

ANNUAL REPORT FOR  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (CID)

**SECTION I**

Date: August 21, 2020

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 services provided by the CID during the prior year include public space maintenance, beautification, streetscape improvements, parking management, security, and administration.

**SECTION III**

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

Kyle Kelly – Chair  
Steve Block – Vice-Chair  
Pam Ptacek – Secretary  
Bill Nigro – Treasurer  
Larry Goldman  
Zach Marten  
Scott Ruther  
Adam Tholen  
Brett Allred  
Don Ipock  
Emilee Weltner

REVENUE AND EXPENSES: See attached Statement of Financial Position and Statement of Revenue and Expense

<b>INCOME:</b>		
a)		\$
b)		
c)		
<b>TOTAL INCOME</b>		\$
<b>EXPENSES:</b>		
I. Administrative:		
a)	\$	
b)		
c)		
<b>SUB-TOTAL</b>	\$	
II. Services:		
a)	\$	
b)		
c)		
<b>SUB-TOTAL</b>	\$	
III. Capital Improvements		
a)	\$	
b)		
c)		
<b>SUB-TOTAL</b>	\$	
IV. Other		
a)	\$	
b)		
c)		
<b>SUB-TOTAL</b>	\$	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$	
II. Services		
III. Capital Improvements		
IV. Other		
<b>TOTAL EXPENSES</b>	\$	
<b>TOTAL INCOME</b>		\$
<b>LESS TOTAL EXPENSES</b>		
<b>BALANCE</b>		\$

Westport Community Improvement  
District #2

Financial Statement

April 30, 2020

# 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, 2020, 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 17, 2020

**Westport Community Improvement District # 2**  
**Statement of Financial Position**  
**As of April 30, 2020**

	<u>Apr 30, 20</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
Country Club Bank Accounts	1,721.16
Country Club Bank - Reserve	29,870.00
CCB Money Market Account	821.56
<b>Total Checking/Savings</b>	<u>32,412.72</u>
<b>Other Current Assets</b>	
Prepaid expense	0.00
<b>Total Other Current Assets</b>	<u>0.00</u>
<b>Total Current Assets</b>	<u>32,412.72</u>
<b>TOTAL ASSETS</b>	<u><u>32,412.72</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
Accounts Payable	183,545.67
<b>Total Accounts Payable</b>	<u>183,545.67</u>
<b>Total Current Liabilities</b>	183,545.67
<b>Long Term Liabilities</b>	
CCB Construction Loan	286,948.61
CCB Equipment Loan	135,876.58
<b>Total Long Term Liabilities</b>	<u>422,825.19</u>
<b>Total Liabilities</b>	606,370.86
<b>Equity</b>	
Unrestricted Fund Deficits	-702,613.15
Net Income	128,655.01
<b>Total Equity</b>	<u>-573,958.14</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>32,412.72</u></u>

**Westport Community Improvement District # 2**  
**Statement of Revenue and Expense**  
**For The Twelve Months May 1, 2019 through April 30, 2020**

	<u>May '19- Apr 20</u>
<b>Income</b>	
Interest Income	31.54
Other Income	0.00
Refund of 2018/2019 Security Paid	21,780.84
Sales Tax Proceeds - Net	553,080.73
<b>Total Income</b>	<u>574,893.11</u>
<b>Expense</b>	
Accounting Fee	3,960.00
Amortization & Depreciation	17,319.63
Bank Charges	659.16
CID renewal	6,010.88
Equipment purchase, lease, repair	1,247.81
Insurance	14,844.62
Interest	22,172.28
Internship	585.00
License, fees & taxes	3,345.51
Maintenance	225,999.10
Meetings	379.80
Membership Dues	536.25
Misc.	0.00
Office supplies, postage	619.09
Parking Management	38,140.83
Professional Services	23,539.15
Rent	13,134.03
Salaries, Benefits & Taxes	54,173.55
Security	0.00
Storage	585.00
Streetscape services	13,096.51
Telecommunications	2,888.52
Travel, Entertainment, Education	1,015.52
Utilities	1,985.86
<b>Total Expense</b>	<u>446,238.10</u>
<b>Net Income (Loss)</b>	<u>128,655.01</u>

## SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-01	Approving a 1.0% sales and use tax for presentation to qualified voters in the District via a mail-in election
2020-02	Approving the budget for Fiscal Year 2020
2020-03	Amending the budget for Fiscal Year 2020
2020-04	Appointing a member to serve on the Westport Marketing Committee
2020-05	Approving a 1.0% sales and use tax to be presented to qualified voters in the district for their approval in a mail-in election
2020-06	Approving an engagement letter for the preparation of quarterly and annual financial statements
2020-07	Approving the renewal of the annual line of credit
2020-08	Approving the ratification of the email votes taken during the week of January 20-24, 2020
2020-09	Approving the election of directors
2020-10	Approving the election of officers

### **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: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

[Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

City Clerk

25th Floor, City Hall

414 E. 12<sup>th</sup> Street

Kansas City, MO 64106

Phone: (816) 513-6401

Fax: (816) 513-3353

Email:

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (THE "DISTRICT"), APPROVING A PERCENT (1.0%) SALES AND USE TAX (THE "DISTRICT SALES TAX") TO BE PRESENTED TO QUALIFIED VOTERS IN THE DISTRICT FOR THEIR APPROVAL IN A MAIL-IN ELECTION, PURSUANT TO STATUTE**

WHEREAS, the District, which was formed by Ordinance No. 031322, adopted by the City Council of Kansas City, Missouri (the "City Council"), is a political subdivision created in accordance with the Petition to Establish the Westport Community Improvement District II (the "Petition"), as amended by Ordinance No. 190460, and in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"); and is transacting business and exercising the powers granted by the Act;

WHEREAS, the District desires to: (1) make capital improvements and provide maintenance to capital improvements within the District; (2) prepare and implement one or more marketing and public relations programs; (3) provide or contract for administrative and operational consulting or assistance; (4) clean and maintain public areas within the District; (5) assist in attracting additional investment in the District by both public and private sectors; (6) employ and provide security services to the District; (7) employ and/or contract for parking and transportation services within the District; (8) authorize and collect a sales and use tax; and (9) provide for any other actions required in the furtherance of the above stated objectives (collectively, the "District Purposes"), as the Board of Directors of the District (the "Board") deems necessary, and as authorized pursuant to the Act, as amended;

WHEREAS, Section 67.1545, RSMo authorizes the Board to submit a District Sales Tax proposal to an election by the qualified voters of the District for the purposes of funding the District Purposes;

WHEREAS, Section 67.1545, RSMo authorizes the use of a mail-in election procedure for such District Sales Tax proposal;

WHEREAS, the Board previously passed Resolution No. 2004-09 seeking a one-half of one percent (0.50%) sales tax on sales in the District ("Prior Sales Tax Resolution");

WHEREAS, an election (the "Prior Sales Tax Election") was held for purposes of allowing qualified voters (the "Qualified Voters") within the District to consider approval of the sales tax proposed by the Prior Sales Tax Resolution;

WHEREAS, the results of the Prior Sales Tax Election show that the Prior Sales Tax Resolution was approved by the Qualified Voters;



WHEREAS, on July 13, 2019, the City Council adopted Ordinance No. 031322, approving the Petition to Amend the Petition to Establish the Westport Community Improvement District II (the "Amended Petition");

WHEREAS, the Amended Petition increased the maximum amount of sales and use tax that the District is authorized to levy from one-half of one percent (0.5%) to one percent (1.0%);

WHEREAS, the Board desires to submit to the Qualified Voters a proposal to approve a one percent (1.0%) District Sales Tax on sales in the District for a period of fifty (50) years from the date on which such District Sales Tax is first imposed, or until such time as the District is terminated (if such time is less than fifty (50) years);

WHEREAS, the District Sales Tax will be imposed on all retail sales made in the District which are subject to taxation pursuant to the provisions of Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities; and

WHEREAS, the funds to be raised by the District Sales Tax are necessary to fund the District Purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. That the Board approves the submission of a one percent (1.0%) District Sales Tax on all retail sales made in the District which are subject to taxation under Sections 144.010 to 144.525, RSMo, to the Qualified Voters for their approval in accordance with the mail-in provisions of Section 67.1545, RSMo, and as ordered by the City Council of the City of Kansas City, Missouri, pursuant to the following ballot proposition:

Shall the Westport Community Improvement District II (the "District") impose a community improvement district-wide sales and use tax (the "District Sales Tax") at the maximum rate of one percent (1.0%) for a period of fifty (50) years from the date on which the District Sales Tax is first imposed, or until such time as the District is terminated (if such time is less than fifty (50) years), for the purpose of providing revenue for the following district purposes (collectively the "District Purposes"): (1) make capital improvements and provide maintenance to capital improvements within the District; (2) prepare and implement one or more marketing and public relations programs; (3) provide or contract for administrative and operational consulting or assistance; (4) clean and maintain public areas within the District; (5) assist in attracting additional investment in the District by both public and private sectors; (6) employ and provide security services to the District; (7) employ and/or contract for parking and transportation services within the District; (8) authorize and collect a sales and use tax; and (9) provide for any other actions required in the furtherance of the above stated objectives, as the Board of Directors of the District deems necessary, and as authorized pursuant to the Act, as amended.

WHEREAS, on July 13, 2019, the City Council adopted Ordinance No. 031322, approving the Petition to Amend the Petition to Establish the Westport Community Improvement District II (the "Amended Petition");

WHEREAS, the Amended Petition increased the maximum amount of sales and use tax that the District is authorized to levy from one-half of one percent (0.5%) to one percent (1.0%);

WHEREAS, the Board desires to submit to the Qualified Voters a proposal to approve a one percent (1.0%) District Sales Tax on sales in the District for a period of fifty (50) years from the date on which such District Sales Tax is first imposed, or until such time as the District is terminated (if such time is less than fifty (50) years);

WHEREAS, the District Sales Tax will be imposed on all retail sales made in the District which are subject to taxation pursuant to the provisions of Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities; and

WHEREAS, the funds to be raised by the District Sales Tax are necessary to fund the District Purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. That the Board approves the submission of a one percent (1.0%) District Sales Tax on all retail sales made in the District which are subject to taxation under Sections 144.010 to 144.525, RSMo, to the Qualified Voters for their approval in accordance with the mail-in provisions of Section 67.1545, RSMo, and as ordered by the City Council of the City of Kansas City, Missouri, pursuant to the following ballot proposition:

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[ ] YES

[ ] NO

If you are in favor of the question, place an "X" in the box opposite "YES." If you are opposed to the question, place an "X" in the box opposite "NO."

2. Upon approval of the District Sales Tax by the qualified voters of the District, pursuant to Section 67.1545.3 RSMo, the District shall notify the director of the Department of Revenue within ten (10) days of such approval.
3. Upon approval of the District Sales Tax by the qualified voters of the District, pursuant to Section 67.1545.3 RSMo, the District Sales Tax shall become effective on the first day of the second calendar quarter after the director of the Department of Revenue receives notice of the adoption of the District Sales Tax.
4. The District Manager is authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.
5. This resolution shall take effect immediately.

Adopted this 16 day of July, 2019.

Gle. Wej  
\_\_\_\_\_, Chairman

ATTEST:

[Signature]  
\_\_\_\_\_, Secretary

RESOLUTION # 2020-02

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 July, 2019

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

ATTEST:

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

RESOLUTION # 2020-03

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") AMENDING 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 amend the District's previously approved budget for the upcoming fiscal year in order to advance the enhanced services and programs described in the Petition and to recognize the additional revenues anticipated as a result of the recently approved amendment to the District Plan.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed amended 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 15<sup>th</sup> day of October 2019

  
\_\_\_\_\_  
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") APPOINTING A  
MEMBER OF WESTPORT MARKETING COMMITTEE**

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; a new Westport Marketing Committee is being formed to coordinate the marketing activities of the various community betterment organizations focusing on Westport enhancement and vitality; and

WHEREAS; The District desires to have a designated seat on the seven-member joint committee to share ideas and to relay intended marketing strategies, positioning, and plans with and from the Board; and

WHEREAS; Board Member Brett Allred has been nominated to fill the designated position for The District on the Westport Marketing Committee.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Brett Allred is hereby appointed as the representative of The District on the new Westport Marketing Committee.

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

Adopted this 15<sup>th</sup> day of October 2019

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

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

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (THE "DISTRICT"), APPROVING A PERCENT (1.0%) SALES AND USE TAX (THE "DISTRICT SALES TAX") TO BE PRESENTED TO QUALIFIED VOTERS IN THE DISTRICT FOR THEIR APPROVAL IN A MAIL-IN ELECTION, PURSUANT TO STATUTE**

WHEREAS, the District, which was formed by Ordinance No. 031322, adopted by the City Council of Kansas City, Missouri (the "City Council"), is a political subdivision created in accordance with the Petition to Establish the Westport Community Improvement District II (the "Petition"), as amended by Ordinance No. 190460, and in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"); and is transacting business and exercising the powers granted by the Act;

WHEREAS, the District desires to: (1) make capital improvements and provide maintenance to capital improvements within the District; (2) prepare and implement one or more marketing and public relations programs; (3) provide or contract for administrative and operational consulting or assistance; (4) clean and maintain public areas within the District; (5) assist in attracting additional investment in the District by both public and private sectors; (6) employ and provide security services to the District; (7) employ and/or contract for parking and transportation services within the District; (8) authorize and collect a sales and use tax; and (9) provide for any other actions required in the furtherance of the above stated objectives (collectively, the "District Purposes"), as the Board of Directors of the District (the "Board") deems necessary, and as authorized pursuant to the Act, as amended;

WHEREAS, Section 67.1545, RSMo authorizes the Board to submit a District Sales Tax proposal to an election by the qualified voters of the District for the purposes of funding the District Purposes;

WHEREAS, Section 67.1545, RSMo authorizes the use of a mail-in election procedure for such District Sales Tax proposal;

WHEREAS, the Board previously passed Resolution No. 2004-09 seeking a one-half of one percent (0.50%) sales tax on sales in the District ("Prior Sales Tax Resolution");

WHEREAS, an election (the "Prior Sales Tax Election") was held for purposes of allowing qualified voters (the "Qualified Voters") within the District to consider approval of the sales tax proposed by the Prior Sales Tax Resolution;

WHEREAS, the results of the Prior Sales Tax Election show that the Prior Sales Tax Resolution was approved by the Qualified Voters;

WHEREAS, on July 13, 2019, the City Council adopted Ordinance No. 031322, approving the Petition to Amend the Petition to Establish the Westport Community Improvement District II (the "Amended Petition");

WHEREAS, the Amended Petition increased the maximum amount of sales and use tax that the District is authorized to levy from one-half of one percent (0.5%) to one percent (1.0%);

WHEREAS, the Board desires to submit to the Qualified Voters a proposal to approve a one percent (1.0%) District Sales Tax on sales in the District for a period of twenty (20) years from the date on which such District Sales Tax is first imposed, or until such time as the District is terminated (if such time is less than twenty (20) years);

WHEREAS, the District Sales Tax will be imposed on all retail sales made in the District which are subject to taxation pursuant to the provisions of Sections 144.010 to 144.525, RSMo, except sales of motor vehicles, trailers, boats or outboard motors and sales to public utilities; and

WHEREAS, the funds to be raised by the District Sales Tax are necessary to fund the District Purposes.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. That the Board approves the submission of a one percent (1.0%) District Sales Tax on all retail sales made in the District which are subject to taxation under Sections 144.010 to 144.525, RSMo, to the Qualified Voters for their approval in accordance with the mail-in provisions of Section 67.1545, RSMo, and as ordered by the City Council of the City of Kansas City, Missouri, pursuant to the following ballot proposition:

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[ ] YES

[ ] NO

If you are in favor of the question, place an "X" in the box opposite "YES." If you are opposed to the question, place an "X" in the box opposite "NO."

2. Upon approval of the District Sales Tax by the qualified voters of the District, pursuant to Section 67.1545.3 RSMo, the District shall notify the director of the Department of Revenue within ten (10) days of such approval.
3. Upon approval of the District Sales Tax by the qualified voters of the District, pursuant to Section 67.1545.3 RSMo, the District Sales Tax shall become effective on the first day of the second calendar quarter after the director of the Department of Revenue receives notice of the adoption of the District Sales Tax.
4. The District Manager is authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.
5. This resolution shall take effect immediately.

Adopted this 19 day of November, 2019.

B. J. [Signature], Chairman

ATTEST:

[Signature], 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, 2020.

This resolution shall take effect on January 1, 2020.

Adopted this 17<sup>th</sup> day of December 2019

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

ATTEST:

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

RESOLUTION # 2020-07

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 LINE OF CREDIT FOR SECURITY RELATED SERVICES AND OTHER EXPENSES**

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 authorized the establishment of a revolving annual line of credit on March 2, 2018 to cover costs associated with the implementation of enhanced security services and other related expenses; and

WHEREAS; the annual line of credit with Country Club Bank is coming due and needs to be renewed for the same purposes.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the annual Line of Credit with Country Club Bank is hereby renewed at its maturity date with the terms and conditions presented by the bank.

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

Adopted this 18<sup>th</sup> day of February 2020

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

ATTEST:

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

**RESOLUTION # 2020-08**

**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 VOTES TAKEN DURING THE WEEK OF JANUARY 20-24, 2020**

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 January 2020; and

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

WHEREAS; an email vote was taken during the week of January 20-24, 2020 to consider the following items: a) an additional allocation of funding in the amount of \$7520.00 to pay for additional law enforcement personnel for the District on Sunday, February 2, 2020 during and after the Super Bowl, b) scheduling the 2020 Annual Meeting for Tuesday, March 3, 2020 at 3:30pm in the WRBL Conference Room of Suite M100 in the Manor Square Building at 4050 Pennsylvania Avenue, Kansas City, Missouri, and c) changing the date for the March 2020 monthly meeting of the Board to Tuesday, March 24, 2020 at 8:30am.

WHEREAS; the results of the email vote are unanimously approved for all three proposals.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the unanimous email vote taken by the Board during the week of January 20-24, 2020 is ratified and approved.

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

Adopted this 18<sup>th</sup> day of February 2020

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

ATTEST:

  
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Pam Ptacek, Secretary

**RESOLUTION # 2020-09**

**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 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; in accordance with the District Bylaws, the Board of the District desires to fill vacancies on the Board when they occur and/or when terms of current members expire; and

WHEREAS; seven members of the board have terms that are expiring at the 2020 Annual Meeting; and

WHEREAS; the following individuals are eligible to serve and have each been slated by the Nominating Committee of the Board for new 4 year term ending on the date of the Annual Meeting in 2024:

- Brett Allred for a position on the Board requiring a business owner with a liquor license
- Pam Ptacek for a position on the Board requiring a business owner without a liquor license
- Adam Tholen for a position on the Board requiring a business owner without a liquor license
- Don Ipock for the Resident Director position on the Board
- Steve Block for a position on the Board requiring a Major Owner from the District
- Scott Ruther for a position on the Board requiring a Major Owner from the District
- Emilee Weltner for a position on the Board requiring a Major Owner from the District

NOW, THEREFORE, BE IT RESOLVED, by the Board that the following individuals shall be duly elected to the Board filling the positions listed opposite their respective names until the Annual Meeting of the District in 2024.

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

Adopted this 3<sup>rd</sup> day of March, 2020

  
Pam Ptacek, Secretary

ATTEST:

  
\_\_\_\_\_  
Scott Ruther, Board Member

**RESOLUTION # 2020-10**

**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 3<sup>rd</sup> day of March, 2020

  
Pam Ptacek, Secretary

ATTEST:

  
Scott Ruther, Board Member