\$ 12,751	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function) Continued		FUNDS - Report in whole dollars								
		TOTAL all funds	General Fund	Fund	Fund	Fund				
23. SUBTOTAL (from page 5)	\$	12,751	\$	12,751	\$	0	\$	0	\$	0
24. Electric power system		0								
25. Parking facilities		0		0						
26. Gas supply system		0								
27. Transit or bus system		0								
28. Sea and inland port facilities		0								
29. Miscellaneous commercial activities		0								
30. Other - Specify										
a. Interest on Developer Advances		312,787		312,787						
b. Developer Reimbursement		81,551		81,551						
c.		0								
31. Interfund transfers		0								
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$	407,089	\$	407,089	\$	0	\$	0	\$	0
C. Disbursements (by object)										
1. Salaries		0								
2. Fringe benefits		0								
3. Operations		407,089		407,089						
4. SUBTOTAL Sum of items C1-3	\$	407,089	\$	407,089	\$	0	\$	0	\$	0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by object) - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL (from page 6)	\$ 407,089	\$ 407,089	\$ 0	\$ 0	\$ 0
5. Capital expenditures - Specify					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
6. Interfund transfers - Specify					
a.	0				
b.	0				
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$ 407,089	\$ 407,089	\$ 0	\$ 0	\$ 0

D. Statement of Indebtedness

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
1. General obligation bonds				
a.				0
b.				0
c.				0
2. Revenue bonds				
a.				0
b.				0
c.				0
3. SUBTOTAL Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

**D. Statement of Indebtedness
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
4. Other debt - Specify				
a.				0
b.				0
c.				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

E. Interest on Debt

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

**F. Statement of Assessed Valuation
and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
TOTAL VALUATION	
4. Sum of items F1-3	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	
A. Beginning balance	\$ 0	\$	\$	\$	\$	
B. Total receipts	407,089	407,089	0	0	0	
C. Total disbursements	407,089	407,089	0	0	0	
D. Ending balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

RESOLUTION 2022-08

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, Christy Soeken has resigned from her position as Chairwoman and Member of the Board of the Directors of the District; and

WHEREAS, Jasmine Smith is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and is a resident of the State of Missouri.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Christy Soeken’s resignation is recognized and accepted.
2. Jasmine Smith is hereby elected to the Board of Directors of the District as an interim director for the remainder of Christy Soeken’s term.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 29, 2022.

DocuSigned by:

4C001727F4B249B...

M. Grant Harrison, Executive Director and Acting Chairman

ATTEST:

DocuSigned by:

E3C51C887A894E2

Ryan Hackenmiller, Secretary

RESOLUTION 2022-09

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

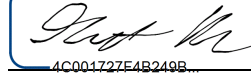
WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 29, 2022.

DocuSigned by:

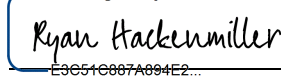


4C001727E4B249B...

M. Grant Harrison, Executive Director and Acting Chairman

ATTEST:

DocuSigned by:



E3C51C887A894E2...

Ryan Hackenmiller, Secretary

RESOLUTION 2023-01

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2023-2024 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and

WHEREAS, the next fiscal year of the District begins May 1, 2023; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2023-2024 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The proposed 2023-2024 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.
2. The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2023.
3. The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.
4. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this resolution.
5. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 31, 2023.

M. Grant Harrison, Executive Director and
Acting Chairman

ATTEST:

Ryan Hackenmiller, Secretary

EXHIBIT A

**2023-2024 PROPOSED BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT			
BUDGET - FISCAL YEAR ENDING APRIL 30, 2024			
			<i>FY 2023-2024 Budget</i>
REVENUE			
		Advances from Developer	\$ -
		CID Sales Tax Revenues	\$ 428,218
		TOTAL REVENUES	<u>\$ 428,218</u>
EXPENDITURES			
Administrative			
		Management Fee	\$ -
		Legal Fees	\$ 10,000
		Administrative, Accounting & Audit Fees	\$ 500
		Insurance Costs	\$ 5,000
Services			
		Ongoing Services	\$ -
Capital Improvements			
Hard Costs			
		Demolition & Clearing	\$ -
		Structured Parking	\$ -
		Grading/Excavation (includes utility work)	\$ -
		Hardscape (Concrete/Paving)	\$ -
		Utility Improvements	\$ -
		Landscape/Streetscape Improvements	\$ -
		Signage/Monumentation	\$ -
		Street Improvements/Signal Upgrades	\$ -
		Offsite Infrastructure Improvements	\$ -
		Contingency	\$ -
Soft Costs			
		General Development Costs/Fees	\$ -
		Design/Engineering	\$ -
		Legal/Formation Costs	\$ -
		Construction Interest Carry	\$ -
		Financing Costs	\$ -
Other			
		Developer Reimbursement	\$ 110,327
		Interest Carry on Developer Advances	\$ 302,391
		TOTAL EXPENDITURES	<u>\$ 428,218</u>
EXCESS OF REVENUES OVER EXPENDITURES			<u>\$ -</u>

RESOLUTION 2023-02

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 31, 2023.

M. Grant Harrison, Executive Director and
Acting Chairman

ATTEST:

Ryan Hackenmiller, Secretary

RESOLUTION 2023-03

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2023-2024 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

WHEREAS, the next fiscal year of the District begins May 1, 2023; and

WHEREAS, the Board of Directors of the District desires to adopt the 2023-2024 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2023-2024 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 31, 2023.

DocuSigned by:
Grant Harrison
4C001727F4B249B...

M. Grant Harrison, Chairman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2023-2024 BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT		
BUDGET - FISCAL YEAR ENDING APRIL 30, 2024		
		<i>FY 2023-2024 Budget</i>
REVENUE		
	Advances from Developer	\$ -
	CID Sales Tax Revenues	\$ 428,218
	TOTAL REVENUES	\$ 428,218
EXPENDITURES		
Administrative		
	Management Fee	\$ -
	Legal Fees	\$ 10,000
	Administrative, Accounting & Audit Fees	\$ 500
	Insurance Costs	\$ 5,000
Services		
	Ongoing Services	\$ -
Capital Improvements		
Hard Costs		
	Demolition & Clearing	\$ -
	Structured Parking	\$ -
	Grading/Excavation (includes utility work)	\$ -
	Hardscape (Concrete/Paving)	\$ -
	Utility Improvements	\$ -
	Landscape/Streetscape Improvements	\$ -
	Signage/Monumentation	\$ -
	Street Improvements/Signal Upgrades	\$ -
	Offsite Infrastructure Improvements	\$ -
	Contingency	\$ -
Soft Costs		
	General Development Costs/Fees	\$ -
	Design/Engineering	\$ -
	Legal/Formation Costs	\$ -
	Construction Interest Carry	\$ -
	Financing Costs	\$ -
Other		
	Developer Reimbursement	\$ 110,327
	Interest Carry on Developer Advances	\$ 302,391
	TOTAL EXPENDITURES	\$ 428,218
EXCESS OF REVENUES OVER EXPENDITURES		\$ -

RESOLUTION 2023-04

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, the District’s Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. M. Grant Harrison is the appointed Chairman of the District.
2. Ryan Hackenmiller is the appointed Secretary of the District.
3. Troy Lillebo is the appointed Treasurer of the District.
4. M. Grant Harrison is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 31, 2023.

DocuSigned by:
Grant Harrison
4C001727F4B249B...

M. Grant Harrison, Chairman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2...

Ryan Hackenmiller, Secretary

RESOLUTION 2023-05

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 31, 2023.

DocuSigned by:
Grant Harrison
4C001727E4B249B

M. Grant Harrison, Chairman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C54C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT B

**2022-2023 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT
OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT	1. Financial Statement Summary for the Year Ended	Month	Year
	2. Name of political subdivision	51st & Oak Community Improvement District	
	3. Political subdivision number	17-048-0053	
	4. Name of county	Jackson	
5. Name of contact	6. Mailing address		
Grant Harrison	4900 Main Street, Suite 400 Kansas City, MO 64112		
7. Telephone number	8. Fax number	9. Email address	
816-569-1441	816-569-1442	grant.harrison@vantrustre.com	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1.		
	2.		
	3.		

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Kelli A. Fitzpatrick	Sr. Director Acquisit	17-Aug 2023
Preparer's Name	Title	Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102
--	--

OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

CONTINUE WITH INSTRUCTIONS ON THE NEXT PAGE

Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

51st & Oak Community Improvement District

A. Receipts

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	469,648	469,648			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL <i>Sum of lines 14a-h</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. SUBTOTAL <i>Sum of items 1-14i</i>	\$ 469,648	\$ 469,648	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

A. Receipts - Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL (from page 3)	\$ 469,648	\$ 469,648	\$ 0	\$ 0	\$ 0
16. Charges for Services					
a.	0				
b.	0				
c.	0				
d. TOTAL Sum of lines 16a-c	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e. TOTAL Sum of lines 17a-d	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned	0				
19. Fines, costs, and forfeitures	0				
20. Rents	0				
21. Donations	0				
22. Other receipts and transfers					
a. Developer Advances	0	0			
b.	0				
c. Interfund transfers	0				
d. TOTAL Sum of lines 22a-c	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$ 469,648	\$ 469,648	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars			
		General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0				
2. Financial administration	0				
3. Central administration	15,170	15,170			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
23. SUBTOTAL Sum of lines 1-22	\$ 15,170	\$ 15,170	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
23. SUBTOTAL <i>(from page 5)</i>	\$ 15,170	\$ 15,170	\$ 0	\$ 0	\$ 0
24. Electric power system	0				
25. Parking facilities	0	0			
26. Gas supply system	0				
27. Transit or bus system	0				
28. Sea and inland port facilities	0				
29. Miscellaneous commercial activities	0				
30. Other - Specify					
Interest on Developer					
a. Advances	307,525	307,525			
b. Developer Reimbursement	146,953	146,953			
c.	0				
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 469,648	\$ 469,648	\$ 0	\$ 0	\$ 0
C. Disbursements (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	469,648	469,648			
4. SUBTOTAL Sum of items C1-3	\$ 469,648	\$ 469,648	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by object) - Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL (from page 6)	\$	469,648	469,648	0	0	0
5. Capital expenditures - Specify						
a.		0				
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
6. Interfund transfers - Specify						
a.		0				
b.		0				
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$	469,648	469,648	0	0	0

		FUNDS - Report in whole dollars			
		Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
			Issued	Retired	
D. Statement of Indebtedness					
1. General obligation bonds					
a.					0
b.					0
c.					0
2. Revenue bonds					
a.					0
b.					0
c.					0
3. SUBTOTAL Sum of items D1 and 2	\$	0	0	0	0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

D. Statement of Indebtedness
Continued

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
4. Other debt - Specify				
a.				0
b.				0
c.				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

E. Interest on Debt

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

F. Statement of Assessed Valuation and Tax Rates

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
TOTAL VALUATION	
4. Sum of items F1-3	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
A. Beginning balance	\$ 0	\$	\$	\$	\$
B. Total receipts	469,648	469,648	0	0	0
C. Total disbursements	469,648	469,648	0	0	0
D. Ending balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

Part III - TAX ABATEMENT SUMMARY

Political Subdivision's Abatements				
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

RESOLUTION 2023-07

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF SLATE OF SUCCESSOR DIRECTORS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”).

WHEREAS, pursuant to Ordinance No. 200021 passed on January 16, 2020 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2020:

Corey Hampton: four (4) year term
Robert A. Simmons: four (4) year term

WHEREAS, on March 30, 2021, due to the resignation of Robert A. Simmons, Troy Lillebo was elected as an interim director for the remainder of Robert A Simmons’ term;

WHEREAS, on January 28, 2022, due to the resignation of Corey Hampton, Jeffrey Turk was elected as an interim director for the remainder of Corey Hampton’s term;

WHEREAS, pursuant to Ordinance No. 220176 passed on February 24, 2022 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2022:

Ryan Hackenmiller: four (4) year term
Christy Soeken: four (4) year term
M. Grant Harrison: four (4) year term

WHEREAS, on August 29, 2022, due to the resignation of Christy Soeken, Jasmine Smith was elected as an interim director for the remainder of Christy Soeken’s term; and

WHEREAS, the effective dates of the current terms of the successor and interim director of the District are as follows:

Jeffrey Turk: four (4) year term (January 21, 2020 - January 20, 2024)
Troy Lillebo: remainder of four (4) year term (Mar. 30, 2021 - Jan. 20, 2024)
Ryan Hackenmiller: remainder of four (4) year term (Jan 21, 2022 - Jan. 20, 2026)
Jasmine Smith: four (4) year term (January 21, 2022 - January 20, 2026)
M. Grant Harrison: remainder of four (4) year term (Jan. 21, 2022 - Jan. 20, 2026)

WHEREAS, pursuant to Section 5.e. of the Petition, successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Executive Director of the District to the City Clerk of the City of Kansas City, Missouri (the “**City Clerk**”); and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit a slate of names of suggested successor directors to the City Clerk prior to the expiration of the terms of Jeffrey Turk and Troy Lillebo; and

WHEREAS, Jeffrey Turk is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, Troy Lillebo is at least 18 years of age, is legally authorized to represent the University of Missouri – Kansas City, both an owner of real property and a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Pursuant to Section 5.e. of the Petition, the following slate of names of suggested successor directors (the “**Proposed Slate**”) are hereby approved by the Board of Directors for submission to the City Clerk for approval by the Mayor with the consent of the City Council:

Jeffrey Turk:	four (4) year term (January 21, 2024 - January 20, 2028)
Troy Lillebo:	four (4) year term (January 21, 2024 - January 20, 2028)

2. The Executive Director is authorized and directed to submit the Proposed Slate to the City Clerk.
3. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 30, 2023.

DocuSigned by:

3F56F36E0913423...

Jeffrey Turk, Acting Chairman

ATTEST:
DocuSigned by:


Ryan Hackenmiller, Secretary

RESOLUTION 2023-08

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 30, 2023.

DocuSigned by:

Jeffrey Turk

3F56F36E0913423...

Jeffrey Turk, Acting Chairman

ATTEST:

DocuSigned by:

Ryan Hackenmiller

E3C51C887A894E2...

Ryan Hackenmiller, Secretary

RESOLUTION 2024-01

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2024-2025 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and

WHEREAS, the next fiscal year of the District begins May 1, 2024; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2024-2025 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The proposed 2024-2025 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.
2. The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2024.
3. The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.
4. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this resolution.
5. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 24, 2024.

DocuSigned by:

Grant Harrison

4C001727F4B249B...

M. Grant Harrison, Executive Director and
Acting Chairman

ATTEST:

DocuSigned by:

Ryan Hackenmiller

E3C51C887A894E2...

Ryan Hackenmiller, Secretary

EXHIBIT A

**2024-2025 PROPOSED BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT		
BUDGET - FISCAL YEAR ENDING APRIL 30, 2025		
		<i>FY 2024-2025 Budget</i>
REVENUE		
Advances from Developer		\$ 217
CID Sales Tax Revenues*		\$ 483,832
	TOTAL REVENUES	\$ 484,049
EXPENDITURES		
Administrative		
Management Fee		\$ -
Legal Fees		\$ 10,000
Administrative, Accounting & Audit Fees		\$ 1,000
Insurance Costs		\$ 5,000
Services		
Ongoing Services		\$ -
Capital Improvements		
Hard Costs		
Demolition & Clearing		\$ -
Structured Parking		\$ -
Grading/Excavation (includes utility work)		\$ -
Hardscape (Concrete/Paving)		\$ -
Utility Improvements		\$ -
Landscape/Streetscape Improvements		\$ -
Signage/Monumentation		\$ -
Street Improvements/Signal Upgrades		\$ -
Offsite Infrastructure Improvements		\$ -
Contingency		\$ -
Soft Costs		
General Development Costs/Fees		\$ -
Design/Engineering		\$ -
Legal/Formation Costs		\$ -
Construction Interest Carry		\$ -
Financing Costs		\$ -
Other		
Developer Reimbursement		\$ 178,768
Interest Carry on Developer Advances		\$ 289,281
	TOTAL EXPENDITURES	\$ 484,049
EXCESS OF REVENUES OVER EXPENDITURES		\$ -
<i>*1.00% Sales Tax Rate</i>		

RESOLUTION 2024-02

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 24, 2024.

DocuSigned by:

Grant Harrison

4C001727E4B249B

M. Grant Harrison, Executive Director and
Acting Chairman

ATTEST:

DocuSigned by:

Ryan Hackenmiller

E3C51C087A094E2...

Ryan Hackenmiller, Secretary

RESOLUTION 2024-03

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2024-2025 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

WHEREAS, the next fiscal year of the District begins May 1, 2024; and

WHEREAS, the Board of Directors of the District desires to adopt the 2024-2025 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2024-2025 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2024.

DocuSigned by:
Grant Harrison
4C001727E4B249B

M. Grant Harrison, Chairman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2

Ryan Hackenmiller, Secretary

EXHIBIT A

**2024-2025 BUDGET OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT		
BUDGET - FISCAL YEAR ENDING APRIL 30, 2025		
		<i>FY 2024-2025 Budget</i>
REVENUE		
	Advances from Developer	\$ 217
	CID Sales Tax Revenues*	\$ 483,832
	TOTAL REVENUES	\$ 484,049
EXPENDITURES		
Administrative		
	Management Fee	\$ -
	Legal Fees	\$ 10,000
	Administrative, Accounting & Audit Fees	\$ 1,000
	Insurance Costs	\$ 5,000
Services		
	Ongoing Services	\$ -
Capital Improvements		
Hard Costs		
	Demolition & Clearing	\$ -
	Structured Parking	\$ -
	Grading/Excavation (includes utility work)	\$ -
	Hardscape (Concrete/Paving)	\$ -
	Utility Improvements	\$ -
	Landscape/Streetscape Improvements	\$ -
	Signage/Monumentation	\$ -
	Street Improvements/Signal Upgrades	\$ -
	Offsite Infrastructure Improvements	\$ -
	Contingency	\$ -
Soft Costs		
	General Development Costs/Fees	\$ -
	Design/Engineering	\$ -
	Legal/Formation Costs	\$ -
	Construction Interest Carry	\$ -
	Financing Costs	\$ -
Other		
	Developer Reimbursement	\$ 178,768
	Interest Carry on Developer Advances	\$ 289,281
	TOTAL EXPENDITURES	\$ 484,049
EXCESS OF REVENUES OVER EXPENDITURES		\$ -
<i>*1.00% Sales Tax Rate</i>		

RESOLUTION 2024-04

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, the District’s Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. M. Grant Harrison is the appointed Chairman of the District.
2. Ryan Hackenmiller is the appointed Secretary of the District.
3. Troy Lillebo is the appointed Treasurer of the District.
4. M. Grant Harrison is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2024.

DocuSigned by:
Grant Harrison
4C001727F4B249B

M. Grant Harrison, Chairman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A804E2

Ryan Hackenmiller, Secretary

RESOLUTION 2024-05

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 28, 2024.

DocuSigned by:
Grant Harrison
4C001727E4E249B...

M. Grant Harrison, Chairman

ATTEST:

DocuSigned by:
Ryan Hackenmiller
E3C51C887A894E2

Ryan Hackenmiller, Secretary