

ANNUAL REPORT FOR
1111 GRAND COMMUNITY IMPROVEMENT DISTRICT (the “District”)
FOR FISCAL YEAR ENDING APRIL 30, 2024

SECTION I

Date: August 23, 2024

CID Contact Information: c/o Matt Moriarity, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, Missouri 64112, mmoriarity@polsinelli.com, (816) 753-1000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 170442, passed on June 29, 2017

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for construction of certain improvements within the District boundaries. The improvements initially contemplated include site work, grading, and construction of an expanded hotel tower on the existing surface parking lot, as well as any other improvements (the “Improvements”) or services (the “Services”) permitted by the CID Act. No services were provided during FYE 4/30/2024.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Joe DeMarco	jdemarco@couryh.com
Jason Swords	jswords@sunflowerkc.com
Mark Moberly	mmoberly@sunflowerkc.com
Mark McHugh	mark@sunflowerkc.com
Andrew Mungul	amungal@couryh.com

SECTION IV

Date FYE 4/30/2023 Annual Report was submitted to City: August 28, 2023

Date FYE 4/30/2025 budget was submitted to City: January 18, 2024

Date FYE 4/30/2025 budget was adopted: March 22, 2024

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

SECTION V

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

Resolution #	Resolution
2024-1	Approve Minutes of 3/22/2023 Board Meeting
2024-2	Appoint Officers of the District
2024-3	Adopt Budget for FYE 4/30/2025 and appropriate funds
2024-4	Adopt Amended Budget for FYE 4/30/2024 and appropriate funds
2024-5	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report to City Clerk and Department of Economic Development
2024-6	Authorize Preparation and Submittal of FYE 4/30/2024 Financial Report to State Auditor
2024-7	Nominate Successor Directors

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: redevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 Email: Marilyn.Sanders@kcmo.org
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**1111 GRAND
COMMUNITY IMPROVEMENT DISTRICT**

FYE 4/30/2024 ACTUAL BUDGET

BUDGET MESSAGE:

The 1111 Grand Community Improvement District was established by the City Council of Kansas City, Missouri on June 29, 2017, by Ordinance No. 170442

The CID Sales Tax Election was held on December 19, 2017 and the collection of the CID sales and use tax commenced on April 1, 2018 and will terminate after 20 years.

	<u>FYE 4/30/2024</u>	<u>FYE 4/30/2024*</u>	<u>FYE 4/30/2024*</u>
	ACTUAL	(amended)	(original, proposed)
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ 27,179.97	\$ 20,077	\$ -
ESTIMATED REVENUE:			
- 1% Sales Tax (commenced collection on 4/1/2018)	\$ 96,821.75	\$ 85,000	\$ 85,000
- Update	\$ 124,002	\$ 105,077	\$ 85,000.00
ESTIMATED EXPENDITURES:			
- City CID Annual Submission Review Fee	\$ 1,000.00	\$ 1,000	\$ 1,000.00
- Repayment of Developer's Advanced Project Costs [^]	\$ 90,000.00	\$ 90,000	\$ 90,000
**See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures			
- TOTAL ESTIMATED EXPENDITURES:	<u>\$91,000.00</u>	<u>\$ 91,000</u>	<u>\$ 90,000</u>
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ 22,335.04	\$ 14,077	\$ (5,000.00)
- CARRYOVER - UNREIMBURSED DEVELOPER'S EXPENDITURES	\$ 11,194,644.00	\$ 11,194,644	\$ -
- DEVELOPER REIMBURSEMENT	\$ 90,000	\$ 90,000	\$ 90,000
- REMAINING OBLIGATION TO REIMBURSE DEVELOPER	\$ 11,104,644	\$ 11,104,644	\$ (90,000)

* Estimated values.

[^] The Board of Directors passed Resolution 2020-7, certifying \$11,452,231.99 in Eligible CID Project Costs advanced by Developer. The Developer will be reimbursed in accordance with the Development Agreement dated 9/20/2017.

THE 1111 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-1

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

WHEREAS, the Bylaws of the 1111 Grand Community Improvement District (the "District") require the District to keep minutes of Board of Directors meetings;

WHEREAS, the Board of Directors of the District conducted an annual 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, by the Board of Directors of the 1111 Grand Community Improvement District 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 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director

EXHIBIT A
MARCH 22, 2023 MEETING MINUTES

**THE 1111 GRAND COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MARCH 22, 2023 MEETING**

An annual meeting of the Board of Directors was held on March 22, 2023 at 2:00 p.m., at Polsinelli PC, 900 W. 48th Placc, Suite 900, Kansas City, MO 64112, pursuant to notice duly given.

The following members of the Board were present: Jason Swords, Joe DeMarco, Mark McHugh, Mark Moberly and Andrew Mungul. Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel for the District and Paul Coury, Developer Representative.

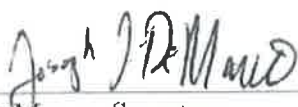
After determining that a majority of the Board Members were present and a quorum was recognized, the meeting was commenced.

The following Resolutions were addressed by the Board as follows:

1. Resolution No. 2023-1, approving minutes of the March 11, 2022 meeting. A motion to approve was made by Jason Swords, seconded by Mark McHugh, and was unanimously approved by the Board.
2. Resolution No. 2023-2, appoint officers of the District. Jason Swords will serve as Executive Directors/Chairman and Joe DeMarco will serve as Treasurer/Secretary. A motion to approve was made by Jason Swords, seconded by Mark McHugh, and was unanimously approved by the Board.
3. Resolution No. 2023-3, adopt a budget for FYE April 30, 2024 and appropriating funds. A motion to approve was made by Jason Swords, seconded by Mark McHugh, and was unanimously approved by the Board.
4. Resolution No. 2023-4, authorize preparation and submittal of FYE 4/30/2023 Annual Report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor. A motion to approve was made by Jason Swords, seconded by Mark McHugh, and was unanimously approved by the Board.
5. Resolution No. 2023-5, authorize preparation and submittal of FYE 4/30/2023 Financial Report to State Auditor. A motion to approve was made by Jason Swords, seconded by Mark McHugh, and was unanimously approved by the Board.

There being no other business, the meeting was adjourned.

Respectfully submitted,



Joe DeMarco, Secretary

THE 1111 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-2

APPOINT OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the 1111 Grand 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 desire 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, as follows:

1. Jason Swords as Executive Director/Chairman of the District.
2. Joe DeMarco as 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 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director

THE 1111 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-3

APPROVE A BUDGET FOR FYE 4/30/2025 AND APPROPRIATE FUNDS

WHEREAS, the 1111 Grand 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 4/30/2025, which is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2025 and appropriate funds for payment of the District's expenses.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the 1111 Grand Community Improvement District, as follows:

1. The District hereby adopts a Budget for the District's FYE 4/30/2025, 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 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director

EXHIBIT A
REVISED FYE 4/30/2025 BUDGET

**Proposed Budget for
1111 Grand
Community Improvement District
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal: January 18, 2023
District Point of Contact Information: Polsinelli PC c/o Amy Grant
(816) 753-1000
agrants@polsinelli.com

BUDGET MESSAGES:

The purpose of the District is to provide funding for the construction of certain improvements within the District's boundaries. The improvements contemplated include site work, grading, and construction of an expanded hotel tower on the existing surface parking lot, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will bring the property to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

The 1111 Grand Community Improvement District was established by the City Council of Kansas City, Missouri on June 29, 2017, by Ordinance No. 170442. The CID Sales Tax Election was held on December 19, 2017 and the collection of the CID sales and use tax commenced on April 1, 2018 and will terminate on April 1, 2038 unless a new petition is submitted and approved pursuant to the CID Act.

Services as expected to include cleaning, maintenance, and other services the District may provide or cause to be provided under Section 67.1461 of the CID Act. No such services are expected during FY 4/30/2025.

**1111 GRAND
COMMUNITY IMPROVEMENT DISTRICT**

FYE 4/30/2025 BUDGET

	<u>FYE 4/30/2025*</u>	
		(proposed)
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	\$	15,077
ESTIMATED REVENUE:		
- 1% Sales Tax (commenced collection on 4/1/2018)	\$	<u>85,000</u>
- TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	<u>100,077</u>
ESTIMATED EXPENDITURES:		
- City CID Annual Submission Review Fee	\$	1,000
- Services	\$	-
- Repayment of Developer's Advanced Project Costs [^]	\$	90,000
**See attached copy of Centric Pay Application for Detailed Breakdown of Expenditures		
- TOTAL ESTIMATED EXPENDITURES:	\$	<u>91,000</u>
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$	9,077
- CARRYOVER - UNREIMBURSED DEVELOPER'S EXPENDITURES	\$	11,104,644
- DEVELOPER REIMBURSEMENT	\$	<u>90,000</u>
- REMAINING OBLIGATION TO REIMBURSE DEVELOPER	\$	<u>11,014,644</u>

* Estimated values.

[^] The Board of Directors passed Resolution 2020-7, certifying \$11,452,231.99 in Eligible CID Project Costs advanced by Developer. The Developer will be reimbursed in accordance with the Development Agreement dated 9/20/2017.



TO: 1111 Grand, LLC
 Courty Hospitality
 Paul Courty
 7184 South Yale, Suite 400
 Tulsa, OK 74136

PROJECT: Ambassador Tower II
 1111 Grand Blvd
 Kansas City, MO 64106

INVOICE #	20 - RET
PERIOD TO:	04/30/19
CENTRIC PROJECT NO:	17-008
CONTRACT DATE:	10/08/17
ISSUE DATE:	04/30/19

FROM: Centric
 Michael Calloway
 520 W. Pennway, Ste 100
 Kansas City, Missouri 64108
 Phone: 816-389-8300

ARCHITECT: ICON Architects + Fabrication
 Jim Warford
 506 Grand Blvd
 Kansas City, MO 64106

Contractor for:
 OWNER
 ARCHITECT

CONTRACT FOR: Ambassador Tower II

CONTRACTOR'S APPLICATION FOR PAYMENT

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
TOTAL		\$834,365.66	(\$16,397.90)
Number	Item and Date Approved		
Change Order 001		\$22,391.00	
Change Order 002		\$192,724.95	
Change Order 003		\$28,221.47	
Change Order 004			(\$8,452.95)
Change Order 005		\$84,197.15	
Change Order 006		\$16,572.33	
Change Order 007		\$23,076.82	
Net change by Change Orders		\$217,162.63	(\$8,452.95)

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

1 ORIGINAL CONTRACT (Each of Values)	\$11,143,838.00
2 Net change by Change Orders	\$308,683.88
3 CONTRACT SUM TO DATE (Line 1 plus 2)	\$11,452,321.88
4 TOTAL COMPLETED AND STORED TO DATE	\$11,452,321.88
(Column G on G703)	
5 RETAINAGE:	
a. 5% of Completed Work	\$0.00
(Column D + E on G703)	
b. 0% of Stored Material	
(Column F on G703)	
Total retainage (Lines 5a + 5b or Total in Column J of G703)	\$0.00
6 TOTAL EARNED LESS RETAINAGE	\$11,452,321.88
(Line 4 less Line 5 Total)	
7 LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$10,888,513.70
8 CURRENT PAYMENT DUE	\$563,808.18
9 BALANCE TO FINISH PLUS RETAINAGE	\$0.00
(Line 3 less Line 6)	

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 payments shown herein is now due.

CONTRACTOR: Centric Projects LLC

By: *Michael Calloway* Date: 04/30/19

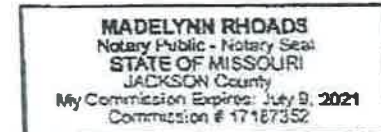
ARCHITECT: *J. S. Dale* Date: 6.28.2019

State: Missouri County of: Jackson

Subscribed and sworn before me this 04/30/19

Notary Public: *Madelynn Rhoads*

My Commission expires:



APPLICATION AND CERTIFICATE FOR PAYMENT.

APPLICATION #
APPLICATION DATE
PERIOD TO:

20 RET
04/30/19
04/30/19

A ITEM NO.	B DESCRIPTION OF WORK	C SUBCONTRACTOR NAME	D SCHEDULED VALUE	E CHANGES	F TOTAL SCHEDULED VALUE	G WORK COMPLETED		H MATERIALS PRESENTLY STORED	I TOTAL COMPLETED AND STORED TO DATE	J % COMPLETE	K BALANCE TO FINISH	L RETAINAGE
						FROM PREVIOUS APPLICATION	THIS PERIOD					
1	Design Fees											
	Structural Engineering	Fortis	\$68,600.00		\$68,600.00	\$68,600.00	\$0.00		\$68,600.00	100.00%	\$0.00	\$0.00
	MEP Engineering	BC	\$29,510.00		\$29,510.00	\$29,510.00	\$0.00		\$29,510.00	100.00%	\$0.00	\$0.00
	Landscape Design	Site Line	\$4,400.00		\$4,400.00	\$4,400.00	\$0.00		\$4,400.00	100.00%	\$0.00	\$0.00
	Civil Engineering	SK	\$34,000.00		\$34,000.00	\$34,000.00	\$0.00		\$34,000.00	100.00%	\$0.00	\$0.00
	Design Fees	Centric	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
2	General Conditions		\$1,055,187.00		\$1,055,187.00	\$1,055,187.00	\$0.00		\$1,055,187.00	100.00%	\$0.00	\$0.00
3	Insurance and Bonds		\$264,668.00		\$264,668.00	\$264,668.00	\$0.00		\$264,668.00	100.00%	\$0.00	\$0.00
4	Mobilization		\$17,997.00		\$17,997.00	\$17,997.00	\$0.00		\$17,997.00	100.00%	\$0.00	\$0.00
5	Building Permit		\$34,694.00		\$34,694.00	\$34,694.00	\$0.00		\$34,694.00	100.00%	\$0.00	\$0.00
6	Final Cleaning	H2O	\$20,735.00		\$20,735.00	\$20,735.00	\$0.00		\$20,735.00	100.00%	\$0.00	\$0.00
7	Temporary Parking		\$35,000.00		\$35,000.00	\$35,000.00	\$0.00		\$35,000.00	100.00%	\$0.00	\$0.00
8	Selective Demolition	TBD	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
9	Earthwork					\$0.00			\$0.00			\$0.00
	Excavation	Kissick	\$122,545.00		\$122,545.00	\$122,545.00	\$0.00		\$122,545.00	100.00%	\$0.00	\$0.00
	Site Utilities	Kissick	\$206,151.00		\$206,151.00	\$206,151.00	\$0.00		\$206,151.00	100.00%	\$0.00	\$0.00
	Strawwork	Kissick	\$86,120.00		\$86,120.00	\$86,120.00	\$0.00		\$86,120.00	100.00%	\$0.00	\$0.00
10	Tac Fees - Allowance	TBD	\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
11	Site Furnishings		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
12	Landscaping - Allowance		\$10,000.00		\$10,000.00	\$10,000.00	\$0.00		\$10,000.00	100.00%	\$0.00	\$0.00
13	Garage Screen - Allowance		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
14	Parking Controls - Allowance		\$20,000.00		\$20,000.00	\$20,000.00	\$0.00		\$20,000.00	0.00%	\$0.00	\$0.00
15	Building Concrete Formwork	CECO	\$633,682.00		\$633,682.00	\$633,682.00	\$0.00		\$633,682.00	100.00%	\$0.00	\$0.00
16	Building Concrete	Foreland	\$807,385.00		\$807,385.00	\$807,385.00	\$0.00		\$807,385.00	100.00%	\$0.00	\$0.00
17	Precast Concrete	Omega	\$243,917.00		\$243,917.00	\$243,917.00	\$0.00		\$243,917.00	100.00%	\$0.00	\$0.00
18	Masonry	Vision Masonry	\$42,460.00		\$42,460.00	\$42,460.00	\$0.00		\$42,460.00	100.00%	\$0.00	\$0.00
19	Structural & Miscellaneous Steel	Midland	\$286,684.00		\$286,684.00	\$286,684.00	\$0.00		\$286,684.00	100.00%	\$0.00	\$0.00
20	Metal Stairs	H&H	\$136,705.00		\$136,705.00	\$136,705.00	\$0.00		\$136,705.00	100.00%	\$0.00	\$0.00
21	Finish Carpentry	Crossroads	\$216,967.53		\$216,967.53	\$216,967.53	\$0.00		\$216,967.53	100.00%	\$0.00	\$0.00
22	Wood Trim		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
23	Membrane Flooring	Hurlinger	\$74,828.00		\$74,828.00	\$74,828.00	\$0.00		\$74,828.00	100.00%	\$0.00	\$0.00
24	Architectural Sheet Metal	Shawhan	\$213,835.00		\$213,835.00	\$213,835.00	\$0.00		\$213,835.00	100.00%	\$1,000.00	\$0.00
25	Joint Sealants	Larkin	\$70,350.00		\$70,350.00	\$70,350.00	\$0.00		\$70,350.00	100.00%	\$0.00	\$0.00
26	Doors, frames, hardware	Design Supply	\$202,337.00		\$202,337.00	\$202,337.00	\$0.00		\$202,337.00	100.00%	\$0.00	\$0.00
27	Coiling Doors	Overhead Door	\$9,596.00		\$9,596.00	\$9,596.00	\$0.00		\$9,596.00	100.00%	\$0.00	\$0.00
28	Aluminum Storefronts and Windows	Eyers Glass	\$330,719.24		\$330,719.24	\$330,719.24	\$0.00		\$330,719.24	100.00%	\$0.00	\$0.00
29	Guest Access Control - Allowance	ASSAABLOY	\$30,286.00		\$30,286.00	\$30,286.00	\$0.00		\$30,286.00	100.00%	\$0.00	\$0.00
30	Shower Doors and Barn Doors	Source Direct	\$94,674.00		\$94,674.00	\$94,674.00	\$0.00		\$94,674.00	100.00%	\$0.00	\$0.00
31	Metal Studs and Drywall					\$0.00			\$0.00			\$0.00
	Metal Studs and Drywall	Drewco	\$952,497.00		\$952,497.00	\$952,497.00	\$0.00		\$952,497.00	100.00%	\$0.00	\$0.00
	Exterior Finish System	Drewco	\$217,106.00		\$217,106.00	\$217,106.00	\$0.00		\$217,106.00	100.00%	\$0.00	\$0.00
	Structural System	Drewco	\$498,447.00		\$498,447.00	\$498,447.00	\$0.00		\$498,447.00	100.00%	\$0.00	\$0.00
	Acoustical Ceilings	Drewco	\$14,433.00		\$14,433.00	\$14,433.00	\$0.00		\$14,433.00	100.00%	\$0.00	\$0.00

ITEM NO.	DESCRIPTION OF WORK	SUBCONTRACTOR NAME	SCHEDULED VALUE	CHANGES	TOTAL SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED	TOTAL COMPLETED AND STORED TO DATE	% COMPLETE	BALANCE TO FINISH	RETAINAGE
						FROM PREVIOUS APPLICATION	THIS PERIOD					
32	Carpet Purchase - Couristan		\$57,887.00		\$57,887.00	\$57,887.00	\$0.00		\$57,887.00	100.00%	\$0.00	\$0.00
33	Carpet Purchase - Atlas Masland		\$47,807.00		\$47,807.00	\$47,807.00	\$0.00		\$47,807.00	100.00%	\$0.00	\$0.00
34	Tile & Floor Coverings - Purchase	Centric	\$46,860.00		\$46,860.00	\$46,860.00	\$0.00		\$46,860.00	100.00%	\$0.00	\$0.00
35	Tile Floor Installation	Capital Tile	\$180,723.00		\$180,723.00	\$180,723.00	\$0.00		\$180,723.00	100.00%	\$0.00	\$0.00
36	Carpet Installation	Campione	\$93,360.00		\$93,360.00	\$93,360.00	\$0.00		\$93,360.00	100.00%	\$0.00	\$0.00
37	Paint and Wall Covering	Capitol/MVP	\$283,885.00		\$283,885.00	\$283,885.00	\$0.00		\$283,885.00	100.00%	\$0.00	\$0.00
38	Toilet Partitions		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
39	Fire Specialties		\$4,620.00		\$4,620.00	\$4,620.00	\$0.00		\$4,620.00	100.00%	\$0.00	\$0.00
40	Operable Partitions		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
41	Toilet Accessories	Siggins	\$4,074.00		\$4,074.00	\$4,074.00	\$0.00		\$4,074.00	100.00%	\$0.00	\$0.00
42	Kitchen Installation- Allowance	B&J	\$25,344.00		\$25,344.00	\$25,344.00	\$0.00		\$25,344.00	100.00%	\$0.00	\$0.00
43	FF&E Installation	GHI	\$26,600.00		\$26,600.00	\$26,600.00	\$0.00		\$26,600.00	100.00%	\$0.00	\$0.00
44	Elevators	Thyssen Krupp	\$302,121.00		\$302,121.00	\$302,121.00	\$0.00		\$302,121.00	100.00%	\$0.00	\$0.00
45	Chutes	Martin	\$28,740.00		\$28,740.00	\$28,740.00	\$0.00		\$28,740.00	100.00%	\$0.00	\$0.00
46	Fire Protection	Alliance	\$263,242.00		\$263,242.00	\$263,242.00	\$0.00		\$263,242.00	100.00%	\$0.00	\$0.00
47	Plumbing and Mechanical					\$0.00			\$0.00			
	Plumbing	Accurate	\$767,658.00		\$767,658.00	\$767,658.00	\$0.00		\$767,658.00	100.00%	\$0.00	\$0.00
	HVAC	Accurate	\$1,024,403.00		\$1,024,403.00	\$1,024,403.00	\$0.00		\$1,024,403.00	100.00%	\$0.00	\$0.00
48	Electrical & Fire Alarm	Brandy Electric	\$801,200.00		\$801,200.00	\$801,200.00	\$0.00		\$801,200.00	100.00%	\$0.00	\$0.00
49	Voice and Data Cabling	SIG (TJC)	\$41,230.00		\$41,230.00	\$41,230.00	\$0.00		\$41,230.00	100.00%	\$0.00	\$0.00
50	Contractor Contingency		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
51	Warranty Reserve		\$0.00		\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
52	Fee		\$57,369.23		\$57,369.23	\$57,369.23	\$0.00		\$57,369.23	100.00%	\$0.00	\$0.00
	Change Orders					\$0.00			\$0.00			\$0.00
						\$0.00			\$0.00			\$0.00
	Change Order 001 (OCC 001) -		\$0.00	\$22,391.00	\$22,391.00	\$22,391.00	\$0.00		\$22,391.00	100.00%	\$0.00	\$0.00
	Change Order 002 (OCC 002) -		\$0.00	\$132,724.95	\$132,724.95	\$132,724.95	\$0.00		\$132,724.95	100.00%	\$0.00	\$0.00
	Change Order 003 (OCC 003) -		\$0.00	\$28,221.47	\$28,221.47	\$28,221.47	\$0.00		\$28,221.47	100.00%	\$0.00	\$0.00
	Change Order 004 (OCC 004) -		\$0.00	\$94,197.16	\$94,197.16	\$94,197.16	\$0.00		\$94,197.16	100.00%	\$0.00	\$0.00
	Change Order 005 (OCC 005) -		\$0.00	\$16,572.33	\$16,572.33	\$16,572.33	\$0.00		\$16,572.33	100.00%	\$0.00	\$0.00
	Change Order 006 (OCC 006) -		\$0.00	\$23,075.92	\$23,075.92	\$23,075.92	\$0.00		\$23,075.92	100.00%	\$0.00	\$0.00
	Change Order 007 (OCC 007) -		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00		\$0.00	0.00%	\$0.00	\$0.00
	Grand Total		\$11,143,638.00	\$308,688.88	\$11,452,326.88	\$11,452,326.88	\$0.00	\$0.00	\$11,452,326.88	100.00%	\$0.00	\$0.00

THE 1111 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-4

APPROVE AN AMENDED BUDGET FOR FYE 4/30/2024 AND APPROPRIATE FUNDS

WHEREAS, the Developer has prepared an amended budget for FYE 4/30/2024 to reflect revised estimated revenues and expenditures for said fiscal year; and

WHEREAS, the Board of Directors desires to approve the 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 1111 Grand 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 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director

EXHIBIT A
FYE 4/30/2024 AMENDED BUDGET

1111 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-5

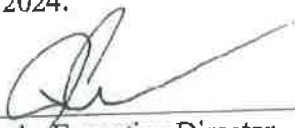
**AUTHORIZE PREPARATION AND SUBMITTAL OF FYE 4/30/2024 ANNUAL REPORT TO
CITY CLERK AND DEPARTMENT OF ECONOMIC DEVELOPMENT**

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 1111 Grand 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 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director

1111 GRAND 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**

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 1111 Grand 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 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director

1111 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2024-7

NOMINATION OF SUCCESSOR DIRECTORS

WHEREAS, by Ordinance No. 170442, adopted and approved on June 29, 2017 (the "Approving Ordinance"), the City Council approved a certain petition dated March 24, 2017 (the "Petition") and established the 1111 Grand Community Improvement District (the "District") as a political subdivision of the State of Missouri, all pursuant to the Community Improvement District Act, sections 67.1401 through 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the "CID Act");

WHEREAS, the CID Act and the Petition provides for the Mayor to appoint Successor Directors of the CID, with the consent of the City Council;

WHEREAS, Mark Moberly, Mark McHugh, and Andrew Mungul's 4-year terms are set to expire on July 31, 2024; and

WHEREAS, the CID's Board of Directors hereby submits to the Mayor nominations for Successor Directors, in accordance with the qualifications set forth in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the 1111 Grand Community Improvement District, as follows:

Section 1. The Board of Directors hereby submits to the Mayor and the City Council the following nominees to serve as Successor Directors of the CID:

- (a) Mark Moberly, to serve a new four-year term, with the term commencing on August 1, 2024 and expiring on July 31, 2028.
- (b) Mark McHugh, to serve a new four-year term, with the term commencing on August 1, 2024 and expiring on July 31, 2028.
- (c) Andrew Mungul, to serve a new four-year term, with the term commencing on August 1, 2024 and expiring on July 31, 2028.

PASSED by the Board of Directors of 1111 Grand Community Improvement District on March 22, 2024.



Jason Swords, Executive Director