

315 SE Main Street
Lee's Summit, MO 64063



Office: (816) 207-6032
www.bushyheadlaw.com

August 27, 2024

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Missouri Department of Economic Development
Attn: Community Improvement District Annual Report
P.O. Box 1157
Jefferson City, MO 65102

Re: Linwood Shopping Center CID

Dear Sir/Madame,

Please find attached the Annual Report for the **Linwood Shopping Center Community Improvement District** in both the City Form and State of Missouri DED form, as well as resolutions for the 2024 Fiscal Year, and the FY2025 budget. No attached exhibits of the resolutions have been included, with the exception of the budget. Attachments will be made available upon request.

Please also note that this is the Linwood Shopping Center CID. There is a similarly named Linwood Square Shopping Center CID, which will submit an Annual Report as required by city code. They are different Districts.

Please let me know if you have any questions or concerns.

Best Regards,
BUSHYHEAD, LLC

Stephanie Franklin
Administrative Assistant

SAF/saf
Attachments

c: Mario Vasquez via email

ANNUAL REPORT FOR
LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
FISCAL YEAR EANDING APRIL 30, 2024

SECTION I

DATE OF REPORT SUBMITTAL: 8/27/24

DISTRICT POINT OF CONTACT NAME: Mario Vasquez

POINT OF CONTACT PHONE AND EMAIL: mario.vasquez@kcmo.org
816-513-6559

SECTION II

CURRENT BOARD MEMBERS AND CONTACT INFORMATION

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Mario Vasquez	mario.vasquez@kcmo.org
Kimiko Gilmore	kimiko.gilmore@kcmo.org
Karen Slaughter	kdslaug1@yahoo.com
Elbert Anderson	allaboutimage@hotmail.com
Emmet Pierson	epierson@cb-kc.org

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Linwood Shopping Center Community Improvement District (Linwood CID) provides services to the properties within the District, including but not limited to outside property maintenance and repair, insurance, and security services.

Linwood CID does not provide financing for traditional public infrastructure of water, sewer and roads.

All services provided conformed to the approved budget.

To the best of its knowledge, the District believes it has adhered to the terms of its Cooperative Agreement with the City of Kansas City, Missouri.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the Fiscal year this report is regarding

DATE PROPOSED BUDGET WAS SUBMITTED: 11/30/23

DATE ANNUAL BUDGET WAS ADOPTED: 11/09/23

DATE ANNUAL REPORT WAS SUBMITTED: 08/24/2023

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES):
(Exhibits to Resolutions are available upon request, except Annual Budget, which is attached)

RESOLUTION NUMBER	RESOLUTION TITLE
2023-02	A Resolution to Approve the Minutes from the February 9, 2023 Meeting of the Board of Directors
2023-03	A Resolution Approving and Authorizing the Execution of Amendment No. 1 to the Cooperative Agreement Between the City of Kansas City, Missouri and the Linwood Shopping Center Community Improvement District
2023-04	A Resolution Approving and Authorizing the Execution of the Guarding Services Agreement Between the Linwood Shopping Center Community Improvement District and Titan Protection and Consulting, Inc.
2023-05	A Resolution Authorizing the Chair to Sign a Letter in Support of the Formation of the Palestine Community Improvement District
2023-06	A Resolution to Approve the Minutes from the April 20, 2023 Meeting of the Board of Directors
2023-07	A Resolution Repealing Resolution 2023-03 Which Proposed an Amendment to the Cooperative Agreement between the City of Kansas City, Missouri and the Linwood Shopping Center Community Improvement District Which the District Now Desires Not to Pursue
2023-08	A Resolution Amending Resolution 2023-04 Approving the Guarding Services Agreement Between the Linwood Shopping Center CID and Titan Protection by Deleting the Condition that Amendment No 1 to the Cooperative Agreement Be Executed Prior to Execution of a Revised Guarding Services Agreement
2023-09	A Resolution Authorizing the Executive Director to Request of the City of Kansas City, Missouri a Supplemental Expense Appropriation For Guarding Services
2023-10	A Resolution to Approve the Minutes from the July 19, 2023 Meeting of the Board of Directors
2023-11	A Resolution to Approve the Minutes from the August 10, 2023 Meeting of the Board of Directors
2023-12	A Resolution Nominating Successor Directors for Consideration by the Mayor and City Council
2023-13	A Resolution Appointing Officers and Executive Director

2023-14	A Resolution Approving the Budget for Fiscal Year May 1, 2024 – April 30, 2025 for the Linwood Shopping Center Community Improvement District
2023-15	A Resolution to Approve the Minutes from the November 9, 2023 Meeting of the Board of Directors
2023-16	A Resolution Approving and Authorizing the Execution of a Promissory Note Between the Linwood Shopping Center CID and Linwood Shopping Center Initiative, LLC for the Payment of Outstanding Titan Protection and Consulting, Inc. Services Invoices for Services Provided within the Boundaries of the District
2024-01	A Resolution to Approve the Minutes from the December 6, 2023 Meeting of the Board of Directors

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	\$ 118,412.14	
b) Special Assessment Collections	\$	
c) Interest Income	\$ 1,155.84	
d) Pass through rents from KCMO	\$ 115,690.00	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 235,257.98
EXPENSES:		
I Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 0
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
SUB-TOTAL:		\$ 0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 0
IV. Services		
a) Management Fees	\$ 20,000.00	
b) Contracted services	\$ 115,506.72	
c) Repairs and maintenance	\$ 16,118.57	
d) Utilities	\$ 233.95	
e) Additional security	\$ 54,625.77	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 206,485.01
V. Other Expenses		
a) Financial Administration	\$ 6,768.38	
b) Legal Administration	\$ 18,764.55	
c) KCMO annual CID review fee	\$ 1,000.50	
d) Insurance	\$ 27,793.00	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 54,326.43

EXPENSES SUB-TOTAL		
I. Public Infrastructure Improvements	\$ 0	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 0	
IV. Services	\$ 206,485.01	
V. Other Expenses	\$ 54,326.43	
TOTAL EXPENSES		\$ 260,811.44
TOTAL REVENUE:		\$ 235,257.98
LESS TOTAL EXPENSES		\$ 260,811.44
BALANCE:		\$ 0

SUBMIT FORM AND ANY ATTACHMENTS TO:

Missouri Dept. of Economic Development
 Attn: CID Annual Report
 P.O. Box 1157
 Jefferson City, MO 65102
 Phone: 573-522-8004
 Email: redvelopment@ded.mo.gov

City Clerk
 25th Floor, City Hall
 414 E. 12th Street
 Kansas City, MO 64106
 Phone: 816-513-6401
 Email: clerk@kcmo.org

Missouri Dept. of Revenue
 Attn: CID Annual Report
 P.O. Box 3380
 Jefferson City, MO 65105-3380
 Phone: 573-751-4876
 Email: localgov@dor.mo.gov

Missouri State Auditor
 Attn: CID Annual Report
 P.O. Box 869
 Jefferson City, MO 65102
 Phone: 573-751-4213
 Email: moaudit@auditor.mo.gov

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

COMMUNITY IMPROVEMENT DISTRICT ANNUAL REPORT

05/01/2023 TO 04/30/2024 FISCAL YEAR

67.1471.4 RSMo “Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the Municipal Clerk, the Missouri Department of Revenue, the State Auditor, and the Missouri Department of Economic Development. The report shall state 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 municipality, and submitted its annual report to the municipal clerk; and include copies of written resolutions approved by the board during the fiscal year. The municipal clerk shall retain this report as part of the official records of the municipality and shall also cause this report to be spread upon the records of the governing body.”

Section 1: Description

1. Name of C.I.D. **Linwood Shopping Center Community Improvement District**

2. Name of Municipality: Kansas City, Missouri

3. Reporting Period: 05/01/2023 04/30/2024

4. Person Preparing: Christine T. Bushyhead

5. Contact Information: Municipality
 - A. Responsible Department: City Managers Office

 - B. Contact Person: Mario Vasquez, Assistant City Manager

 - C. Phone: (816) 513-6559 Fax:

 - D. Email Address: Mario.Vasquez@kcmo.org

6. Contact Information: District
 - A. Chief Officer Governing Board: Mario Vasquez, Executive Director

 - B. Phone: (816) 513-6559 Fax:

 - C. Email Address: Mario.Vasquez@kcmo.org

7. Names of the members of the governing board of the C.I.D. as of the date of the most recent Annual Meeting.

Name	Representation	Term:
A. Mario Vasquez Mario.vasquez@kcmo.org	City of Kansas City, MO	10/11/2022 – 10/11/2026
B. Kimiko Gilmore Kimiko.gilmore@kcmo.org	City of Kansas City, MO	10/11/2022 – 10/11/2026
C. Karen Slaughter Kdslaug1@yahoo.com	City of Kansas City, MO	10/11/2022 – 10/11/2026
D. Elbert Anderson allaboutimage@hotmail.com	City/Retail Representative	10/11/2023 – 10/11/2027
E. Emmet Pierson epierson@cb-kc.org	City/Grocery Representative	10/11/2023 – 10/11/2027

8. Last Annual Meeting of the C.I.D.: November 9, 2023

9. C.I.D. Establishing Date: October 11, 2018

10. C.I.D. Establishing Ordinance: KCMO Ordinance 180778

Section 2: Purpose

1. State the primary responsibility of the C.I.D., and the specific services provided during the previous fiscal year.

The primary responsibilities and services are as follows:

- 1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- 2) Provide or cause to be provided for the benefit of the District, certain improvements and services;
- 3) Obtain financing for the costs, expenditures, and undertakings of the District;

- 4) To levy and collect the CID sales tax in order to provide a source of repayment for CID obligations issued to finance the District Project; and
- 5) Such other purposes authorized by the Act.

Section 3: Financials

1. The C.I.D. is established as a:

X Political Subdivision Not-for-profit Corporation

2. State the total amount of C.I.D. revenues collected during the previous fiscal year, and list revenues by their source (special assessments, rent, fees, grants, etc.)

Amount	TOTAL \$235,257.98	Source
\$ 118,412.14		Sales & Use Taxes
1,155.84		Interest Income
115,690.00		Pass through rents from KCMO

3. List all expenditures made by the C.I.D. during the previous fiscal year.

Amount	TOTAL \$260,811.44	Source
\$ 18,764.55		Legal administration
6,768.38		Financial administration
1,000.50		City of KCMO – CID annual fee
234,278.01		Community improvements

Section 4: Administration

1. Attach copies of any written resolutions approved by the governing board of the C.I.D. during the previous fiscal year.

- A. Resolution No. 2023-02 A Resolution to Approve the Minutes from the February 9, 2023 Meeting of the Board of Directors
- B. Resolution No. 2023-03 A Resolution to Approve and Authorizing the Execution of Amendment No. 1 to the Cooperative

Agreement Between the City of Kansas City, MO and
the Linwood Shopping Center CID

- C. Resolution No. 2023-04 A Resolution Approving and Authorizing the Execution of the Guarding Services Agreement Between the Linwood Shopping Center CID and Titan Protection and Consulting, Inc.
- D. Resolution No. 2023-05 A Resolution Authorizing the Chair to Sign a Letter in Support of the Formation of the Palestine CID
- E. Resolution No. 2023-06 A Resolution to Approve the Minutes from the April 20, 2023 Meeting of the Board of Directors
- F. Resolution No. 2023-07 A Resolution Repealing Resolution 2023-03 Which Proposed an Amendment to the Cooperative Agreement Between the City of Kansas City, MO and the Linwood Shopping Center CID Which the District Now Desires Not to Pursue
- G. Resolution No. 2023-08 A Resolution Amending Resolution 2023-04 Approving the Guarding Services Agreement Between the Linwood Shopping Center CID and Titan Protection by Deleting the Condition that Amendment No. 1 to the Cooperative Agreement be Executed Prior to Execution of a Revised Guarding Services Agreement
- H. Resolution No. 2023-09 A Resolution Authorizing the Executive Director to Request of the City of Kansas City, MO a Supplemental Expense Appropriation For Guarding Services
- I. Resolution No. 2023-10 A Resolution to Approve the Minutes from the July 19, 2023 Meeting of the Board of Directors
- J. Resolution No. 2023-11 A Resolution to Approve the Minutes from the August 10, 2023 Meeting of the Board of Directors
- K. Resolution No. 2023-12 A Resolution Nominating Successor Directors for Consideration by the Mayor and City Council
- L. Resolution No. 2023-13 A Resolution Appointing Officers and Executive Director

- | | | | |
|----|----------------|---------|---|
| M. | Resolution No. | 2023-14 | A Resolution Approving the Budget for Fiscal Year May 1, 2024 – April 30, 2025 for the Linwood Shopping Center Community Improvement District |
| N. | Resolution No. | 2023-15 | A Resolution to Approve the Minutes from the November 9, 2023 Meeting of the Board of Directors |
| O. | Resolution No. | 2023-16 | A Resolution Approving and Authorizing the Execution of a Promissory Note Between the Linwood Shopping Center CID and Linwood Shopping Center Initiative, LLC for the Payment of Outstanding Titan Protection and Consulting, Inc. Services Invoices for Services Provided within the Bounds of the District. |
| P. | Resolution No. | 2024-01 | A Resolution to Approve the Minutes from the December 6, 2023 Meeting of the Board of Directors |

(Copies of all attachments of resolutions are available upon request, except Annual Budget, which is attached.)

Send Report To:

Missouri Dept of Economic Development
 Attn: CID Annual Report
 P.O. Box 1157
 Jefferson City, MO 65102
 Phone: 573-522-8004
 Email: redvelopment@ded.mo.gov

City Clerk
 25th Floor, City Hall
 414 E. 12th Street
 Kansas City, MO 64106
 Phone: 816-513-6401
 Email: clerk@kcmo.org

Missouri Dept. of Revenue
 Attn: CID Annual Report
 P.O. Box 3380
 Jefferson City, MO 65105-3380
 Phone: 573-751-4876
 Email: localgov@dor.mo.gov

Missouri State Auditor
 Attn: CID Annual Report
 P.O. Box 869
 Jefferson City, MO 65102
 Phone 573-751-4213
 Email: moaudit@auditor.mo.gov

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-02

**A Resolution to Approve the Minutes from the
February 9, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 20th day of April, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the February 9, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 - 03

A Resolution Approving and Authorizing the Execution of Amendment No. 1 to the Cooperative Agreement between the City of Kansas City, Missouri, and the Linwood Shopping Center Community Improvement District

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 20th day of April, 2023; and

WHEREAS, on or about October 21, 2020, the District entered into a Cooperative Agreement with the City of Kansas City (the "City") regarding the administration of the District and the management of the City property located within the District; and

WHEREAS, the District desires to amend certain terms of the Agreement as follows: to revise the scrivener's error reference of Section 4.4 to Section 4.2; to add to Section 5.3 an additional category of Supplemental Expense Appropriation for the cost of security services for the District; and to extend the term of the District set forth in Section 9.1, Effective Date and Term.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Linwood Shopping Center Community Improvement District, as follows:

THAT the Amendment No. 1 to the Cooperative Agreement between the District and the City of Kansas City, Missouri is hereby approved.

AND FURTHER THAT the Executive Director of the District be, and hereby is, authorized and directed to enter into, and execute Amendment No. 1 to the Cooperative Agreement, in substantially the form attached, including the authority to (1) agree to non-substantive modifications to the Amendment No. 1 Agreement submitted by the City of Kansas City, Missouri, and (2) the authority to negotiate the amount of the security services cost contribution of the City of Kansas City, Missouri.

This resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:

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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 - 04

A Resolution Approving and Authorizing the Execution of the Guarding Services Agreement Between the Linwood Shopping Center Community Improvement District and Titan Protection and Consulting, Inc.

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 20th day of April, 2023; and

WHEREAS, on or about August 11, 2020, the Linwood Shopping Center Initiative, LLC (LSCI) entered into a Master Agreement with Titan Protection and Consulting, Inc. for Guarding Services at the addresses of 3100-3134 Prospect Avenue, Kansas City, Missouri; and

WHEREAS, on or about August 11, 2020, the Prospect Business Association, LLC (PBA) entered into a Master Agreement with Titan Protection and Consulting, Inc. for Guarding Services for the location of Sante Fe and Key Coalition neighborhoods, Brooklyn to Prospect, in between 27th and 35th, and Prospect east to Indiana; and

WHEREAS, the LSCI and PBA will no longer be coordinating security pursuant to these Master Agreements for land areas which include the Linwood Shopping Center within the District, and there is still a need for security; and

WHEREAS, the District has proposed to the City of Kansas City, Missouri (City), an Amendment No 1 to the Cooperative Agreement between the District and City to provide additional funding for Guarding Services pursuant to a new agreement to be entered into by and between the District and Titan Protection and Consulting, Inc.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors of the Linwood Shopping Center Community Improvement District, as follows:

THAT the Guarding Service Agreement between Linwood Square Shopping Center Community Improvement District and Titan Protection and Consulting, Inc., attached hereto, is hereby approved.

AND FURTHER THAT the Executive Director of the District be, and hereby is, authorized and directed to enter into, and execute the Guarding Services Agreement, in substantially the form attached, including the authority to agree to non-substantive modifications to the Guarding Services Agreement submitted by Titan Protection and Consulting, Inc., conditioned upon the execution of

Amendment No. 1 to the Cooperative Agreement between the District and the City related to funding for operations, including security.

This resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-05

**A Resolution Authorizing the Chair to Sign a Letter in Support of the Formation of the
Palestine Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 20th day of April, 2023; and

WHEREAS, the Board of Directors believes that the creation and implementation of the Palestine Community Improvement District will improve the safety and welfare of the citizens of the City, enhance the economic viability of development, and otherwise benefit the residents and businesses located in and around the proposed District.

NOW, THEREFORE, the Board of Directors of the Linwood Shopping Center Community Improvement District authorizes the Executive Director to sign a letter in support of the formation of the Palestine Community Improvement District.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 20th day of April, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-06

**A Resolution to Approve the Minutes from the
April 20, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 19th day of July, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the April 20, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 19th day of July, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 - 07

A Resolution Repealing Resolution 2023-03 Which Proposed an Amendment to the Cooperative Agreement between the City of Kansas City, Missouri, and the Linwood Shopping Center Community Improvement District Which the District Now Desires Not to Pursue

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 19th day of July, 2023; and

WHEREAS, on or about October 21, 2020, the District entered into a Cooperative Agreement with the City of Kansas City (the "City") regarding the administration of the District and the management of the City property located within the District (the "Cooperative Agreement"); and

WHEREAS, the District with its Resolution 2023-03 did propose an Amendment No. 1 to the Cooperative Agreement to add to Section 5.3 an additional category of Supplemental Expense Appropriation for the cost of security services for the District; and

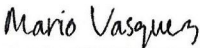
WHEREAS, the District has decided to pursue an different approach to fund the District's cost of security services.

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

THAT the District's Resolution 2023-03 is hereby repealed.

This resolution shall take effect immediately upon its passage.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 19th day of July, 2023.

DocuSigned by:

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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 – 08

A Resolution Amending Resolution 2023-04 Approving the Guarding Services Agreement Between the Linwood Shopping Center Community Improvement District and Titan Protection and Consulting, Inc. by Deleting the Condition that the Amendment No. 1 to the Cooperative Agreement Between the City of Kansas City, Missouri and the Linwood Shopping Center Community Improvement District be Executed Prior to the Execution of the Guarding Services Agreement, and Approving and Authorizing Execution of a Revised Guarding Services Agreement

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the “District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 19th day of July, 2023; and

WHEREAS, on or about August 11, 2020, the Linwood Shopping Center Initiative, LLC (LSCI) entered into a Master Agreement with Titan Protection and Consulting, Inc. for Guarding Services at the addresses of 3100-3134 Prospect Avenue, Kansas City, Missouri; and

WHEREAS, on or about August 11, 2020, the Prospect Business Association, LLC (PBA) entered into a Master Agreement with Titan Protection and Consulting, Inc. for Guarding Services for the location of Sante Fe and Key Coalition neighborhoods, Brooklyn to Prospect, in between 27th and 35th, and Prospect east to Indiana; and

WHEREAS, the LSCI and PBA will no longer be coordinating security pursuant to these Master Agreements for land areas which include the Linwood Shopping Center within the District, and there is still a need for security; and

WHEREAS, the District had proposed to the City of Kansas City, Missouri (City), an Amendment No 1 to the Cooperative Agreement between the District and City to provide additional funding for Guarding Services pursuant to a new agreement to be entered into by and between the District and Titan Protection and Consulting, Inc.; and

WHEREAS, the District has decided to pursue a different approach to fund the District’s cost of security services, and has repealed its Resolution pursuing the Amendment No. 1; and

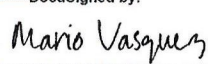
WHEREAS, the District has negotiation revisions to the previously approved by Resolution 2023-04 Guarding Services Agreement Between the Linwood Shopping Center Community Improvement District and Titan Protection and Consulting, Inc. to clarify that all guards are to be armed and adding a provision for termination of services for cause.

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

THAT the revised Guardian Service Agreement between Linwood Shopping Center Community Improvement District and Titan Protection and Consulting, Inc., attached hereto, is hereby approved.

This resolution shall take effect immediately upon its passage.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 19th day of July, 2023.

DocuSigned by:

C97A8D50F4784D9...

Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023 -09

A Resolution Authorizing the Executive Director to Request of the City of Kansas City, Missouri a Supplemental Expense Appropriation For Guarding Services

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 19th day of July, 2023; and

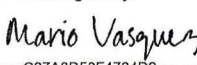
WHEREAS, the City of Kansas City, Missouri (“City”) and the District entered into a Cooperative Agreement first executed in October 2020 in which the City agreed to pay the District funding in the amount not to exceed \$250,000.00 in any given City fiscal year to assist the District in times of revenue shortfalls.

WHEREAS, pursuant to Section 5.3, Supplemental Expense Appropriation, of the Cooperative Agreement, the District desires to request a portion of these funds to satisfy its projected unfunded budgetary expenses for its Fiscal Year 2024.

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

THAT the Executive Director is hereby authorized to submit in writing to the City a request for approximately \$160,400.00 for the payment of District budgetary obligations through Fiscal Year 2024.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 19th day of July, 2023.

DocuSigned by:

C97A8D50F4784D9...
Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

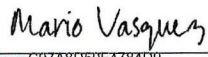
RESOLUTION 2023-10

**A Resolution to Approve the Minutes from the
July 19, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 10th day of August, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the July 19, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 10th day of August, 2023.

DocuSigned by:

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Mario Vasquez, Chairman

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-11

**A Resolution to Approve the Minutes from the
August 10, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of November, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the August 10, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 9th day of November, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-12

**A Resolution Nominating Successor Directors
for Consideration by the Mayor and City Council**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of November, 2023; and

WHEREAS, pursuant to the provisions of the approved Petition for the Creation of the District, the Board of Directors of the District desire to forward to the Mayor for appointment, with consent of the City Council, nominations for successor Directors as set forth herein.

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby nominate for reappointment the following Directors for their respective 4-year terms, to serve until their successors are appointed.

Elbert Anderson	10/11/2023 – 10/11/2027	City/Retail Representative
Emmet Pierson	10/11/2023 – 10/11/2027	City/Grocery Representative

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 9th day of November, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-13

Resolution Appointing Officers and Executive Director

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the "District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of November, 2023; and

WHEREAS, the Board of Directors of the District desires to appoint a chairman, vice chairman, secretary, treasurer/budget officer and records custodian as the officers of the District;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby appoints the following persons to the office set opposite their respective name to serve for one year or until their successors are duly elected and qualified:

Chairman:	Mario Vasquez
Vice Chairman:	Elbert Anderson
Treasurer/Budget Officer:	Susan Cooper
Records Custodian:	Admin Asst of Bushyhead Law

RESOLVED FURTHER, that Mario Vasquez is hereby appointed as Executive Director of the District, to carry out the contractual and administrative duties of the District, as well as any other actions so directed by the Board of Directors.

PASSED, by the Board of Directors this 9th day of November, 2023.

DocuSigned by:

Mario Vasquez

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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-14

**A Resolution Approving the Budget
for Fiscal Year May 1, 2024 – April 30, 2025
for the Linwood Shopping Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 9th day of November 2023; and

WHEREAS, the Board of Directors desire to adopt the District Budget for the May 1, 2024 – April 30, 2025 Fiscal year.

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

1. The District hereby adopts as its proposed budget and budget message for the fiscal year beginning May 1, 2024 and ending April 30, 2025, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by this reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments received from the City Manager or designee pursuant to the Agreement.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2024 and ending April 30, 2025, the budget which is attached here to as **Exhibit A** and which is incorporated herein by this reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 9th day of November, 2023.

DocuSigned by:

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Mario Vasquez, Executive Director

Exhibit A

Linwood Shopping Center
Community Improvement District

Fiscal Year Budget
Beginning May 1, 2024 and Ending April 30, 2025

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2024- APRIL 30, 2025**

AMENDED BUDGET

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 AMENDED BUDGET

BUDGET MESSAGE

The Linwood Shopping Center Community Improvement District ("District") was declared established by Ordinance No. 180778 of the City Council of the City of Kansas City on October 11, 2018. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On November 28, 2018, the District's Board of Directors passed Resolution No. 2018-06 which imposed, upon approval of the qualified voters of the District, a one percent (1.0%) sales tax on retail sales in the District for the life of the district. The sales tax collection began April 1, 2019.

The District expects to enter into a Cooperative Agreement with the City of Kansas City, Missouri, setting forth the process for implementation of the District's proposed services and improvements. The District also anticipates entering into a Reimbursement Agreement with the City of Kansas City, Missouri, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The budget for the year ended April 30, 2025 was adopted by the Board on November 9, 2023. This amendment is intended to update the budget for the following items: (1) to adjust for an updated security contract with more anticipated coverage hours; (2) to include additional emergency repairs which were not anticipated in the previously approved budget; and (3) to reflect an update to the management fee contract.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED AMENDED BUDGET -- Cash Basis
FISCAL YEAR MAY 1, 2024 THROUGH APRIL 30, 2025**

	Proposed Amended Budget			Approved Budget	Approved Budget	Actual (unaudited)	Actual (unaudited)	Actual (unaudited)
	Operating Fund Budget	Property Management Budget	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2022	Fiscal Year Ending April 30, 2021
REVENUES:								
Revenue Funds:								
CID Sales & Use Tax Revenues	-	120,000	120,000	120,000	100,000	115,036	104,354	105,051
Interest Income	-	-	-	-	-	199	19	117
Excess over City CAM reimbursement	-	-	-	-	-	-	-	-
CAM reimbursements collected by City	-	250,000	250,000	217,488	115,690	-	85,000	-
Total Revenue Funds	-	370,000	370,000	337,488	215,690	115,235	189,373	105,168
TOTAL REVENUES	-	370,000	370,000	337,488	215,690	115,235	189,373	105,168
EXPENDITURES:								
Property management expenditures:								
Property Upkeep and Safety	-	185,192	185,192	172,080	60,480	56,419	58,922	37,219
Property Maintenance and Repairs	-	108,178	108,178	88,778	82,778	10,605	43,205	36,547
Property Insurance costs	-	29,680	29,680	29,680	26,982	25,611	22,218	11,973
Utilities	-	-	-	-	-	569	2,822	1,509
Property Management fees	-	24,000	24,000	24,000	24,000	24,000	24,000	13,097
Operating expenditures:								
Accounting fees	9,000	-	9,000	9,000	9,000	8,687	7,103	3,267
Bank service charges	250	-	250	250	250	55	196	125
Postage/delivery	200	-	200	200	200	-	-	-
Legal fees	12,000	-	12,000	12,000	12,000	11,288	9,008	13,335
Board insurance costs	1,500	-	1,500	1,500	-	-	-	-
Other operating costs of the district	-	-	-	-	-	1,000	-	-
TOTAL EXPENDITURES	22,950	347,050	370,000	337,488	215,690	138,234	167,474	117,072
TRANSFERS TO/(FROM) OTHER FUNDS	(22,950)	22,950	-	-	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ (0)	\$ (0)	\$ -	\$ -	\$ (22,999)	\$ 21,899	\$ (11,904)

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 AMENDED BUDGET

**CID PROPERTY MANAGEMENT EXPENDITURES
SUPPLEMENTAL DETAIL**

	Proposed Amendment FYE 4/30/25	Approved Budget #1 FYE 4/30/25	Approved Final Budget FYE 4/30/24
Basic Property Management Costs			
Property Upkeep and Safety:			
Day Porter/ Sweeping	20,880	20,880	20,880
Security - Linwood Initiative contract	-	-	-
Additional security	164,312	151,200	39,600
<i>Total Property Upkeep and Safety</i>	<u>185,192</u>	<u>172,080</u>	<u>60,480</u>
Property Maintenance and Repairs:			
Alarm Monitoring	1,920	1,920	1,920
Electrical (lighting repairs parking lot)	3,600	3,600	3,600
Exterior Building Repairs	32,900	13,500	13,500
Exterior Landscaping	19,200	19,200	19,200
Janitorial Supplies	600	600	600
Maintenance Personnel (3 hours/week)	5,460	5,460	5,460
Parking Lot Repairs (warranty)	6,498	6,498	6,498
Pest Control	-	-	-
Pressure Washing	5,600	5,600	5,600
Roof Repairs/Inspections	2,400	2,400	2,400
Snow Removal	30,000	30,000	24,000
<i>Total Property Maintenance and Repairs</i>	<u>108,178</u>	<u>88,778</u>	<u>82,778</u>
Insurance:			
Property - general/umbrella	29,680	29,680	26,982
Additional insurance	-	-	-
<i>Total Insurance</i>	<u>29,680</u>	<u>29,680</u>	<u>26,982</u>
Utilities			
	-	-	-
Property management fees	24,000	24,000	24,000
TOTAL CID PROPERTY MANAGEMENT	<u>\$ 347,050</u>	<u>\$ 314,538</u>	<u>\$ 194,240</u>

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 AMENDED BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2023-15

**A Resolution to Approve the Minutes from the
November 9, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 6th day of December, 2023; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the November 9, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 6th day of December, 2023.

DocuSigned by:
Mario Vasquez
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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

Resolution 2023 - 16

A Resolution Approving and Authorizing the Execution of a Promissory Note Between the Linwood Shopping Center Community Improvement District and Linwood Shopping Center Initiative, LLC for the Payment of Outstanding Titan Protection and Consulting, Inc. Guarding Services Invoices for Services Provided within the Boundaries of the Linwood Shopping Center Community Improvement District

WHEREAS, having provided notice of a meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (the “District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Directors met on the 6th day of December 2023; and

WHEREAS, in May 2016, the City of Kansas City, Missouri entered into a relationship with Linwood Shopping Center Initiative, LLC (LSCI) for the redevelopment of the Linwood Shopping Center located at 31st Street and Prospect in Kansas City, Missouri, which among other terms, contemplated the creation of a community improvement district to assist in the financing of improvements and services within the boundaries of the district; and

WHEREAS the Linwood Shopping Center Community Improvement District was established by Ordinance No. 180778 passed October 11, 2018; and

WHEREAS, on August 11, 2020, LSCI entered into a Guarding Services Agreement with Titan Protection and Consulting, Inc. (“Titan Protection”) for guarding services at the address of 3100-3134 Prospect Avenue which are properties located within the boundaries of the District; and

WHEREAS, the LSCI has outstanding invoices from December 2022 through June 2023 owed to Titan Protection for security services within the boundaries of the District; and

WHEREAS the Board of Directors of the District for the health, safety and welfare of the patrons of the District and the protection of real and personal property within the District desire to provide LSCI with a Promissory Note to assist in the timely payment of outstanding invoices to support continued access to security services; and

WHEREAS, pursuant to Section 67.1461.1(13) R.S.Mo., the District has the authority to loan money for purposes consistent with the Community Improvement District Act which includes the provision of security personnel and equipment within the boundaries of the District which are the services provided in the outstanding invoices.

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


THAT the Promissory Note between Linwood Shopping Center Community Improvement District and Linwood Shopping Center Initiative, LLC, attached hereto, is hereby approved in substantially the form attached.

AND FURTHER THAT the Executive Director of the District be, and hereby is, authorized and directed to enter into, and execute the Promissory Note, in substantially the form attached, including the authority to agree to non-substantive modifications to the Promissory Note.

AND FURTHER THAT the Executive Director and Budget Officer are authorized to take such actions necessary to facilitate the direction of this Resolution.

This resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 6th day of December 2023.

DocuSigned by:

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Mario Vasquez, Executive Director

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-01

**A Resolution to Approve the Minutes from the
December 6, 2023, Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 25th day of January, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the December 6, 2023, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Shopping Center Community Improvement District on this 25th day of January, 2024.

/s/ Mario Vasquez
Mario Vasquez, Chairman