

ANNUAL REPORT FOR  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I (CID)

**SECTION I**

Date: August 27, 2022

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: Not-for-Profit

Date of and Ordinance No.: October 2, 2003 by Ordinance #031062 and on September 25, 2008  
by Ordinance #080917

**SECTION II**

**SERVICES PROVIDED:**

The primary purpose of the CID is to facilitate economic development and continuously improve conditions that support the business climate for property and business owners and the quality of life for residents in the area.

The specific services provided by the CID include security (\$1,078,946), event management (\$86,101.65), and administration/overhead (\$236,387.56).

**SECTION III**

**REVENUES COLLECTED:**

Assessments - \$1,199,026.63

Interest Income - \$4858.11

Other Income - \$25,181.76

Program and Event Income - \$141,217.19

**SECTION IV**

**EXPENDITURES & FINANCIALS:**

See attached Financial Statements dated April 30, 2022 as follows.

Westport Community Improvement  
District #1, Inc.

Financial Statement

April 30, 2022

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 #1, Inc.  
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, 2022, for the Westport Community Improvement District #1, Inc., a Missouri Not-for-Profit Corporation 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 prepared on a modified accrual basis of accounting. The modifications are that the allowances for assessments receivable are treated as a component of equity rather than as a liability.

This financial statement is 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.

We are not independent with respect to the Westport Community Improvement District #1, Inc. because we make decisions about how to classify transactions.

*Mendus & Associates, P.C.*

Mendus & Associates, P.C.  
Certified Public Accountant

August 15, 2022

Westport Community Improvement District #1  
Statement of Financial Position  
As of April 30, 2022

	Apr 30, 22
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
CCB - CID I Operating	1,576.32
CCB - Money Market Reserve	841,455.45
CCB - Money Market	15,419.46
Total Checking/Savings	858,451.23
Other Current Assets	
Assessments receivable 2019	9,453.02
Assessments receivable 2020	11,027.71
Assessments receivable 2021	14,337.27
Assessments receivable 2022	24,868.41
Deferred Fees	8,533.65
Prepaid Expense	36,277.43
Total Other Current Assets	104,497.49
Total Current Assets	962,948.72
<b>TOTAL ASSETS</b>	962,948.72
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts payable	350.00
Total Accounts Payable	350.00
Other Current Liabilities	
Deferred Revenue	869,942.95
Total Other Current Liabilities	869,942.95
Total Current Liabilities	870,292.95
Total Liabilities	870,292.95
Equity	
Allowance for assessments	43,107.48
Retained Earnings	80,699.81
Net Income	-31,151.52
Total Equity	92,655.77
<b>TOTAL LIABILITIES &amp; EQUITY</b>	962,948.72

**Westport Community Improvement District #1**  
**Statement of Revenue and Expense**  
For The Twelve Months May 1, 2021 through April 30, 2022

	<u>May 2021 - April 2022</u>
<b>Income</b>	
Assessments - net	1,199,026.63
Interest income	4,858.11
Other income	25,181.76
Program and Event Income	141,217.19
<b>Total Income</b>	<u>1,370,283.69</u>
<b>Expense</b>	
Accounting	5,040.00
Bank & bad check charges	386.43
Contingency Fees	2,500.00
Depreciation	23,505.03
Donations	0.00
Fees - Jackson County	12,170.14
Insurance	26,586.20
Interest	0.00
Internship	0.00
Licenses, fees and taxes	3,739.06
Marketing & Promotions	86,101.65
Meetings, Dues & Subscriptions	1,313.90
Misc.	3,604.61
Office Equipment	2,297.14
Office Supplies, postage	951.69
Professional services	34,453.50
Rent	23,853.75
Salaries, Benefits and taxes	83,126.01
Security Service	1,078,946.27
Storage	915.00
Telecommunications	4,207.85
Travel, Entertainment, Education	2,522.58
Utilities	2,852.20
Wayfinding	2,362.20
<b>Total Expense</b>	<u>1,401,435.21</u>
<b>Net Income</b>	<u><u>-31,151.52</u></u>

**SECTION V**

BUDGET ADOPTION DATE:

August 18, 2020 and August 17, 2021

**SECTION VI**

DATE ANNUAL BUDGET SENT TO MUNICIPALITY:

January 27, 2022 and January 25, 2021

**SECTION VII**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-08	Ratifying an electronic vote taken during April 2021
2021-09	Approving levy of special assessments
2021-10	Approving the annual budget
2021-11	Approving the building signage and sidewalk patio for Taco Bell Cantina
2021-12	Approving the addition of an additional ADA accessibility ramp in the sidewalk of Pennsylvania Avenue
2021-13	Approving the installation of a removeable gate post in the sidewalk of Pennsylvania Avenue
2021-14	Approving the election of a replacement Resident Director
2021-15	Authorizing the execution of a Good Neighbor Agreement with Fountain Haus
2021-16	Authorizing the cancellation of the regular monthly meeting in December 2021
2022-01	Ratifying electronic votes taken during January 2022
2022-02	Removing a former Board Member as a signer on all bank accounts
2022-03	Authorizing a change in the registered agent
2022-04	Authorizing the execution of a Good Neighbor Agreement with Chingu
2022-05	Approving the slate of successor directors
2022-06	Approving the election of officers
2022-07	Authorizing the submission of the second amended petition for the purpose of extending the term of the District, amending the square footage calculation for hotels, and adding additional use categories
2022-08	Authorizing changes to the signers for all District bank accounts
2022-09	Approving the scheduling of a special meeting of the Board

**RESOLUTION # 2021-08**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") RATIFYING AN ELECTRONIC VOTE TAKEN DURING APRIL 2021**

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

WHEREAS; the District was asked by property owners outside and to the west of the District boundaries to support the creation of a new dog park on surplus public land on the southeast side of the intersection of Southwest Trafficway and Westport Road; and

WHEREAS; the redevelopment of the publicly owned green space into an active dog park for the growing number of residents in the area would provide a welcome amenity; and

WHEREAS; the property owners surrounding the proposed new dog park have proposed to lease the land from the City and pay for all improvements; and

WHEREAS; a quorum at the regular monthly meetings was not present in April, May, June, or July 2021 resulting in an electronic vote being taken during the month of April that produced a unanimous endorsement for the requested action.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the request to provide an endorsement of the proposed new dog park in the green space adjacent to the intersection of Southwest Trafficway and Westport Road was granted. The Executive Director is instructed to communicate the support of the District for the redevelopment proposal.

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

Adopted this 17<sup>th</sup> day of August, 2021

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING LEVY OF SPECIAL ASSESSMENTS

WHEREAS; the Board of Directors (the "Board") of the Westport Community Improvement District (the District) desires to levy a special assessment against real property benefited within the District ("the CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments (the "Petition"), as approved on October 2, 2003 by the City Council of Kansas City, Missouri by Ordinance Number 031062; and

WHEREAS; pursuant to the Petition, each year the Board shall establish the rate of the CID Special Assessment for each established use category for each Tract, Lot, or parcel of real property within the District ("Lot"); and

WHEREAS; the Board desires to set forth the applicable CID Special Assessment and use category for each Lot.

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

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the Petition will be benefited by the financing of the Eligible Services (as defined in the Petition) and the operation of the District.

Section 2. CID Special Assessments. The Board hereby establishes and levies the following CID Special Assessments against real property in the District as follows:

- A. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 is hereby levied a Special Assessment in the amount of \$1.8320 per square foot of Useable Area (as the term is defined in the Petition) (the "Category 1 Baseline Assessment").
- B. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 is hereby levied a Special Assessment in the amount of \$1.0992 per square foot of Useable Area (the "Category 2 Baseline Assessment").
- C. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 is hereby levied the Category 1 Baseline Assessment, plus the Extended Hours Assessment (as that term is defined in the Petition) in the amount of \$3.6067 per square foot of Useable Space against twenty percent (20%) of the Useable Area of such Lot, or portion of such Lot.
- D. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 is hereby levied the Category 1 Baseline Assessment, plus the Extended Hours Assessment against thirty-five percent (35%) of the Useable Area of such Lot, or portion of such Lot.
- E. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 is hereby levied the Category 1 Baseline Assessment, plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as the term is defined in the Petition).



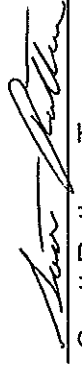
- F. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 is hereby levied the Category 1 Baseline Assessment plus one hundred percent (100%) of the Graduated Extended Hours Assessment.
- G. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5, or Category 6, and which has an area that has been determined by the Board to be used for dancing, is hereby levied, in addition to the foregoing applicable Special Assessments, an additional Dance Floor Assessment in an amount equal to the Extended Hours Assessment against ten percent (10%) of the Useable Area of such Lot, or Petition of such Lot.
- H. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 is hereby levied the Residential Assessment (as that term is defined in the Petition) in the amount of ninety dollars and ninety-three cents (\$95.02) per Lot, or portion of such Lot.

Section 3. Classification of Lots. The classification of each Lot, or portion of each Lot, the applicable category, Useable Area and Total CID Special Assessment levied against each Lot, or portion of each Lot is set forth in Exhibit A.

Section 4. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Petition.

Adopted this 17th day of August 2021.

ATTEST:

  
\_\_\_\_\_  
Scott Ruther, Treasurer

  
\_\_\_\_\_  
Pam Ptacek, Vice Chairwoman

**RESOLUTION # 2021-10**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2022**

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

WHEREAS; the Board desires to approve the District's proposed budget for fiscal year 2022 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 fiscal year 2022 is approved as presented and the Executive Director of the District is authorized to take all further actions, in consultation with the Chairman or other officer, to carry out the purposes and intent of this Resolution.

This resolution shall become effective as of the first day of the 2022 fiscal year.

Adopted this 17<sup>th</sup> day of August, 2021

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

RESOLUTION # 2021-11

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE PROPOSED BUILDING SIGNAGE AND SIDEWALK PATIO FOR TACO BELL CANTINA

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

WHEREAS; an encroachment permit has been applied for by Taco Bell Cantina for the use of a portion of the sidewalk on Broadway Boulevard as a patio and for signage extending over the sidewalk; and

WHEREAS; the Kansas City Parks and Recreation Department has requested that the Westport Community Improvement District I provide an assurance that it would continue to provide security on the sidewalk area surrounding the proposed outdoor patio if the encroachment permit were approved.

NOW, THEREFORE, BE IT RESOLVED, that the application for an encroachment permit by Taco Bell Cantina for a sidewalk patio and new signage extending over the sidewalk of Broadway Boulevard is supported by the Board; and the Executive Director is authorized to write a letter to the Kansas City Parks and Recreation Department expressing no objection and reaffirming that the provision of security services offered by the Westport Community Improvement District would continue around the encroachment for as long as the District continued to exist.

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

Adopted this 17<sup>th</sup> day of August, 2021

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Kyle Kelly, Board Member

RESOLUTION # 2021-12

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ADDITION OF A NEW ADA ACCESSIBILITY RAMP ALONG PENNSYLVANIA AVENUE

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

WHEREAS; businesses along Pennsylvania Avenue have been encouraged to expand their operating premises outside the walls of their buildings by creating sidewalk cafes, street cafes, and parklets to encourage a more active and pedestrian-friendly environment; and

WHEREAS; Kelly's Westport Inn has decided to expand its premises onto the sidewalk along Pennsylvania Avenue via a sidewalk café and street café but requires handicapped accessibility to and from the sidewalk to meet City code; and

WHEREAS; Kelly's Westport Inn has requested permission to install a new ADA accessibility ramp in the Pennsylvania Avenue sidewalk adjoining its building at its sole expense.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the request by Kelly Westport Inn to install a new ADA accessibility ramp in Pennsylvania Avenue at its cost is granted as long as the placement and construction is coordinated with the District.

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

Adopted this 17<sup>th</sup> day of August, 2021

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Zach Marten, Board Member

RESOLUTION # 2021-13

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE INSTALLATION OF A REMOVEABLE GATE POST IN THE SIDEWALK OF PENNSYLVANIA AVENUE

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

WHEREAS; businesses along Pennsylvania Avenue have been encouraged to expand their operating premises outside the walls of their buildings by creating sidewalk cafes, street cafes, and parklets to encourage a more active and pedestrian-friendly environment; and

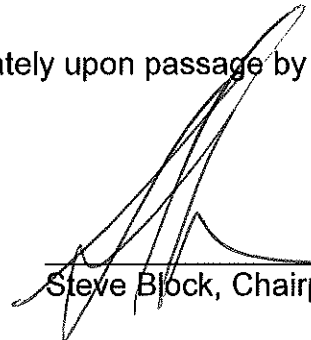
WHEREAS; Kelly's Westport Inn has decided to expand its premises onto the sidewalk along Pennsylvania Avenue via a sidewalk café and street café but requires an emergency exit from the enclosed sidewalk space to meet City code; and

WHEREAS; Kelly's Westport Inn has requested permission to install a removeable fence post for a gate entrance in the sidewalk of Pennsylvania Avenue adjoining its building at its sole expense.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the request by Kelly's Westport Inn to install at its costs a removeable fence post in Pennsylvania Avenue adjacent to its building for a seasonal gate is granted as long as the placement and construction is coordinated with the District.

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

Adopted this 16<sup>th</sup> day of November, 2021

  
\_\_\_\_\_  
Steve Block, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson

**RESOLUTION # 2021-14**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ELECTION OF A REPLACEMENT RESIDENT DIRECTOR**

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

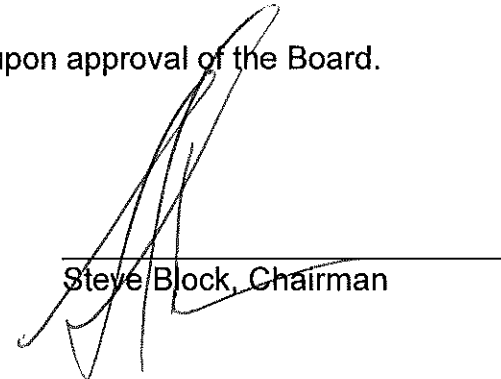
WHEREAS; the Resident Member of the Board of Directors has recently resigned due to the sale of her real property in the District and her relocation to another state thereby creating a vacancy on the board for that position; and

WHEREAS; THE Board desires to elect Paul Mesler of 4141 Pennsylvania Avenue, Kansas City, Missouri to fill the unexpired term for the Resident Member position on the Board.


NOW, THEREFORE, BE IT RESOLVED, by the Board that Paul Mesler is hereby elected to serve as the Resident Member of the Board of Directors for the remainder of the unexpired term due to that position on the Board.

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

Adopted this 16<sup>th</sup> day of November, 2021

  
\_\_\_\_\_  
Steve Block, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairwoman

RESOLUTION # 2021-15

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH FOUNTAIN HAUS

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

WHEREAS; Fountain Haus located at 401 Westport Road within the District is planning to seek a liquor license for its new establishment projected to open in the Spring of 2022.

WHEREAS; Fountain Haus would like the support and endorsement from the District for a liquor license at its new restaurant location in exchange for its assurances of prudent and collaborative operating practices.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director of the District is authorized to execute a Good Neighbor Agreement utilizing standard terms and conditions for a 1:30am liquor license with the owners of Fountain Haus and after full execution to communicate the same to all interested parties in the District.

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

Adopted this 16<sup>th</sup> day of November, 2021

  
\_\_\_\_\_  
Steve Block, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson

RESOLUTION # 2021-16

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD) OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE  
CANCELATION OF THE REGULARLY SCHEDULED MEETING IN DECEMBER

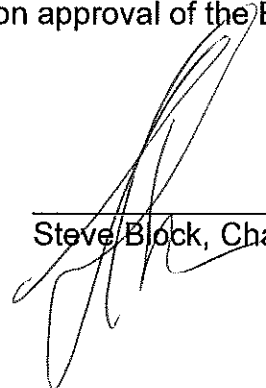
WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance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

WHEREAS; the District desires to cancel its normal monthly meeting for the month of December 2021 since a quorum will not be present at any time during the last two weeks of the month.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the December 2021 meeting of the Board of Directors is cancelled.

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

Adopted this 16<sup>th</sup> day of November, 2021

  
\_\_\_\_\_  
Steve Block, Chairman

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairwoman



RESOLUTION # 2022-01

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") RATIFYING ELECTRONIC VOTES TAKEN TO A) SPONSOR A TABLE AT THE ANNUAL BENEFIT DINNER FOR THE POLICE FOUNDATION OF KANSAS CITY AND B) TO EXECUTE AN ENGAGEMENT LETTER FOR ACCOUNTING SERVICES AND TAX RETURN PREPARATION DURING 2022

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

WHEREAS; the Police Foundation of Kansas City raises funds through an annual "Call for Back-Up" fundraising campaign at its annual benefit dinner each year to purchase advanced crime-fighting technologies and equipment that would not otherwise be able to be acquired because of the lack of public funds; and

WHEREAS; the Board voted unanimously via email in January 2022 to support the "Call for Back-up" campaign by sponsoring a table at the annual benefit dinner; and

WHEREAS; the Board voted unanimously via email in January 2022 to enter into a new annual engagement with Mendus & Associates, P.C. for the production of the annual non-profit tax return and the production of monthly and annual financial statements.

WHEREAS; the regular meeting of the board in December 2021 was cancelled and a quorum at the regular monthly meeting in January 2022 was not present resulting in an electronic vote being taken during the month of January that produced a unanimous endorsement for the requested actions.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the prior electronic vote taken on the sponsorship of the Annual Fundraising Campaign of the Police Foundation of Kansas City in the amount of \$2500.00 is hereby ratified and such funds were made available to the Westport Regional Business League for delivery to the Police Foundation.

NOW, THEREFORE, BE IT FURTHER RESOLVED, by the board that the prior electronic vote taken to authorize a new engagement letter with Mendus & Associates, P.C. for the production of monthly and annual financial statements during 2022 and for the production of the annual non-profit tax return is hereby ratified.

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

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

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Zach Marten, Board Member

RESOLUTION # 2022-02

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") REMOVING A  
FORMER BOARD MEMBER AS A SIGNER FROM ALL BANK ACCOUNTS

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

WHEREAS; a former board member and officer of the District is still on the checking accounts and should be removed.


NOW, THEREFORE, BE IT RESOLVED, by the Board that former board member and officer, Don Saxton, is hereby removed as an authorized signer on all banking accounts belonging to the District.

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

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

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Zach Marten, Board Member

RESOLUTION # 2022-03

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING A CHANGE IN THE REGISTERED AGENT FOR THE CORPORATION

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

WHEREAS; the Board desires to change its Registered Agent for the corporation from On Point Business Administration, Inc. to D & A Agency Services, Inc.

NOW, THEREFORE, BE IT RESOLVED, by the Board that its Registered Agent is to be changed to D & A Agency Services, Inc. at the earliest possible date; and the Executive Director is authorized to execute the approved change.

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

Adopted this 15<sup>th</sup> day of February 2022

  
Pam Ptacek, Vice- Chairperson

ATTEST:

  
Zach Marten, Board Member

RESOLUTION # 2022-04

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH CHINGU

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


WHEREAS; Chingu located at 4117 Pennsylvania Avenue within the District is planning to seek a liquor license for its new establishment projected to open in the Summer of 2022.

WHEREAS; Chingu would like the support and endorsement from the District for a liquor license at its new restaurant location in exchange for its assurances of prudent and collaborative operating practices.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director of the District is authorized to execute a Good Neighbor Agreement utilizing standard terms and conditions for a 1:30am liquor license with the owners of Chingu and after full execution to communicate the same to all interested parties in the District.

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

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

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Zach Marten, Board Member

RESOLUTION # 2022-05

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE SLATE OF SUCCESSOR DIRECTORS

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

WHEREAS; the Bylaws of the District authorize the Board of Directors to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the following slate contains the names and classifications of individuals selected and elected to serve as Successor Directors for the terms noted:

- a. Adam Tholen, Major Owner, with a term ending on the date of the Annual Meeting in 2024
- b. Randi Lefko, Major Owner, with a term ending on the date of the Annual Meeting in 2024
- c. Scott Ruther, Major Owner, with a term ending on the date of the Annual Meeting in 2024
- d. Paul Mesler, Resident Director, with a term ending on the date of the Annual Meeting in 2024

This resolution shall take effect upon approval of the Board.

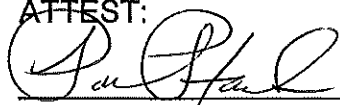
Adopted this 1st day of March, 2022



Digitally signed by Stephen Block  
DN: cn=Stephen Block, o=Block  
Real Estate Services, ou,  
email=sblock@blockllc.com, c=US  
Date: 2022.08.25 10:07:30 -05'00'

Stephen Block, Chairperson

ATTEST:



Pam Ptacek, Vice-Chairperson

RESOLUTION # 2022-06

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

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

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

WHEREAS; 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.

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:

Steve Block, Chair  
Pam Ptacek, Vice-Chair  
Paul Mesler, Secretary  
Scott Ruther, Treasurer

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

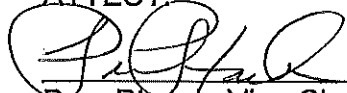
Adopted this 1<sup>st</sup> day of March, 2022



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email=sblock@blockllc.com, c=US  
Date: 2022.08.25 10:07:44 -05'00'

Stephen Block, Chairperson

ATTEST:



Pam Ptacek, Vice-Chairperson

RESOLUTION NO. 2022-07

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE SUBMISSION OF THE SECOND AMENDED PETITION TO THE CITY OF KANSAS CITY, MISSOURI FOR THE PURPOSE OF EXTENDING THE TERM OF THE DISTRICT, AMENDING THE SQUARE FOOTAGE CALCULATION FOR HOTELS, AND ADDING ADDITIONAL USE CATEGORIES

WHEREAS, the District, was incorporated as a Missouri not-for-profit corporation on March 21, 2002, and the City Council of Kansas City, Missouri (the "Council") (i) approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments, on October 2, 2003, by Ordinance Number 03106, and (ii) approved the Petition to Amend the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments (the "Petition") on September 25, 2008, by Ordinance Number 080917, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act; and

WHEREAS, pursuant to Section 67.1441 RSMo, the Board of Directors of the District (the "Board") desires to amend the Petition to, among other things, (i) extend the term of the District, (ii) amend the square footage calculation for hotels, and (iii) add additional use categories; and

WHEREAS, at a duly noticed meeting of the Board, at which was present a quorum of the directors, the Board took the action further described herein.

**NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the District, as follows:**

Section 1. The Board hereby approves and authorizes the execution of the amended petition ("Second Amended Petition") in substantially the same form attached hereto as Exhibit A.

Section 2. The Board hereby approves the submission of the Second Amended Petition to the City of Kansas City, Missouri City Council.

Section 3. The Board authorizes the Chairman of the Board or his designees to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Section 4. Any and all actions heretofore taken by the Board with respect to the Second Amended Petition are hereby approved, adopted and ratified as the acts of the Board.

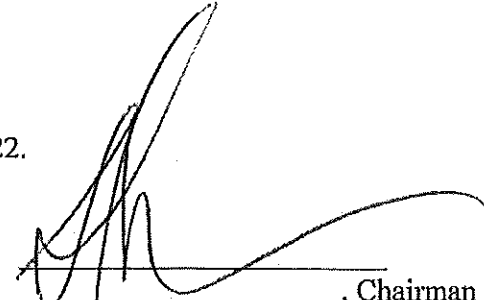
Section 5. The sections, paragraphs, sentences, clauses and phrases of this Resolution shall be severable. In the event that any such section, paragraph, sentence, clause or phrase of this Resolution is found by a court of competent jurisdiction to be invalid, the remaining portions of this Resolution are valid, unless the court finds the valid portions of the Resolution are so essential to and inseparably connected with and dependent upon the void portion that it cannot be presumed that the Board has enacted the valid portions without the void ones, or unless the court finds that the valid portions, standing alone, are incomplete and are incapable of being executed in accordance with the legislative intent.

Section 6. This Resolution shall take effect immediately.


[SIGNATURE PAGE TO FOLLOW.]



Adopted this <sup>15</sup>~~5~~ day of March, 2022.

  
\_\_\_\_\_, Chairman  
STEPHEN BLOCK

ATTEST:

  
\_\_\_\_\_, Secretary  
PAUL S. MEYER

**EXHIBIT A**

**Second Petition to Amend the Petition to Establish the Westport Community  
Improvement District and Authorize Special Assessments**

RESOLUTION # 2022-08

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") CHANGING THE AUTHORIZED SIGNERS ON ALL DISTRICT BANK ACCOUNTS

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

WHEREAS; the District desires to have all five officers of the corporation authorized to sign on all bank accounts belonging to the District; and

WHEREAS; the District will still require two signatures on all conveyances from any of the five current officers of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Stephen Block as Chairperson, Pam Ptacek as Vice-Chairperson, Paul Mesler as Secretary, Scott Ruther as Treasurer, and Franklin Kimbrough as Executive Director are hereby authorized as the only signers on all bank accounts belonging to the District and that appropriate signature card changes at the financial institution banking the District are to be amended to represent this change.

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

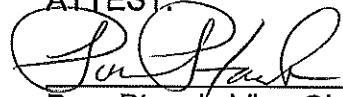
Adopted this 15<sup>th</sup> day of March, 2022



Digitally signed by Stephen Block  
DN: cn=Stephen Block, o=Block  
Real Estate Services, ou,  
email=sblock@blockllc.com, c=US  
Date: 2022.08.25 10:07:58 -05'00'

Stephen Block, Chairperson

ATTEST:



Pam Ptacek, Vice-Chairperson

RESOLUTION # 2022-09

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") SCHEDULING A  
SPECIAL MEETING OF THE BOARD


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

WHEREAS; the Board desires to hold an additional "special meeting" of the board on Friday, March 25, 2022 at 12:30pm in the Weatherby Lake Community Center, 8230 NW Potomac Avenue, Weatherby Lake, Missouri to discuss further the second amended petition for the purpose of extending the term of the District, amending the square footage calculation for hotels, and adding additional use categories.

NOW, THEREFORE, BE IT RESOLVED, by the Board that an additional meeting of the Board of Directors is hereby scheduled for Friday, March 25, 2022 at 12:30pm in the Weatherby Lake Community Center at 8230 NW Potomac Avenue, Weatherby Lake, Missouri.

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

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

 Digitally signed by Stephen Block  
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Real Estate Services, ou,  
email=sblock@blockilc.com, c=US  
Date: 2022.08.25 10:08:12 -05'00'

Stephen Block, Chairperson

ATTEST:



Pam Ptacek, Vice-Chairperson

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**  
**Board Members**

**Chairperson**

Steve Block  
Block Real Estate Services  
4622 Pennsylvania Ave., Suite 700  
Kansas City, MO 64112  
816.756.1400  
sblock@blockllc.com

**Vice Chairperson**

Pam Ptacek  
Westport Coffee House  
4010 Pennsylvania Avenue  
Kansas City, MO 64111  
816.756.3222  
pamptacek@hotmail.com

**Secretary**

Paul Mesler  
4141 Pennsylvania Avenue, #508  
Kansas City, MO 64111-3032  
816.804.0344  
pmesler@kc.rr.com

**Treasurer**

VACANT

Kyle Kelly  
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Jeremy Hurt  
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Christie Montague  
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816.531.5303  
Christie.Montague@colliers.com

Executive Director

Kim Kimbrough  
Westport Regional Business League  
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816.531.4370  
kim@wrbl.org

As of August 2022