

ANNUAL REPORT FOR  
VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT (the "District")  
FOR FISCAL YEAR ENDING APRIL 30, 2024

**SECTION I**

Date: August 26, 2024

CID Contact Information: c/o Curtis Petersen, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, cpetersen@polsinelli.com, (913) 234-7458

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 170797, passed on October 12, 2017

**SECTION II**

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

The purpose of the District is to provide funding for the improvements, services, formation costs and operating/administrative costs. The improvements initially contemplated include Booth Avenue/E. Shoal Creek Valley Drive and W. Shoal creek Valley Drive, as well any other improvements permitted by the CID Act. Services are expected to include cleaning, maintenance, and other services within the District provider under the CID Act. No services were performed during FYE 4/30/2024.

**SECTION III**

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

Tim Harris	<a href="mailto:tharris@stardevcorp.com">tharris@stardevcorp.com</a>
Kelly Harris-Klein	<a href="mailto:Kklein0619@gmail.com">Kklein0619@gmail.com</a>
Robert de la Fuente	<a href="mailto:Robert@stardevcorp.com">Robert@stardevcorp.com</a>
Sheryl Giambalvo	<a href="mailto:Sheryl@stardevcorp.com">Sheryl@stardevcorp.com</a>
Blake Fulton	<a href="mailto:Blake@stardevcorp.com">Blake@stardevcorp.com</a>

**SECTION IV**

Date FYE 4/30/2023 Annual Report was submitted to City: August 25, 2023

Date FYE 4/30/2025 budget was submitted to City: January 26, 2024

Date FYE 4/30/2025 budget was adopted: March 6, 2024

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

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2024-1	Approve Minutes of 3/12/2023 Board Meeting
2024-2	Appoint Officers of the District
2024-3	Adopt Amended Budget for FYE 4/30/2024 and appropriate funds
2024-4	Adopt Budget for FYE 4/30/2025 and appropriate funds
2024-5	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report to City Clerk and DED
2024-6	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report to State Auditor
2024-7	Nominate Successor Directors
2024-8	Certify CID Costs

**SUBMIT FORM AND ATTACHMENTS TO:**

<b>Missouri Dept of Economic Development</b> Attn: CID Annual Report 301 W. High Street, P. O. Box 118 Jefferson City, MO 65102 Phone: 1-573-526-8004 Fax: 1-573-522-9462 <a href="mailto:redvelopment@ded.mo.gov">Email: redevelopment@ded.mo.gov</a>	<b>City Clerk</b> 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 <a href="mailto:Marilyn.Sanders@kcmo.org">Email: Marilyn.Sanders@kcmo.org</a>
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VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 ACTUAL BUDGET

BUDGET MESSAGE:

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 12, 2017.

The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on September 25, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 35-years from the date of the Ordinance approving the CID Petition.

	<u>FYE 4/30/2024</u> ACTUAL	<u>FYE 4/30/2024*</u> (as amended)	<u>FYE 4/30/2024*</u> (proposed)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ 61,715.47	\$ 61,715.47	\$ 5,656.50
<b>ESTIMATED REVENUE:</b>			
- 1% CID Sales and UseTax (effective January 1, 2019)	\$ 66,504.27	\$ 65,000.00	\$ 30,000.00
- Net Proceeds of Developer Advances	\$	\$ 4,200.00	\$ 4,200.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 128,219.74</b>	<b>\$ 130,915.47</b>	<b>\$ 39,856.50</b>
<b>ESTIMATED EXPENDITURES:</b>			
- TIF Eats (45% of CID sales tax revenue)	\$ 29,926.92	\$ 32,500.00	\$ 15,000.00
- Bank Fees	\$ 112.00	\$ 100.00	\$ 100.00
- D&O Insurance for Board of Directors	\$ 1,200.00	\$ 1,200.00	\$ 1,200.00
- Legal Fees	\$ 3,000.00	\$ 3,000.00	\$ 3,000.00
- City CID Annual Submission Review Review	\$ 1,000.00	\$ 1,000.00	\$ -
- Reimburse Developer for Formation Cost Legal Fees	\$ 9,187.50	\$ 9,187.50	\$ -
Reimburse Developer for FYE 4/30/2018 Legal Fees	\$ 1,384.00	\$ 1,384.00	\$ -
Reimburse Developer for FYE 4/30/2018 Insurance Fees	\$ 984.00	\$ 984.00	\$ -
Reimburse Developer for FYE 4/30/2019 Legal Fees	\$ 2,717.03	\$ 2,717.03	\$ -
Reimburse Developer for FYE 4/30/2019 Insurance Fees	\$ 1,280.00	\$ 1,280.00	\$ -
- Reimburse Developer for FYE 4/30/2020 Legal Fees	\$ 1,479.00	\$ 1,479.00	\$ 1,479.00
- Reimburse Developer for FYE 4/30/2020 Insurance Fees	\$ 1,280.00	\$ 1,280.00	\$ 1,280.00
- Reimburse Developer for FYE 4/30/2021 Legal Fees	\$ 1,921.28	\$ 1,921.28	\$ 1,921.28
- Reimburse Developer for FYE 4/30/2021 Insurance Fees	\$ 1,296.00	\$ 1,296.00	\$ 1,296.00
Reimburse Developer for FYE 4/30/2022 Legal Fees	\$ 1,772.18	\$ 1,772.18	\$ -
Reimburse Developer for FYE 4/30/2022 Insurance Fees	\$ 1,200.00	\$ 1,200.00	\$ -
- Reimburse Developer for Certified Improvement Costs <sup>^</sup>	\$ 40,372.09	\$ 65,000.00	\$ 10,000.00
**See attached copy of Superior Bowne Pay Application for Detailed Breakdown of Project Cost Expenditures			
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 100,112.00</b>	<b>\$ 127,300.99</b>	<b>\$ 35,276.28</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ 28,107.74	\$ 3,614.48	\$ 4,580.22

\* Estimated values.

<sup>^</sup> The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Construction and Financing Agreement by and between the CID and the Developer.

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-1**

**APPROVING THE MINUTES OF THE MARCH 22, 2023  
BOARD OF DIRECTORS MEETING**

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**WHEREAS**, the Bylaws of the Valley View Community Improvement District (the "District") require the District to keep minutes of the Board of Directors meeting;

**WHEREAS**, the Board conducted a Board of Directors Meeting on March 22, 2023; and

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

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the Board of Directors Meeting held on March 22, 2023 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.

  
\_\_\_\_\_  
Robert de la Fuente, Executive Director

**EXHIBIT A**

**March 22, 2023 Meeting Minutes**

## VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

### MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE DISTRICT

An annual meeting of the Board of Directors ("Board") of the Valley View Community Improvement District (the "District") was held on March 22, 2023 commencing at 3:30 p.m., at Polsinelli PC, 900 W. 48<sup>th</sup> Place, Suite 900, Kansas City, MO 64112, pursuant to notice duly given.

The following members of the Board were present via telephone conference: Robert de la Fuente, Sheryl Giambalvo, and Kelly Harris (Board Members Tim Harris and Blake Fulton were absent). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel to the District.

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

Robert de la Fuente made a motion to adopt Resolution 2023-1, approving the March 10, 2022 meeting minutes. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-1.

Robert de la Fuente made a motion to adopt Resolution 2023-2, appointing officers of the District. Robert de la Fuente was appointed as Executive Director and Chairman of the District and Sheryl Giambalvo was appointed as Secretary and Treasurer of the District. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-2.

Robert de la Fuente made a motion to adopt Resolution 2023-3, approving a budget for FYE April 30, 2024 and appropriating funds. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-3.

Robert de la Fuente made a motion to adopt Resolution 2023-4, authorizing preparation and submittal of FYE 4/30/2023 annual report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-4.

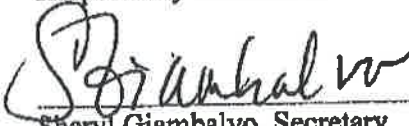
Robert de la Fuente made a motion to adopt Resolution 2023-5, authorizing preparation and submittal of FYE 4/30/2023 annual report to State Auditor. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-5.

Robert de la Fuente made a motion to adopt Resolution 2023-6, certify operating costs. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2023-6.

Under other businesses, Robert de la Fuente also mentioned that he is still working to certify TIF and CID project costs with the City of Kansas City, Missouri.

There being no other business to come before the board, Robert de la Fuente made a motion to adjourn the meeting, which was seconded by Sheryl Giambalvo. A vote was held, the motion unanimously carried, and the meeting was adjourned.

Respectfully submitted,

  
\_\_\_\_\_  
Sheryl Giambalvo, Secretary

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-2**

**APPOINTING OFFICERS OF THE DISTRICT**

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

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

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

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

1. Robert de la Fuente is appointed Executive Director/Chairman of the District.
2. Sheryl Giambalvo is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.

  
\_\_\_\_\_  
Robert de la Fuente, Executive Director



**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-3**

**APPROVING AN AMENDED BUDGET FOR  
FISCAL YEAR ENDING 4/30/2024 AND APPROPRIATE FUNDS**

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**WHEREAS**, the District and prepared an amended budget for FYE 4/30/2024 to more closely reflect the anticipated revenues and expenditures for said fiscal year; and

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

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

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

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.

  
\_\_\_\_\_  
Robert de la Fuente, Executive Director

**EXHIBIT A**

**AMENDED FYE 04/30/2024 BUDGET**

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 AMENDED BUDGET

BUDGET MESSAGE:

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 12, 2017.

The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on September 28, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 35-years from the date of the Ordinance approving the CID Petition.

	FYE 4/30/2024* (as amended)	FYE 4/30/2024* (proposed)
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$ 81,715.47	\$ 6,868.50
<b>ESTIMATED REVENUE:</b>		
- 1% CID Sales and Use Tax (effective January 1, 2019)	\$ 65,000.00	\$ 30,000.00
- Net Proceeds of Developer Advances	\$ 4,200.00	\$ 4,200.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 130,915.47</b>	<b>\$ 39,868.50</b>
<b>ESTIMATED EXPENDITURES:</b>		
- TIF Rate (45% of CID sales tax revenue)	\$ 32,500.00	\$ 15,000.00
- Bank Fees	\$ 100.00	\$ 100.00
- D&O Insurance for Board of Directors	\$ 1,200.00	\$ 1,200.00
- Legal Fees	\$ 3,000.00	\$ 3,000.00
- City CID Annual Submission Review Review	\$ 1,000.00	\$ -
- Reimburse Developer for Formation Cost Legal Fees	\$ 9,187.50	\$ -
- Reimburse Developer for FYE 4/30/2018 Legal Fees	\$ 1,384.00	\$ -
- Reimburse Developer for FYE 4/30/2018 Insurance Fees	\$ 884.00	\$ -
- Reimburse Developer for FYE 4/30/2018 Legal Fees	\$ 2,717.03	\$ -
- Reimburse Developer for FYE 4/30/2019 Insurance Fees	\$ 1,280.00	\$ -
- Reimburse Developer for FYE 4/30/2020 Legal Fees	\$ 1,479.00	\$ 1,479.00
- Reimburse Developer for FYE 4/30/2020 Insurance Fees	\$ 1,280.00	\$ 1,280.00
- Reimburse Developer for FYE 4/30/2021 Legal Fees	\$ 1,921.28	\$ 1,921.28
- Reimburse Developer for FYE 4/30/2021 Insurance Fees	\$ 1,288.00	\$ 1,288.00
- Reimburse Developer for FYE 4/30/2022 Legal Fees	\$ 1,772.18	\$ -
- Reimburse Developer for FYE 4/30/2022 Insurance Fees	\$ 1,200.00	\$ -
- Reimburse Developer for Certified Improvement Costs <sup>a</sup>	\$ 65,000.00	\$ 10,000.00
<sup>a</sup> See attached copy of Superior Bowma Pay Application for Detailed Breakdown of Project Cost Expenditures		
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 127,300.99</b>	<b>\$ 35,278.28</b>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$ 3,814.48	\$ 4,580.22

\* Estimated values.

<sup>a</sup> The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Construction and Financing Agreement by and between the CID and the Developer.

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-4**

**APPROVING PROPOSED ANNUAL BUDGET FOR  
FISCAL YEAR ENDING 4/30/2025 AND APPROPRIATE FUNDS**

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

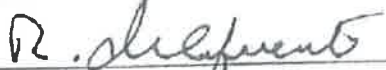
**WHEREAS**, the District has submitted to the City a proposed annual budget for FYE 4/30/2025, which is attached as Exhibit A; and

**WHEREAS**, the District desires to adopt the proposed annual budget for the operation of the District with respect to the District's FYE 4/30/2025.

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

1. The District hereby adopts an annual Budget with respect to the District's FYE 4/30/2025, which is attached hereto as Exhibit A and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

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

  
\_\_\_\_\_  
Robert de la Fuente, Executive Director

**EXHIBIT A**

**FYE 04/30/2025 PROPOSED BUDGET**

93915781.1

**Proposed Budget for  
Valley View  
Community Improvement District  
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal: January 26, 2023  
District Point of Contact Information: Polsinelli PC c/o Amy Grant  
(816) 753-1000  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs (as those terms are defined below). The District will enter into an agreement with STAR Acquisitions, Inc. ("Developer") whereby Developer will agree to advance such costs, as necessary, and the District will use District Sales Tax (defined below) revenues collected over time to repay Developer with interest. Any obligation of the District will not be a financial obligation of the City of Kansas City, Missouri

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 12, 2017. The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on September 25, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 35-years from the date of the Ordinance approving the CID Petition and will expire on October 12, 2052.

Services are expected to include cleaning, maintenance, and other services within the District and other services the District may provide or cause to be provided under Section 87.1481, RSMO. No such Services are expected during the first five years of the District.

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**FYE 4/30/2025 PROPOSED BUDGET**

	<u>FYE 4/30/2025*</u>	
	(proposed)	
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	61,114.48
<b>ESTIMATED REVENUE:</b>		
- 1% CID Sales and Use Tax (effective January 1, 2019)	\$	55,000.00
- Net Proceeds of Developer Advances	\$	4,200.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$	<u>120,314.48</u>
<b>ESTIMATED EXPENDITURES:</b>		
- TIF Ects (45% of CID sales tax revenue)**	\$	27,500.00
- Bank Fees	\$	100.00
- D&O Insurance for Board of Directors	\$	1,200.00
- Legal Fees	\$	3,000.00
- City CID Annual Submission Review Review	\$	1,000.00
- Reimburse Developer for Legal Fees - Formation Costs	\$	-
- Reimburse Developer for D&O Insurance - Operating Costs	\$	-
- Reimburse Developer for Legal Fees - Operating Costs	\$	-
- Repayment of Developer's Advanced Project Costs <sup>▲</sup>	\$	80,000.00
**See attached copy of Superior Bowna Pay Application for Detailed Breakdown of Project Cost Expenditures		
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$	<u>112,800.00</u>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$	7,514.48

\* Estimated values.

▲ The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Construction and Financing Agreement by and between the CID and the Developer

**APPLICATION AND CERTIFICATE FOR PAYMENT AIA DOCUMENT G702 (Instructions on reverse side) PAGE ONE OF PAGES**

**TO OWNER:**  
 Star Acquisitions, INC.  
 244 West Mill Street, Suite 101  
 Liberty, MO 64068

**PROJECT:**  
 Eagle Pointe Reserve  
 Kansas City MO

**APPLICATION NO:** 6  
**PERIOD TO:** 7/30/2018  
**PROJECT NOS:** 12556  
**DATE BILLED:** 7/30/2018  
**CONTRACT DATE:** 12/19/2017

**Distribution to:**  
 OWNER  
 ARCHITECT  
 CONTRACTOR  
 FIELD  
 OTHER

**FROM CONTRACTOR:**  
 Superior Bowen Asphalt Company, LLC  
 2501 Manchester Trafficway  
 Kansas City, MO 64129

**VIA ARCHITECT:**

**CONTRACT FOR: GENERAL CONSTRUCTION**

**CONTRACTOR'S APPLICATION FOR PAYMENT**

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

<b>1 ORIGINAL CONTRACT SUM</b>	\$	<u>1,078,623.74</u>
<b>2 Net change by Change Orders</b>	\$	<u>4,482,477.55</u>
<b>3 CONTRACT SUM TO DATE (Line 1 +/- 2)</b>	\$	<u>5,561,101.29</u>
<b>4 TOTAL COMPLETED &amp; STORED TO DATE (Column G on G703)</b>	\$	<u>1,740,176.96</u>
<b>5 RETAINAGE</b>		
a. 10.0% of Completed Work (Columns D + E on G703)	\$	<u>174,017.71</u>
b. _____ % of Stored Material (Column F on G703)		
<b>Total Retainage (Line 5a + 5b or Total in Column I of G703)</b>	\$	<u>174,017.71</u>
<b>6 TOTAL EARNED LESS RETAINAGE (Line 4 less Line 5 Total)</b>	\$	<u>1,566,159.25</u>
<b>7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)</b>	\$	<u>1,078,778.91</u>
<b>8 CURRENT PAYMENT DUE</b>	\$	<u>487,380.34</u>
<b>9 BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)</b>	\$	<u>3,994,942.04</u>

CHANGE ORDER SUMMARY	Add	Deduct
Total changes approved in previous months by Owner	\$ 660,138.66	\$ -
Total approved this Month	\$ 3,822,338.89	\$ -
<b>TOTALS</b>	\$ 4,482,477.55	\$ -
<b>NET CHANGES by Change Order</b>	\$ 4,482,477.55	

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

**CONTRACTOR:** Superior Bowen Asphalt Company, LLC

By: C. [Signature] Date: 7.31.18

State of: Missouri  
 County of: Jackson

Subscribed and sworn to before me this 31st day of July 2018

Notary Public: Julie Kay Miller  
 My Commission Expires: 04/12/2020

**JULIE KAY MILLER**  
 Notary Public - Notary Seal  
 STATE OF MISSOURI  
 Jackson County  
 Commission Expires Apr. 12, 2020  
 Commission # 16981389

**CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations and the data comprising this application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

**AMOUNT CERTIFIED:** \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified.)

**CONSTRUCTION MANAGER:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

**ARCHITECT:**

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. THE AMOUNT CERTIFIED is payable on to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.



# CONTINUATION SHEET

AIA DOCUMENT G703

PAGE 2 OF 2 PAGES

AIA Document G703, APPLICATION FOR CERTIFICATION FOR PAYMENT, containing  
 Construction Manager's signed certification is attached.  
 In tabulations below, amounts are stated to the nearest dollar.  
 Use Column F on Contracts where variable retainage for line items may apply

APPLICATION NO: 8  
 APPLICATION DATE: July 30, 2018  
 PERIOD TO: July 30, 2018

A ITEM NO	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D CHANGE ORDERS		E WORK COMPLETED		F MATERIALS PROVISIONALLY STORED (NOT IN STORES)	G TOTAL COMPLETED AND STORED TO DATE (D-E-F)	H % (G-C)	I BALANCE TO FINISH (C-G)	J RETAINAGE (IF VARIABLE RATE)
			(1)	REVISED CONTRACT AMOUNT	FROM PREVIOUS APPLICATION (D-1)	THIS PERIOD					
	<u>Land Disturbance</u>										
103	Mobilization in and out - Land Dist	\$ 6,787.80	\$ -	\$ 6,787.80	\$ 6,787.80	\$ -	\$ -	\$ 6,787.80	100%	\$ -	\$ 878.78
105	One call, private locates and Pot boring	\$ 206.61	\$ -	\$ 206.61	\$ 206.61	\$ -	\$ -	\$ 206.61	100%	\$ -	\$ 20.68
135	Safety fence - Land Dist	\$ 19,408.65	\$ -	\$ 19,408.65	\$ 19,408.65	\$ -	\$ -	\$ 19,408.65	100%	\$ -	\$ 1,940.87
120	Inlet protection - Land Dist	\$ 2,617.40	\$ -	\$ 2,617.40	\$ 2,617.40	\$ -	\$ -	\$ 2,617.40	100%	\$ -	\$ 261.74
110	Silt fence - Land Dist	\$ 15,713.60	\$ -	\$ 15,713.60	\$ 12,090.05	\$ 524.83	\$ -	\$ 12,614.88	80%	\$ 3,098.72	\$ 1,281.40
115	Straw bale - Land Dist	\$ 1,081.00	\$ -	\$ 1,081.00	\$ 832.37	\$ -	\$ -	\$ 832.37	77%	\$ 248.63	\$ 63.24
125	Vehicle tracking - Construction entrance	\$ 1,291.54	\$ -	\$ 1,291.54	\$ 1,291.54	\$ -	\$ -	\$ 1,291.54	100%	\$ -	\$ 129.15
185	Disturbed area seeding - Land Dist	\$ 65,831.69	\$ -	\$ 65,831.69	\$ -	\$ -	\$ -	\$ -	0%	\$ 65,831.69	\$ -
155	Temp sediment trap - Land Dist	\$ 17,472.52	\$ -	\$ 17,472.52	\$ 17,472.52	\$ -	\$ -	\$ 17,472.52	100%	\$ -	\$ 1,747.25
150	Temp sediment basin - Land Dist	\$ 2,086.26	\$ -	\$ 2,086.26	\$ 2,086.26	\$ -	\$ -	\$ 2,086.26	100%	\$ -	\$ 208.63
140	Diversion berm - Land Dist	\$ 6,581.15	\$ -	\$ 6,581.15	\$ 5,017.47	\$ 667.33	\$ -	\$ 5,684.80	86%	\$ 896.35	\$ 568.48
145	Rock check dam - Land Dist	\$ 2,358.44	\$ -	\$ 2,358.44	\$ 2,358.44	\$ -	\$ -	\$ 2,358.44	100%	\$ -	\$ 235.84
190	Erosion control blanket - Land Dist	\$ 6,721.00	\$ -	\$ 6,721.00	\$ -	\$ 5,810.89	\$ -	\$ 5,810.89	87%	\$ 1,110.31	\$ 561.07
130	Tree clearing - Land Dist	\$ 31,629.88	\$ -	\$ 31,629.88	\$ 31,629.88	\$ -	\$ -	\$ 31,629.88	100%	\$ -	\$ 3,162.99
180	Excavation - Land Dist	\$ 636,215.79	\$ -	\$ 636,215.79	\$ 604,405.00	\$ 31,810.79	\$ -	\$ 636,215.79	100%	\$ -	\$ 63,621.58
180	Topsoil respread - Land Dist	\$ 48,420.80	\$ -	\$ 48,420.80	\$ 2,471.04	\$ 13,343.62	\$ -	\$ 15,814.66	32%	\$ 33,606.14	\$ 1,581.47
165	Embankment - Land Dist	\$ 181,392.00	\$ -	\$ 181,392.00	\$ 181,392.00	\$ -	\$ -	\$ 181,392.00	100%	\$ -	\$ 18,139.20
170	hdpe 24 - Land Dist	\$ 5,865.00	\$ -	\$ 5,865.00	\$ 5,865.00	\$ -	\$ -	\$ 5,865.00	100%	\$ -	\$ 586.50
175	hdpe 24 riser - Land Dist	\$ 2,300.01	\$ -	\$ 2,300.01	\$ 2,300.01	\$ -	\$ -	\$ 2,300.01	100%	\$ -	\$ 230.00
195	Survey and Layout - Land Dist	\$ 23,642.62	\$ -	\$ 23,642.62	\$ 23,642.62	\$ -	\$ -	\$ 23,642.62	100%	\$ -	\$ 2,364.26
4/26/18	Sanitary Sewer CO Testing	\$ -	\$ 111,000.00	\$ 111,000.00	\$ 30,691.60	\$ 50,294.10	\$ -	\$ 80,985.60	73%	\$ 30,014.40	\$ 8,098.56
4/26/18	Sanitary Sewer CO Layout/Spots	\$ -	\$ 569,138.66	\$ 569,138.66	\$ 108,261.31	\$ 302,956.22	\$ -	\$ 409,217.53	72%	\$ 159,921.13	\$ 40,921.75
6/12/18	Street & Storm CO Sitework/Asphalt	\$ -	\$ 1,162,788.55	\$ 1,162,788.55	\$ 4,155.53	\$ 33,162.69	\$ -	\$ 37,318.22	3%	\$ 1,125,471.33	\$ 3,731.82
6/12/18	Street & Storm CO Concrete	\$ -	\$ 518,282.95	\$ 518,282.95	\$ -	\$ -	\$ -	\$ -	0%	\$ 518,282.95	\$ -
6/12/18	Street & Storm CO Utilities	\$ -	\$ 601,452.80	\$ 601,452.80	\$ 10,449.93	\$ -	\$ -	\$ 10,449.93	2%	\$ 591,002.87	\$ 1,044.99
6/12/18	MODot 152 CO Sitework/Asphalt	\$ -	\$ 938,391.73	\$ 938,391.73	\$ 56,601.08	\$ 87,434.41	\$ -	\$ 124,035.49	13%	\$ 814,356.24	\$ 12,403.85
6/12/18	MODot 152 CO Concrete	\$ -	\$ 383,588.55	\$ 383,588.55	\$ -	\$ -	\$ -	\$ -	0%	\$ 383,588.55	\$ -
6/12/18	MODot 152 CO Electric	\$ -	\$ 197,835.71	\$ 197,835.71	\$ 6,609.75	\$ 35,779.04	\$ -	\$ 42,388.79	5%	\$ 191,225.92	\$ 10,433.83
		\$ 1,678,623.74	\$ 4,482,477.55	\$ 5,561,101.29	\$ 1,198,643.34	\$ 541,573.72	\$ -	\$ 1,740,217.06	31%	\$ 3,820,924.31	\$ 174,177.70

SPC & DOCUMENT 0703 CONTRACTOR'S CERTIFICATION FOR PAYMENT, 1682 LINDEN AVE., SUITE 100, THE AMERICAN ARCHITECTURE, 1770 NEW YORK BLVD., NEW YORK, NY, 10014-2002

G703 - 1992

Users may obtain validation of this document by requesting the software a completed AIA Document G703 - Certificates of Authenticity

**SWORN STATEMENT OF CONTRACTOR AND SUBCONTRACTOR TO OWNER AND TO THE FIDELITY NATIONAL GROUP OF COMPANIES**

State of Missouri  
County of Jackson

The State, City and County have each duly sworn and each deposes and says that he is duly licensed and qualified to perform the work described in the contract with St. Louis, Missouri, and that the Contract Document described in the above referenced bid and contract, or by exhibit attached hereto.

That, for the purpose of said contract, the following persons have been furnished with, and have furnished, to the Contractor and persons performing the work, and have done or are doing labor on said improvement, that the name of the contractor and persons performing the work, the amount set opposite their names for materials as listed on the schedule and the amount due to each:

Name and address of each	Amount of labor furnished	Change Order	Amount	Retention (not in excess of 10%)	Net amount paid	Final Payment	Balance in favor of Contractor
Superior Electric	\$ 2,450,425.74	\$ 187,237.00	\$ 2,637,662.74	\$ 263,766.27	\$ 2,373,896.47	\$ 2,373,896.47	\$ -
Electric Supply Co.	\$ 44,400.00	\$ -	\$ 44,400.00	\$ 4,440.00	\$ 40,000.00	\$ 40,000.00	\$ -
Contracting Corporation	\$ 27,237.00	\$ -	\$ 27,237.00	\$ 2,723.70	\$ 24,513.30	\$ 24,513.30	\$ -
Temp Labor	\$ 178,850.00	\$ -	\$ 178,850.00	\$ 17,885.00	\$ 160,965.00	\$ 160,965.00	\$ -
Subcontractors	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TOTAL	\$ 2,800,912.74	\$ 187,237.00	\$ 2,988,149.74	\$ 298,814.97	\$ 2,689,334.77	\$ 2,689,334.77	\$ -

*C.T.E.*  
SIGNED

**JULIE KAY MILLER**  
Notary Public - Notary Seal  
STATE OF MISSOURI  
Jackson County  
My Commission Expires Apr. 12, 2020  
Commission # 1699138B

I agree to furnish waivers of lien for all materials under my contract upon demand of the work furnished to me.

I understand that the total amount recited in this application shall not exceed 95% of the amount of the work furnished to me.

Subscribed and sworn to before me this 15th day of July 2019 at St. Louis, Missouri  
Notary Public

SIGNED  
V.P. G. ...

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-5**

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

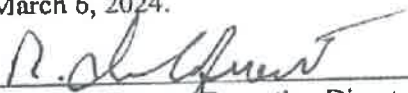
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**WHEREAS**, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by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

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

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.

  
\_\_\_\_\_  
Robert de la Fuente/Executive Director

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-6**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2024 ANNUAL REPORT TO STATE AUDITOR**

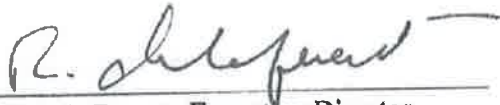
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**WHEREAS**, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

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

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.



Robert de la Fuente, Executive Director

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-7**

**NOMINATE SUCCESSOR DIRECTORS**

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**WHEREAS**, The Valley View Community Improvement District (the "District"), established on October 12, 2017, by Ordinance No. 170797 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1401 through 67.1571 of the RSMo, as amended (the "CID Act"); and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**, as follows:

1. The District hereby nominates Robert de la Fuente to serve a new four-year term as an Owner's Representative (new term expires on 12/3/2028).
2. The District hereby nominates Sheryl Giambalvo to serve a new four-year term as an Owner's Representative (new term expires on 12/3/2028).
3. The District hereby nominates Blake Fulton to serve a new four-year term as an Owner's Representative (new term expires on 12/3/2028).
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.

  
\_\_\_\_\_  
Robert de la Fuente, Executive Director

**VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-8**

**CERTIFICATION OF CID COSTS**

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**WHEREAS**, the Valley View Community Improvement District (the "**District**") and Star Acquisitions, Inc. (the "**Developer**") entered into a Construction and Financing Agreement on March 14, 2018 (the "**Agreement**");

**WHEREAS**, under the Agreement, Developer agreed to advance funds necessary to pay costs of the Improvements, Formation Costs and Operating Costs (collectively the "**CID Costs**") in exchange for the District's commitment to repay such amount to Developer, with interest, using the District's available revenues;

**WHEREAS**, the Developer has advanced \$1,776,810.54 for certain Improvement Costs and has provided to the District documentation of such advances; and

**WHEREAS**, the Board wishes to recognize and certify the \$1,776,810.54 advanced by Developer as valid advances by Developer under the Agreement which the District intends to repay, with interest, pursuant to the terms of the Agreement.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Valley View Community Improvement District, the Board hereby certifies the \$1,776,810.54 advanced by the Developer as Operating Costs under the Agreement, which the District intends to repay, with interest, pursuant to the terms of the Agreement.

**PASSED** by the Board of Directors of the Valley View Community Improvement District on March 6, 2024.

  
Robert de la Fuente, Executive Director