

ANNUAL REPORT FOR
PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT (the "District")
FOR FISCAL YEAR ENDING APRIL 30, 2022

SECTION I

Date: August 17, 2022

CID Contact Information: c/o Curtis Petersen, Polsinelli PC (Legal Counsel), 900 West 48th 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. 200093, passed on February 20, 2020

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public improvements and the provision of certain services within the District's boundaries. The public improvements initially contemplated N. Stark Avenue extension, signalization improvements, and utility relocations serving the District, as well any other improvements permitted by the CID Act. Services are expected to include cleaning, maintenance, and other services within the District. No such services were provided during FYE 4/20/2022.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Tim Harris

Sheryl Giambalvo

Kelly Harris-Klein

Blake Fulton

Robert de la Fuente

SECTION IV

See attached, final budget for FYE 4/30/2022

SECTION V

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

Resolution #	Resolution
2022-1	Approve Minutes of 3/17/2021 Board Meeting
2022-2	Appoint Officers of the District
2022-3	Adopt Budget for FYE 4/30/2023 and appropriate funds
2022-4	Accept resignation and elect interim director
2022-5	Nominate successor directors
2022-6	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to City Clerk and DED
2022-7	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to State Auditor

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: reddevelopment@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.or

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2022 PROPOSED BUDGET

BUDGET MESSAGE:

The Pioneer Center Community Improvement District was established by the City Council of Kansas City, Missouri on February 20, 2020.

The District's Board of Directors and the owner of the real property that constitutes the District anticipate approving a 1.0% CID sales and use tax on April 9, 2020. The CID Sales Tax Election was held on June 23 2020, with the tax becoming effective on October 1, 2020.

	<u>FYE 4/30/2022*</u>	
	(actual)	
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	\$	-
ESTIMATED REVENUE:		
- CID Sales Tax (effective date 10/1/2020)**	\$	-
- Net Proceeds of Developer Advances	\$	2,371.35
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	<u>2,371.35</u>
ESTIMATED EXPENDITURES:		
- Administrative costs (e.g., insurance)	\$	1,200.00
- Operating Costs (Legal & Other Consultant fees)^	\$	1,171.35
- Design & Construction Costs of Improvements	\$	-
- Principal and/or Interest in repayment of Developer Advances^^	\$	-
TOTAL ESTIMATED EXPENDITURES:	\$	<u>2,371.35</u>
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$	-

* Estimated values.

** As of FYE 4/30/2022, no businesses had opened within the CID District.

^ For FYE 4/30/2021, the Legal and Other Consulting Fees will include legal fees associated with the Formation of the District

^^ The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.



PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-1

APPROVING MINUTES OF THE MARCH 17, 2021
SPECIAL MEETING OF THE BOARD OF DIRECTORS

WHEREAS, the Bylaws of the Pioneer Center Community Improvement District (the "District") requires the District to keep minutes of the Board of Directors meetings;

WHEREAS, the Board conducted a Special Board of Directors Meeting on March 17, 2021; 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 17, 2021 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of the Pioneer Center Community Improvement District on March 10, 2022.



Robert de la Fuente, Executive Director

Exhibit A
March 17, 2021 Meeting Minutes
[See Attached]

**THE PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE ANNUAL CID BOARD MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT**

The annual meeting of the Board of Directors (the "Board") of the Pioneer Center Community Improvement District (the "District") was held on March 17, 2021 commencing at 2:00 p.m. at Polsinelli PC law firm, 900 W. 48th Place, Suite 900, Kansas City, Missouri 64112, pursuant to notice duly given.

The following members of the Board were present: Tim Harris, Robert de la Fuente, and Sheryl Giambalvo (Board Members Kelly Klein and Stephanie Harris were absent). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel for 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 2021-1, approving minutes of the April 9, 2020 board meeting. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-1.

Robert de la Fuente made a motion to adopt Resolution 2021-2, appointing officers of the District. Robert de la Fuente will serve as Executive Director/Chairman and Sheryl Giambalvo will serve as Secretary/Treasurer. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-2.

Robert de la Fuente made a motion to adopt Resolution 2021-3, adopting a budget for FYE 4/30/2022 and appropriating funds. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-3.

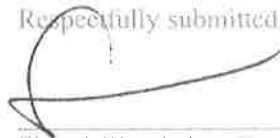
Robert de la Fuente made a motion to adopt Resolution 2021-4, authorizing preparation and submittal of FYE 4/30/2021 annual report to City Clerk and DED. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-4.

Robert de la Fuente made a motion to adopt Resolution 2021-5, authorizing preparation and submittal of FYE 4/30/2021 annual report to State Auditor. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-5.

Under other businesses, Amy Grant reminded the Board that businesses should be registered with the Department of Revenue at least 45 days before opening for businesses. Robert de la Fuente mentioned that the Board anticipated a C-store opening before the end of the year.

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,

A handwritten signature in black ink, appearing to be 'Sheryl Giambalvo', written over a horizontal line.

Sheryl Giambalvo, Secretary

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-2

APPOINT OFFICERS OF THE DISTRICT

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

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER CENTER 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 Pioneer Center Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-3

APPROVE A BUDGET FOR FYE 4/30/2023 AND APPROPRIATE FUNDS

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

WHEREAS, the District submitted to the City the proposed annual budget for FYE 4/30/2023, which is attached hereto as **Exhibit A**; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2023 and appropriate funds for payment of the District's expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby adopts a Budget for the District's FYE 4/30/2023, 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 Pioneer Center Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

EXHIBIT A
FYE 4/30/2023 BUDGET

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2023 PROPOSED BUDGET

BUDGET MESSAGE:

The Pioneer Center Community Improvement District was established by the City Council of Kansas City, Missouri on February 20, 2020.

The District's Board of Directors and the owner of the real property that constitutes the District anticipate approving a 1.0% CID sales and use tax on April 9, 2020. The CID Sales Tax Election was held on June 23 2020, with the tax becoming effective on October 1, 2020.

	FYE 4/30/2023* (proposed)	FYE 4/30/2022* (as amended)	FYE 4/30/2021 (actual)
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ 95,000.00	\$ -	(N/A)
ESTIMATED REVENUE:			
- CID Sales Tax (effective date 10/1/2020)	\$ 30,000.00	\$ 30,000.00	
- Net Proceeds of Developer Advances	\$ 700,000.00	\$ 700,000.00	
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	<u>\$ 730,000.00</u>	<u>\$ 730,000.00</u>	
ESTIMATED EXPENDITURES:			
- Administrative costs (e.g. insurance)	\$ 1,280.00	\$ 1,280.00	
- Formation Costs	\$ 5,000.00	\$ 5,000.00	
- Legal & Other Consultant fees ^A	\$ 3,500.00	\$ 3,500.00	
- Design & Construction Costs of Improvements	\$ 700,000.00	\$ 600,000.00	
- Principal and/or interest in repayment of Developer Advances ^{AA}	\$ 25,220.00	\$ 25,220.00	
TOTAL ESTIMATED EXPENDITURES:	<u>\$ 735,000.00</u>	<u>\$ 635,000.00</u>	
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ (5,000.00)	\$ 95,000.00	

* Estimated values.

^A For FYE 4/30/2021, the Legal and Other Consulting Fees will include legal fees associated with the Formation of the District.

^{AA} The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-4

ACCEPT RESIGNATION AND ELECT INTERIM DIRECTOR

WHEREAS, the Pioneer Center Community Improvement District (the "District") established on February 20, 2020, by Ordinance No. 200093 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1404 through 67.1571 of the RSMo, as amended (the "CID Act"); and

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby accepts Stephanie Harris' resignation as Director and elects Blake Fulton to serve as interim director (term will expire on 4/1/2022).
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Center Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-5

NOMINATE SUCCESSOR DIRECTORS

WHEREAS, the Pioneer Center Community Improvement District (the "District") established on February 20, 2020, by Ordinance No. 200093 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1404 through 67.1571 of the RSMo, as amended (the "CID Act"); and

WHEREAS, the CID Act and Article III, Section 3 of the Bylaws provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby nominates Robert de la Fuente to serve a new four-year term as a Property Owner Representative (term will expire on 4/1/2026).
2. The District hereby nominates Sheryl Giambalvo to serve a new four-year term as a Property Owner Representative (term will expire on 4/1/2026).
3. The District hereby nominates Blake Fulton to serve a new four-year term as a Property Owner Representative (term will expire on 4/1/2026).
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Center Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-6

AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO CITY CLERK AND DED

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 PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

5. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2022 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
6. 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.
7. 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.
8. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Center Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-7

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO STATE AUDITOR**

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 PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2022 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 Pioneer Center Community Improvement District on March 10, 2022.



Robert de la Fuente, Executive Director