

ANNUAL REPORT FOR  
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)  
2021-2022 FISCAL YEAR

Section 67.1471.4, RSMo.  
Section 74-304 City Code of Ordinances

**SECTION I**

Date: August 29, 2022

CID Contact Information: A. Brice Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

**SECTION II**

**PURPOSES OF CID:**

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary improvements constructed were (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City.

**SERVICES PERFORMED DURING FISCAL YEAR:**

No substantial services were performed during the fiscal year. Revenues were used for administrative expenses and the repayment of debt incurred to finance the improvements described above.

**SECTION III**

CURRENT BOARD MEMBERS:

M. Grant Harrison VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 <a href="mailto:grant.harrison@vantrustre.com">grant.harrison@vantrustre.com</a>	Jeffrey Turk VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 <a href="mailto:jeffrey.turk@vantrustre.com">jeffrey.turk@vantrustre.com</a>
Ryan Hackenmiller VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 <a href="mailto:ryan.hackenmiller@vantrustre.com">ryan.hackenmiller@vantrustre.com</a>	Jasmine Smith VanTrust Real Estate, LLC 4900 Main Street, Suite 400 Kansas City, MO 64112 <a href="mailto:jsmith@vanpartnersllc.com">jsmith@vanpartnersllc.com</a>
Troy Lillebo University of Missouri – Kansas City 5100 Rockhill Road 300B Administrative Center Kansas City, MO 64110 <a href="mailto:lillebot@umkc.edu">lillebot@umkc.edu</a>	

**SECTION IV**

FISCAL YEAR REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) CID Revenues		\$ 407,089
b) Developer Advances		\$ 0
c)		
<b>TOTAL INCOME</b>		<b>\$ 407,089</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 8,058	
b) Financing/Interest Costs	\$ 312,787	
c) Insurance	\$ 4,693	
<b>SUB-TOTAL Administrative</b>	<b>\$ 325,538</b>	
II. Services:		
a)		
b)		
c)		
<b>SUB-TOTAL Services</b>	<b>\$ 0</b>	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 0	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
<b>SUB-TOTAL Capital Improvements</b>	<b>\$ 0</b>	
IV. Other		
a) Developer Reimbursement	\$81,551	
b)		
<b>SUB-TOTAL Other</b>	<b>\$ 81,551</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$ 325,538	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 81,551	
<b>TOTAL EXPENSES</b>	<b>\$ 407,089</b>	
<b>TOTAL INCOME</b>		
		<b>\$ 407,089</b>
<b>LESS TOTAL EXPENSES</b>		
		<b>\$ 407,089</b>
<b>BALANCE</b>		
		<b>\$ 0</b>

**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-08	Approving and Authorizing Submission of 2020-2021 Annual Reports
2021-09	Authorizing Submission of Slate of Successor Directors
2021-10	Ratifying Past Action
2022-01	Electing Interim Director
2022-02	Authorizing Submission of Proposed 2022-2023 Fiscal Year Budget
2022-03	Ratifying Past Action
2022-04	Adopting 2022-2023 Fiscal Year Budget
2022-05	Appointing Officers
2022-06	Ratifying Past Action

**SECTION VI**

RELEVANT DATES FOR FISCAL YEAR:

DATE	BOARD ACTION
January 29, 2021	Submitted Proposed 2021-2022 Fiscal Year Budget to City
March 30, 2021	Adopted 2021-2022 Fiscal Year Budget
On or about the date hereof	Submitted 2021-2022 Annual Report to City

*[Remainder of page intentionally left blank]*

**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 Email: <a href="mailto:missouridevelopment@ded.mo.gov">missouridevelopment@ded.mo.gov</a>	City Clerk 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Email: <a href="mailto:Marilyn.Sanders@kcmo.org">Marilyn.Sanders@kcmo.org</a>
Missouri Department of Revenue Attn: Taxation Division – Local Gov't PO Box 3380 Jefferson City, MO 65105-3380 Email: <a href="mailto:LocalGov@dor.mo.gov">LocalGov@dor.mo.gov</a>	Missouri State Auditor's Office Attn: Local Government Unit P.O. Box 869 Jefferson City, MO 65102 Email: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>

## RESOLUTION 2021-08

### 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

#### A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2020-2021 ANNUAL REPORTS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.4, RSMo., the Board of Directors of the District shall submit a report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the district during such fiscal year within one hundred twenty (120) days after the end of each fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor’s Office within six (6) months after the end of each fiscal year; and

WHEREAS, the 2020-2021 fiscal year of the District ended April 30, 2021; and

WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Annual Report for the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**City/MDED Report**”) is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the City/MDED Report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development no later than August 28, 2021.
3. The Missouri Local Government Financial Statement attached as Exhibit “B” hereto and incorporated herein by reference (the “**Auditor Report**”) is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the Auditor Report to the Missouri State Auditor’s Office no later than October 31, 2021.
5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2020-2021 annual reports.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 25, 2021.

DocuSigned by:  
*Christy d. Soeken*  
541FF28QC7034E2...  
Christy Soeken, Chairman

ATTEST:

DocuSigned by:  
*M. Grant Harrison*  
4C001727F4B249B...  
M. Grant Harrison, Acting Secretary

**EXHIBIT A**

**2020-2021 ANNUAL REPORT OF THE  
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**



ANNUAL REPORT FOR  
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)

**SECTION I**

Date: August 20, 2021

CID Contact Information: Christy Soeken (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

**SECTION II**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary contemplated improvements are (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City, as well as the repayment of debt incurred to finance such improvements.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

M. Grant Harrison

Thomas R. McGee

Ryan Hackenmiller

Troy Lillebo

Christy Soeken

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**SECTION IV**

FISCAL YEAR 2020-2021 REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) CID Revenues		\$ 384,663
b) Developer Advances		\$ 0
c)		
<b>TOTAL INCOME</b>		<b>\$ 384,663</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 11,642	
b) Financing/Interest Costs	\$ 315,936	
c) Insurance	\$ 4,130	
<b>SUB-TOTAL Administrative</b>	<b>\$ 331,708</b>	
II. Services:		
a)		
b)		
c)		
<b>SUB-TOTAL Services</b>	<b>\$ 0</b>	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 0	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
<b>SUB-TOTAL Capital Improvements</b>	<b>\$ 0</b>	
IV. Other		
a) Developer Reimbursement	\$52,955	
b)		
<b>SUB-TOTAL Other</b>	<b>\$ 52,955</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$ 331,708	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 52,955	
<b>TOTAL EXPENSES</b>	<b>\$ 384,663</b>	
<b>TOTAL INCOME</b>		
		<b>\$ 384,663</b>
<b>LESS TOTAL EXPENSES</b>		
		<b>\$ 384,663</b>
<b>BALANCE</b>		
		<b>\$ 0</b>

## SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-06	Approving and Authorizing Submission of 2019-2020 Annual Reports
2020-07	Authorizing Submission of Updated Five Year Plan
2020-08	Ratifying Past Action
2021-01	Electing Interim Director
2021-02	Authorizing Submission of Proposed 2021-2022 Fiscal Year Budget
2021-03	Ratifying Past Action
2021-04	Electing Interim Directors
2021-05	Adopting 2021-2022 Fiscal Year Budget
2021-06	Appointing Officers
2021-07	Ratifying Past Action

### 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)

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

**EXHIBIT B**

**2020-2021 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT  
OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

<b>MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</b>	1. Financial Statement Summary for the Year Ended	Month	Year
	2. Name of political subdivision	4	2021
	3. Political subdivision number	51st & Oak Community Improvement District	
	4. Name of county	17-048-0053	
5. Name of contact	6. Mailing address		
Christy Soeken	4900 Main Street, Suite 400 Kansas City, MO 64112		
7. Telephone number	8. Fax number	9. Email address	
816-569-1441	816-569-1442	christy.soeken@vantrustre.com	
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1.	2.	3.

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)	Kelli A. Fitzpatrick	Dir. Of Acquisitions	20-Aug	2021
	Preparer's Name	Title	Date	

**INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS**

Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102
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OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

**Part I – FINANCIAL STATEMENT**

**A. Receipts (pages 3 and 4)**

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

## Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

51st & Oak Community Improvement District

**A. Receipts**

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars			
		General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	384,663	384,663			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. <b>TOTAL</b> <i>Sum of lines 14a-h</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>15. SUBTOTAL</b> <i>Sum of items 1-14i</i>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

51st & Oak Community Improvement District

**A. Receipts - Continued**

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
d. <b>TOTAL</b> <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e. <b>TOTAL</b> <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	0				
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
a. Developer Advances	0	0			
b.	0				
c. Interfund transfers	0				
d. <b>TOTAL</b> <i>Sum of lines 22a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> <b>Sum of items 15 through 22d</b>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5



**Part I - FINANCIAL STATEMENT - Continued**

51st & Oak Community Improvement District

**B. Disbursements (by function)**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	15,772	15,772			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
<b>Sum of lines 1-22</b>	\$ 15,772	\$ 15,772	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

51st & Oak Community Improvement District

**B. Disbursements (by function)**  
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars			
		General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 15,772	\$ 15,772	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0	0			
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30. Other - Specify</b>					
Interest on Developer					
<b>a. Advances</b>	315,936	315,936			
<b>b. Developer Reimbursement</b>	52,955	52,955			
<b>c.</b>	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> <b>Sum of items 23-31</b>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	384,663	384,663			
<b>4. SUBTOTAL</b> <b>Sum of items C1-3</b>	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

51st & Oak Community Improvement District

**B. Disbursements (by object) - Continued**

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of items 4-6b	\$ 384,663	\$ 384,663	\$ 0	\$ 0	\$ 0

**D. Statement of Indebtedness**

FUNDS - Report in whole dollars

	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

51st & Oak Community Improvement District

**D. Statement of Indebtedness  
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a.				0
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

**F. Statement of Assessed Valuation  
and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

**Part II - FINANCIAL STATEMENT SUMMARY**

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	
A. Beginning balance	\$ 0	\$	\$	\$	\$	
B. Total receipts	384,663	384,663	0	0	0	
C. Total disbursements	384,663	384,663	0	0	0	
D. Ending balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

**Part III - TAX ABATEMENT SUMMARY**

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

**RESOLUTION 2021-09**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF SLATE OF SUCCESSOR DIRECTORS.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”).

WHEREAS, pursuant to Ordinance No. 180021 passed on January 18, 2018 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2018:

Leah C. FitzGerald: four (4) year term  
Christy Soeken: four (4) year term  
Jeff S. Smith: four (4) year term

WHEREAS, on August 24, 2018, due to the resignation of Jeff S. Smith, A. Brice Harrison was elected as an interim director for the remainder of Jeff S. Smith’s term; and

WHEREAS, pursuant to Ordinance No. 200021 passed on January 16, 2020 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2020:

Corey Hampton: four (4) year term  
Robert A. Simmons: four (4) year term

WHEREAS, on January 28, 2021, due to the resignation of A. Brice Harrison, M. Grant Harrison was elected as an interim director for the remainder of Jeff S. Smith’s term; and

WHEREAS, on March 30, 2021, due to the resignation of Leah C. FitzGerald, Ryan Hackenmiller was elected as an interim director for the remainder of Leah C. FitzGerald’s term; and

WHEREAS, on March 30, 2021, due to the resignation of Robert A. Simmons, Troy Lillebo was elected as an interim director for the remainder of Robert A Simmons’ term; and

WHEREAS, the effective dates of the current terms of the successor and interim director of the District are as follows:

Corey Hampton: four (4) year term (January 21, 2020 - January 20, 2024)  
Troy Lillebo: remainder of four (4) year term (Mar. 30, 2021 - Jan. 20, 2024)  
Ryan Hackenmiller: remainder of four (4) year term (Mar. 30, 2021 - Jan. 20, 2022)  
Christy Soeken: four (4) year term (January 21, 2018 - January 20, 2022)  
M. Grant Harrison: remainder of four (4) year term (Jan. 28, 2021 - Jan. 20, 2022)

WHEREAS, pursuant to Section 5.e. of the Petition, successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Executive Director of the District to the City Clerk of the City of Kansas City, Missouri (the “City Clerk”); and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit a slate of names of suggested successor directors to the City Clerk prior to the expiration of the terms of Ryan Hackenmiller, Christy Soeken, and M. Grant Harrison; and

WHEREAS, Ryan Hackenmiller is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, Christy Soeken is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, M. Grant Harrison is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Pursuant to Section 5.e. of the Petition, the following slate of names of suggested successor directors (the “Proposed Slate”) are hereby approved by the Board of Directors for submission to the City Clerk for approval by the Mayor with the consent of the City Council:

Ryan Hackenmiller: four (4) year term (January 21, 2022 - January 20, 2026)

Christy Soeken: four (4) year term (January 21, 2022 - January 20, 2026)

M. Grant Harrison: four (4) year term (January 21, 2022 - January 20, 2026)

2. The Executive Director is authorized and directed to submit the Proposed Slate to the City Clerk.
3. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 25, 2021.

DocuSigned by:  
*Christy A. Soeken*  
541FF28C7034E2...  
Christy Soeken, Chairwoman

ATTEST:  
DocuSigned by:  
*M. Grant Harrison*  
4C001727F4B249B...  
M. Grant Harrison, Acting Secretary



**RESOLUTION 2021-10**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 25, 2021.

DocuSigned by:  
*Christy A. Soeken*  
541FF28CC7034E2...  
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:  
*M. Grant Harrison*  
4C001727F4B249B...  
M. Grant Harrison, Acting Secretary

**RESOLUTION 2022-01**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, Corey Hampton has resigned from his position as a Member of the Board of the Directors of the District; and

WHEREAS, Jeffrey Turk is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and is a resident of the State of Missouri.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Corey Hampton’s resignation is recognized and accepted.
2. Jeffrey Turk is hereby elected to the Board of Directors of the District as an interim director for the remainder of Corey Hampton’s term.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 28, 2022.

DocuSigned by:  
*Christy A. Soeken*  
541FF28CC7034E2...  
Christy Soeken, Acting Chairwoman

ATTEST:

DocuSigned by:  
*Ryan Hackenmiller*  
E3C51C887A894E2...  
Ryan Hackenmiller, Secretary

**RESOLUTION 2022-02**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2022-2023 FISCAL YEAR BUDGET.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and

WHEREAS, the next fiscal year of the District begins May 1, 2022; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2022-2023 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The proposed 2022-2023 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.
2. The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2022.
3. The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.
4. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this resolution.
5. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 28, 2022.

DocuSigned by:  
*Christy A. Soeken*  
541FF29CC7034E2...  
\_\_\_\_\_  
Christy Soeken, Acting Chairwoman

ATTEST:

DocuSigned by:  
*Ryan Hackenmiller*  
E3C51C887A894E2...  
\_\_\_\_\_  
Ryan Hackenmiller, Secretary

**EXHIBIT A**

**2022-2023 PROPOSED BUDGET OF THE  
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT			
BUDGET - FISCAL YEAR ENDING APRIL 30, 2023			
			<i><b>FY 2022-2023 Budget</b></i>
<b>REVENUE</b>			
Advances from Developer			\$ -
CID Sales Tax Revenues			\$ 419,821
<b>TOTAL REVENUES</b>			<b>\$ 419,821</b>
<b>EXPENDITURES</b>			
<b>Administrative</b>			
Management Fee			\$ -
Legal Fees			\$ 12,000
Administrative, Accounting & Audit Fees			\$ 500
Insurance Costs			\$ 4,700
<b>Services</b>			
Ongoing Services			\$ -
<b>Capital Improvements</b>			
<b>Hard Costs</b>			
Demolition & Clearing			\$ -
Structured Parking			\$ -
Grading/Excavation (includes utility work)			\$ -
Hardscape (Concrete/Paving)			\$ -
Utility Improvements			\$ -
Landscape/Streetscape Improvements			\$ -
Signage/Monumentation			\$ -
Street Improvements/Signal Upgrades			\$ -
Offsite Infrastructure Improvements			\$ -
Contingency			\$ -
<b>Soft Costs</b>			
General Development Costs/Fees			\$ -
Design/Engineering			\$ -
Legal/Formation Costs			\$ -
Construction Interest Carry			\$ -
Financing Costs			\$ -
<b>Other</b>			
Developer Reimbursement			\$ 94,731
Interest Carry on Developer Advances			\$ 307,891
<b>TOTAL EXPENDITURES</b>			<b>\$ 419,821</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>			<b>\$ -</b>

**RESOLUTION 2022-03**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 28, 2022.

DocuSigned by:  
*Christy A. Soeken*  
541FF286C7034E2...  
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:  
*Ryan Hackenmiller*  
E3C51C887A894E2...  
Ryan Hackenmiller, Secretary

**RESOLUTION 2022-04**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2022-2023 FISCAL YEAR BUDGET.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

WHEREAS, the next fiscal year of the District begins May 1, 2022; and

WHEREAS, the Board of Directors of the District desires to adopt the 2022-2023 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2022-2023 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 30, 2022.

DocuSigned by:  
*Christy Soeken*  
544FF29CC7034E2...  
\_\_\_\_\_  
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:  
*Ryan Hackenmiller*  
E3C54C887A894E2...  
\_\_\_\_\_  
Ryan Hackenmiller, Secretary

**EXHIBIT A**

**2022-2023 BUDGET OF THE  
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT			
BUDGET - FISCAL YEAR ENDING APRIL 30, 2023			
			<b><i>FY 2022-2023 Budget</i></b>
<b>REVENUE</b>			
		<b>Advances from Developer</b>	\$ -
		<b>CID Sales Tax Revenues</b>	\$ 419,821
		<b>TOTAL REVENUES</b>	<u>\$ 419,821</u>
<b>EXPENDITURES</b>			
		<b>Administrative</b>	
		Management Fee	\$ -
		Legal Fees	\$ 12,000
		Administrative, Accounting & Audit Fees	\$ 500
		Insurance Costs	\$ 4,700
		<b>Services</b>	
		Ongoing Services	\$ -
		<b>Capital Improvements</b>	
		<b>Hard Costs</b>	
		Demolition & Clearing	\$ -
		Structured Parking	\$ -
		Grading/Excavation (includes utility work)	\$ -
		Hardscape (Concrete/Paving)	\$ -
		Utility Improvements	\$ -
		Landscape/Streetscape Improvements	\$ -
		Signage/Monumentation	\$ -
		Street Improvements/Signal Upgrades	\$ -
		Offsite Infrastructure Improvements	\$ -
		Contingency	\$ -
		<b>Soft Costs</b>	
		General Development Costs/Fees	\$ -
		Design/Engineering	\$ -
		Legal/Formation Costs	\$ -
		Construction Interest Carry	\$ -
		Financing Costs	\$ -
		<b>Other</b>	
		Developer Reimbursement	\$ 94,731
		Interest Carry on Developer Advances	\$ 307,891
		<b>TOTAL EXPENDITURES</b>	<u>\$ 419,821</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>			
			<u>\$ -</u>



**RESOLUTION 2022-05**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, the District’s Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Christy Soeken is the appointed Chairwoman of the District.
2. Ryan Hackenmiller is the appointed Secretary of the District.
3. Troy Lillebo is the appointed Treasurer of the District.
4. M. Grant Harrison is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 30, 2022.

DocuSigned by:  
*Christy Soeken*  
541FE28CC7034E2  
\_\_\_\_\_  
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:  
*Ryan Hackenmiller*  
E3C51C887A894E2  
\_\_\_\_\_  
Ryan Hackenmiller, Secretary

**RESOLUTION 2022-06**

**51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.**

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 30, 2022.

DocuSigned by:  
*Christy Soeken*  
541FF28CC7034E2...  
\_\_\_\_\_  
Christy Soeken, Chairwoman

ATTEST:

DocuSigned by:  
*Ryan Hackenmiller*  
E3C64C887A804E2...  
\_\_\_\_\_  
Ryan Hackenmiller, Secretary