

ANNUAL REPORT FOR  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (CID)

**SECTION I**

Date: August 24, 2023

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

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No.: December 18, 2003 by Ordinance #031322; amended June 13, 2019  
By Ordinance #190460

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The primary purpose of the CID is to facilitate economic development and continuously improve conditions that support an enhanced business and residential climate in the area.

The specific services provided by the CID during the prior year included public space maintenance (\$335,249.47), beautification (\$2,590.00), streetscape improvements (\$45,908.31), marketing (\$108,164.70), parking management (\$26,843.71), security (\$140,803.01), equipment replacement (\$207,152.94) and administration/overhead (\$178,319.51).

**SECTION III**

**REVENUES COLLECTED:**

Interest Income - \$163.54

Other Income – \$3,192.00

Parking Fees - \$11,602.56

Sales Tax Collections - \$1,076,975.83

**SECTION IV**

**EXPENDITURES & FINANCIALS:**

See Financial Statements dated April 30, 2023 that follow this page.

**Westport Community Improvement  
District #2**

**Financial Statement**

**April 30, 2023**

# Mendus & Associates, P.C.

CERTIFIED PUBLIC ACCOUNTANT

107 Archibald Street

KANSAS CITY, MISSOURI 64111-2214

VOICE (816) 756-1980

FACSIMILE (816) 756-1842

## Accountant's Compilation Report

Board of Directors  
Westport Community Improvement District #2  
Kansas City, Missouri 64111

City of Kansas City, Missouri

Missouri Department of Economic Development

We have compiled the accompanying Statement of Financial Position as of April 30, 2023, for the Westport Community Improvement District #2, a political subdivision of the State of Missouri that is exempt from income tax, and the Statement of Revenue and Expense for the twelve months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

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

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

These financial statements are not prepared on the basis of governmental accounting standards. These financial statements are prepared on a modified accrual basis of accounting. The modifications are that revenue is recorded on a cash basis.

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

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the Westport Community Improvement District #2 because we make decisions about how to classify transactions.



Mendus & Associates, P.C.  
Certified Public Accountant

August 22, 2023

**Westport Community Improvement District # 2**  
**Statement of Financial Position**  
**As of April 30, 2023**

	<b>Apr 30, 23</b>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Country Club Bank Accounts	35,424.64
CCB Money Market Account	149,132.56
<b>Total Checking/Savings</b>	184,557.20
<b>Other Current Assets</b>	
Prepaid expense	25,672.66
<b>Total Other Current Assets</b>	25,672.66
<b>Total Current Assets</b>	210,229.86
<b>TOTAL ASSETS</b>	210,229.86
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	350.00
<b>Total Accounts Payable</b>	350.00
<b>Total Current Liabilities</b>	350.00
<b>Long Term Liabilities</b>	
CCB Equipment Loan	200,500.27
<b>Total Long Term Liabilities</b>	200,500.27
<b>Total Liabilities</b>	200,850.27
<b>Equity</b>	
Unrestricted Fund Deficits	-37,522.69
Net Income	46,902.28
<b>Total Equity</b>	9,379.59
<b>TOTAL LIABILITIES &amp; EQUITY</b>	210,229.86

**Westport Community Improvement District # 2**  
**Statement of Revenue and Expense**  
**For The Twelve Months May 1, 2022 through April 30, 2023**

	<u>May '22- Apr 23</u>
<b>Income</b>	
Interest Income	163.54
Other Income	3,192.00
Parking Income	11,602.56
Sales Tax Proceeds - Net	<u>1,076,975.83</u>
<b>Total Income</b>	<u>1,091,933.93</u>
<b>Expense</b>	
Accounting Fee	4,200.00
Amortization & Depreciation	12,886.28
Bank Charges	1,545.03
Contingency	2,565.93
Equipment	207,152.94
Equipment purchase, lease, repair	1,272.00
Insurance	21,397.90
Interest	1,431.43
License, fees & taxes	2,933.09
Maintenance	335,249.47
Marketing	108,164.70
Membership Dues, Meetings & subscriptions	1,211.10
Misc.	74.03
Office supplies, postage	1,009.98
Parking Management	26,843.71
Planning	2,590.00
Professional Services	19,439.85
Rent	16,304.15
Salaries, Benefits & Taxes	86,180.73
Security	140,803.01
Storage	536.25
Streetlight Analysis Study	3,331.00
Streetscape services	34,923.71
Telecommunications	2,645.81
Travel, Entertainment, Education	1,218.77
Utilities	1,467.18
Wayfinding	7,653.60
<b>Total Expense</b>	<u>1,045,031.65</u>
<b>Net Income (Loss)</b>	<u>46,902.28</u>

**SECTION V**

BUDGET ADDOPTION DATE:

July 18, 2023 and August 16, 2022

**SECTION VI**

DATE ANNUAL BUDGET SENT TO MUNICIPALITY:

January 26, 2023 and January 27, 2022

**SECTION VII**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2023-01	Appropriating additional funds for the design of the Stormwater Management Project along Mill Street and Westport Road
2023-02	Approving the election of new Board Members representing Major Owners to fill unexpired terms
2023-03	Approving an amendment to the Annual Budget to cover unexpected snow and ice removal costs
2023-04	Authorizing the purchasing and financing of additional lighting to illuminate sidewalks and parking areas
2023-05	Approving the budget for the upcoming fiscal year
2023-06	Approving the conflict-of-interest policy for the District
2023-07	Approving an amendment to the Annual Budget to cover increased snow and ice removal costs during the upcoming winter season
2023-08	Approving an amendment to the Annual Budget for increased supplemental security services
2023-09	Authorizing the continued sharing of administrative and operational costs with Westport CID I and establishing the proportional allocations
2023-10	Approving an Engagement Letter for accounting services during the next year
2023-11	Authorizing new debt financing for the purchase of equipment to support public safety and operations
2023-12	Approving the date and time for the Annual Meeting
2023-13	Approving the election of officers
2023-14	Approving the renewal of the annual line of credit
2023-15	Ratification of a unanimous electronic vote taken during February 2023
2023-16	Ratification of a unanimous electronic vote taken during February 2023
2023-17	Approval of an amendment to the Annual Budget to pay for additional Off-Duty Police Officers on the day of the Super Bowl
2023-18	Declaring certain District property surplus and offering the same for sale
2023-19	Approving the election of a replacement director to fill an unexpired term
2023-20	Approving the election of a new Vice Chairperson to fill an unexpired vacancy in that office

**SECTION VIII**

CURRENT MEMBERS OF THE BOARD OF DIRECTORS:

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT II  
BOARD MEMBERS**

Chairperson	Kyle Kelly Kelly's Westport Inn 500 Westport Road Kansas City, MO 64111 (816) 561-5800 kylekelly1953@gmail.com
Vice Chairperson	Brett Allred Johnny Kaw's Yard Bar 504 Westport Road Kansas City, MO 64111 (913) 832-6175 brett@johnnykaws.com
Secretary	Pam Ptacek Westport Coffee House 4010 Pennsylvania Avenue Kansas City, MO 64111 (816) 756-3222 pamptacek@hotmail.com
Treasurer	Bill Nigro Federal Storage 4006 Washington Street Kansas City, MO 64111 (913) 226-6418 federal_storage@msn.com  Larry Goldman 2409 W. 104th Terrace Leawood, KS 66206 (913) 707-9030 lgoldman@ccim.net  Laura Bennison (proxy Larry Goldman) Byram Asset Management LLC 5350 W. 94 <sup>th</sup> Terrace, Suite 104 Prairie Village, KS 66207 (913) 909-7869 <u><a href="mailto:laura@byrammgmt.com">laura@byrammgmt.com</a></u>

Matthew Vos  
Murfin Drilling Company, Inc.  
250 N. Water, Suite 300  
Wichita, KS 67202  
316.267.3247 x183  
mvos@murfininc.com

Jeremy Hurt  
Murfin Drilling Company, Inc.  
250 N. Water, Suite 300  
Wichita, KS 67202  
jhurt@murfininc.com

Shane Snider  
Resident, 40 Penn  
3987 Pennsylvania Ave.  
Kansas City, MO  
(816)806-7824  
shanesnider1@gmail.com

Christie Montague  
Colliers International  
4520 Main Street, Suite 1000  
Kansas City, MO 64111  
816.556.1151  
Christie.Montague@colliers.com

Max Wasserstrom  
4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
816-412-8428  
mwasserstrom@blockllc.com

Franklin Kimbrough, Executive Director  
Westport Regional Business League  
4050 Pennsylvania Avenue, Suite M-100  
Kansas City, MO 64111  
(816) 531-4370  
kim@wrbl.org



THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROPRIATING ADDITIONAL FUNDS IF NEEDED FOR THE WESTPORT STORMWATER MANAGEMENT DESIGN PROJECT**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to ensure that sufficient financial resources are available to complete the scope of the Cooperative Agreement with the City of Kansas City associated with the design of a Stormwater Management Project along Mill Street and Westport Road; and

WHEREAS; the funds being provided by the recent award of PIAC funds may not be adequate to complete the entire scope of the design project for flash flooding mitigation in the noted areas of Westport; and

WHEREAS; additional funding in an amount not to exceed \$20,900.00 beyond what the PIAC grant can provide may be needed as the technical design work gets underway to fulfil the entire scope of the design project.

NOW, THEREFORE, BE IT RESOLVED, by the Board that \$20,900.00 currently in the contingency account for the District is to be set aside for possible additional costs beyond what the PIAC Grant can provide to complete the scope of the Westport Stormwater Management Design should any of the additional funds be needed.

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

Adopted this 22<sup>nd</sup> day of July, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS (“BOARD”) OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (“THE DISTRICT”) APPROVING THE ELECTION OF REPLACEMENT DIRECTORS REPRESENTING MAJOR OWNERS

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the “Missouri Community Improvement Act”, Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; two Board Members representing Major Owners recently sold all of their respective properties and business interests within the District and are no longer eligible to serve on the Board; and

WHEREAS; the resignations of former Major Owners, Adam Tholen and Scott Ruther have been tendered and accepted; and


WHEREAS; the Board desires to elect Jeremy Hurt of 250 N. Water Street – Suite 300, Wichita, Kansas and Matthew Vos of 250 N. Water Street – Suite 300, Wichita, Kansas to respectively fill the unexpired terms for the Board Member positions that were recently opened up by resignations.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Jeremy Hurt and Matthew Vos are hereby elected to serve as Board Members of the District representing Major Owners for the remainder of the unexpired terms due to those positions on the Board.

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

Adopted this 22<sup>nd</sup> day of June, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:  
  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-03**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN AMENDMENT TO THE FISCAL YEAR BUDGET**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; due to a larger number of snow and ice incidents during the 2022 fiscal year, the costs associated with snow and ice removal exceeded budget projections for that service by almost \$50,000.00; and

WHEREAS; the Budget Committee recommended that funds originally set aside for streetscape loan payments and not now needed be used to pay for the additional snow and ice removal costs; and

WHEREAS; the District desires to amend the expense line item associated with its contract with the Westport Regional Business League for the implementation of maintenance services within the District by \$50,000.00 for the current fiscal year.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the current budget expenditures for maintenance services inclusive of the provision of snow and ice removal are to be increased by \$50,000.00 and an amendment to the contract with the Westport Regional Business League is authorized in a like amount for that purpose.

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

Adopted this 19<sup>th</sup> day of July 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN ADDITIONAL EXPENDITURE FOR ADDITIONAL EXTERIOR LIGHTING OF SIDEWALKS**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to enhance pedestrian and vehicular lighting along portions of Westport Road and Mill Street with new LED fixtures and to potentially accept a loan without interest for the cost of the new lighting fixtures and installation from the owner and/or tenant of the adjoining property; and

WHEREAS; the repayment of loan funds obtained for the purchase and installation of the additional sidewalk lighting should occur in two equal installments in January of 2023 and January of 2024 unless funds for the additional sidewalk lighting can be found in the reserve funds at the end of 2022.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the addition of exterior light fixtures to better illuminate certain sidewalks on Mill Street and Westport Road with LED fixtures is authorized using loan funds to be provided by the adjoining property owners or tenants with no interest charges unless unspent funds remain in the District reserve funds at the end of 2022 for that purpose.

This resolution shall take effect upon passage by the Board.

Adopted this 19<sup>th</sup> day of July, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-05**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE BUDGET FOR THE UPCOMING FISCAL YEAR**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed budget for the upcoming fiscal year is approved as presented and the Executive Director of the District is authorized to take all further actions necessary to carry out the purposes and intent of this Resolution.

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

Adopted this 16<sup>th</sup> day of August, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

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

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

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

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

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

Adopted this 16<sup>th</sup> day of August, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-07**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN AMENDMENT TO THE FISCAL YEAR BUDGET**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Westport Regional Business League on behalf of the District bid the provision of snow and ice removal services and is considering a new contract with a new vendor for the annual removal of snow and ice within pedestrian areas of the District; and

WHEREAS; the new contract for snow and ice removal during 2023 will be \$30,000.00 more than what was previously approved in the adopted budget for 2023; and

WHEREAS; the District desires to increase the expense line item in the upcoming budget associated with its contract with the Westport Regional Business League for the implementation of snow and ice removal within the District by \$30,000.00 with additional funds coming from the reserve account.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the 2023 budget for maintenance services, inclusive of the provision of snow and ice removal, are to be increased by \$30,000.00 with a corresponding reduction in the reserve account and an amendment to the contract with the Westport Regional Business League is authorized in a like amount for that purpose.

This resolution shall take effect immediately upon the first day of January 2023.

Adopted this 18<sup>th</sup> day of October 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN ADDITIONAL EXPENDITURE FOR SUPPLEMENTAL SECURITY SERVICES

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the costs for delivery of supplemental security services within the District has increased significantly during 2022 due to runaway inflation and a very tight labor market willing to serve in the capacity of law enforcement; and

WHEREAS; additional funds of \$85,000.00 are needed for wage increases to maintain existing public safety officers and to attract additional officers for Westport Public Safety for the remainder of 2022 and during 2023; and


WHEREAS; the additional funding of \$85,000.00 will come from unallocated revenues not expected during the current budget year and be reflected by an increase in the amount allocated to the Westport Regional Business League for security expenses.

NOW, THEREFORE, BE IT RESOLVED, by the Board that an additional \$85,000.00 is allocated for additional supplemental security services and the allocated programmatic implementation allocation to the Westport Regional Business League is increased by a like amount.

This resolution shall take effect upon passage by the Board.

Adopted this 15<sup>th</sup> day of November, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:  
  
\_\_\_\_\_  
Pam Ptacek, Secretary



THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE CONTINUED SHARING OF ADMINISTRATIVE AND OPERATIONAL COSTS WITH WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the District has for many years engaged the Westport Regional Business League (WRBL) to provide administrative and operational functions associated with the implementation of the programs and services authorized and funded by the District; and

WHEREAS; the District has also for many years shared the costs associated with the provision of administrative and operational functions provided by WRBL with the Westport Community Improvement District I; and

WHEREAS; the District desires to continue this proven and successful costs sharing arrangement with the Westport Community Improvement District I indefinitely or until one party gives notice to the other that it no longer desires to share such costs.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the sharing of administrative and operational costs with the Westport Community Improvement District II, as provided by the WRBL, shall continue indefinitely upon the start of the next fiscal year with the District being responsible for 45% of all such costs incurred.

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

Adopted this 15<sup>th</sup> day of November, 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN ENGAGEMENT LETTER FOR THE PREPARATION OF QUARTERLY AND ANNUAL FINANCIAL STATEMENTS

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

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

NOW, THEREFORE, BE IT RESOLVED, by the Board that the appropriate officer is authorized to execute a new engagement letter with Mendus & Associates, P.C. for the production of the quarterly and annual financial statements for the calendar year ending on December 31, 2023.

This resolution shall take effect on January 1, 2023.

Adopted this 20<sup>th</sup> day of December 2022

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-11**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING ADDITIONAL BORROWING FOR EQUIPMENT TO SUPPORT PUBLIC SAFETY AND OPERATIONS**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to assist with the acquisition, replacement, and installation of certain materials, equipment, and services needed to enhance the supplemental security services currently provided in the District; and

WHEREAS; a proposal has been submitted by Country Club Bank to provide financing of the needed equipment and materials at a rate that floats with prime and a five year repayment term after all draws have been made; and

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposal from Country Club Bank to loan up to \$345,000.00 for replacement and new equipment to support public safety efforts and to enhance operations is hereby accepted.

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

Adopted this 17<sup>th</sup> day of January, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-12**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") AUTHORIZING THE DATE OF THE ANNUAL MEETING OF THE BOARD**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Bylaws of the District set forth the requirements for holding the annual meeting of the Board, with notice being given as set forth in the Bylaws; and

WHEREAS; the Board has determined that its next annual meeting will be held virtually on Tuesday, March 7, 2023 at 3:30 pm in the conference room of the Westport Management Office at 4050 Pennsylvania Avenue, Kansas City, Missouri.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the Annual Meeting of the Board shall be scheduled on Tuesday, March 7, 2023 at 3:30 pm in the Conference Room of the Westport Management Office.

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

Adopted this 17<sup>th</sup> day of January, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

RESOLUTION # 2023-13

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

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

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; in accordance with the District Bylaws, the Board of the District desires to elect a Chair, Vice-Chair, Secretary, and Treasurer to serve one year terms ending on the date of the next Annual Meeting.

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

Kyle Kelly, Chair  
Steve Block, Vice-Chair  
Pam Ptacek, Secretary  
Bill Nigro, Treasurer

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

Adopted this 7<sup>th</sup> day of March, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-14**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE RENEWAL OF THE ANNUAL LINE OF CREDIT**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to renew its revolving line of credit to help pay for unexpected expenses should they occur during the coming year; and

WHEREAS; a lending proposal has been submitted by Country Club Bank to renew a revolving line of credit not to exceed \$100,000.00 for the next twelve months.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposal from Country Club Bank to renew its line of credit in the amount of \$100,000.00 for potential unexpected expenses during the coming year is hereby accepted and the Executive Director is authorized to execute the necessary agreements to continue the line of credit.

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

Adopted this 21<sup>st</sup> day of March, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-15**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS (“BOARD”) OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (“THE DISTRICT”) RATIFYING THE EMAIL VOTE TAKEN DURING FEBRUARY 2023**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the “Missouri Community Improvement Act”, Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board lacked a quorum at its duly scheduled meeting in February 2023; and

WHEREAS; several items on the February agenda required timely action by the Board; and

WHEREAS; an email vote was taken after the scheduled meeting of the board in February 2023 to consider authorizing the removal of all double-acorn green streetlights along Mill Street with funds for the removal coming from the contingency account; and

WHEREAS; the results of the email vote were unanimously approved for the identified proposal.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the unanimous email vote taken by the Board during February 2023 is ratified and approved.

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

Adopted this 21<sup>st</sup> day of March 2023

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

**RESOLUTION # 2023-16**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") RATIFYING AN EMAIL VOTE TAKEN DURING FEBRUARY 2023**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board lacked a quorum at its duly scheduled meeting in February 2023; and

WHEREAS; several items on the February agenda required timely action by the Board; and

WHEREAS; an email vote was taken after the scheduled meeting of the board in February 2023 to consider the engagement of Teague Electric to install an upgraded electrical service in the storage cage of the Manor Square Garage for the purpose of more quickly charging the electric forklifts at a price not to exceed \$3500.00; and

WHEREAS; the results from the email vote were unanimous approval for the identified proposal.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the unanimous email vote taken by the Board during February 2023 is ratified and approved.

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

Adopted this 21<sup>st</sup> day of March 2023

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

  
\_\_\_\_\_  
Kyle Kelly, Chairperson



**RESOLUTION # 2023-17**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN AMENDMENT TO THE FISCAL YEAR BUDGET**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Kansas City Chiefs Football Team won the AFC Title for 2023 and earned the right to play in the Super Bowl in early February; and

WHEREAS; the celebration of the Super Bowl with the hometown team playing in it, attracted significantly more people to Westport to celebrate on Super Bowl Sunday;

WHEREAS; additional off-duty police officers were needed to help provide security for the larger than normal crowd; and

WHEREAS; additional off-duty police officers where engaged by Westport Public Safety for Super Bowl Sunday in the amount of \$1604.25.

WHEREAS; the District desires to increase the expense line item in the budget associated with its contract with the Westport Regional Business League for the delivery of public safety services within the District by \$1604.25 with additional funds coming from the contingency account.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the 2023 budget for security services are to be increased by \$1604.25 with a corresponding reduction in the contingency account and an amendment to the allocation for the Westport Regional Business League is authorized in a like amount for that purpose.

This resolution shall take effect immediately upon adoption by the board.

Adopted this 21<sup>st</sup> day of March 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") DECLARING CERTAIN BUSINESS PROPERTY SURPLUS AND AUTHORIZING A SALE OF THE SURPLUS PROPERTY

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the District provided debt funding to purchase eight Garrett Metal Detectors in 2018 for use in the new Enhanced Security Screening Program; and

WHEREAS; the metal detectors were used for two nights most weekends during the nice weather months for each of the last five years; and

WHEREAS; the wear and tear associated with moving, loading, and unloading the metal detectors multiple times each weekend have caused them to require frequent maintenance to remain accurate, reliable, and useable;

WHEREAS; the District recently authorized new debt financing for the purchase of new metal detectors and other equipment to provide more reliability and less down time for the needed security devices; and

WHEREAS; the metal detectors purchased in 2018 are now surplus and taking up valuable space in a storage facility.

NOW, THEREFORE, BE IT RESOLVED, by the Board that seven of the metal detectors purchased in 2018 are deemed to be surplus equipment and a sale of such surplus property is hereby authorized as soon as one can be organized.

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

Adopted this 18<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

RESOLUTION # 2023-19

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD) OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") CERTIFYING THE ELECTION OF A MAJOR PROPERTY OWNER TO FILL AN UNEXPIRED TERM ON THE BOARD OF DIRECTORS

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the District has recently encountered a vacancy on the board as a result of the passing of a longtime Member from the Board of Directors; and

WHEREAS; the Board seeks to fill that position for the remainder of the current term with another Major Property Owner as prescribed in the By-laws; and

WHEREAS; the Board of Directors has nominated Max Wasserstrom of 4622 Pennsylvania Avenue – Suite 700, Kansas City, Missouri to fulfill the remainder of the current term for a Major Property Owner on the Board of Directors.


NOW, THEREFORE, BE IT RESOLVED, by the Board that Max Wasserstrom is hereby elected to fill a position of Major Property Owner Member on the Board of Directors and to fulfil the remaining term for that position.

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

Adopted this 18<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**RESOLUTION # 2023-20**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

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

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

WHEREAS; a vacancy recently occurred in the office of Vice-Chairperson of the Board; and

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

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

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

Adopted this 18<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
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Pam Ptacek, Secretary