



COMMUNITY IMPROVEMENT DISTRICT

November 2, 2021

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) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

To Whom It May Concern:

As outlined in the Missouri Community Improvement District Act Section 67.1471(4) RSMo, the Shops on Blue Parkway Community Improvement District Board, in the subsequent pages to this cover letter, is submitting its Annual Report for fiscal year May 2021 through April 2022. If you have questions or comments regarding this report, please do not hesitate to contact Felicia Mann at 816-627-2155.

Sincerely,

Felicia Mann, Treasurer  
The Shops on Blue Parkway  
Community Improvement District

ANNUAL REPORT FOR  
THE SHOPS ON BLUE PARKWAY  
COMMUNITY IMPROVEMENT DISTRICT ("CID")

**SECTION I**

Date: November 2, 2021

CID Contact Information: Felicia Mann, Treasurer

4001 Dr. Martin Luther King Jr. Blvd, Suite 301

Kansas City, MO 64130

PH: 816/627-2155

Email: fmann@cb-kc.org

Political Subdivision or Not for Profit: The Shops on Blue Parkway, CID

Date of and Ordinance No: Feb. 09, 2012, Ordinance No. 120134

**SECTION II**

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

The CID's primary responsibility is to benefit those within the district by providing revenue that is used toward surveillance services, neighborhood beautification services, marketing and public relations, administration and operations, and investment.

Specific services provided during this fiscal year include the continued enhancement of the Surveillance Camera Monitoring System to increase the safety of consumers and patrons of the Shops on Blue Parkway.

**SECTION III**

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

Gregory Adams, Secretary

Felicia Mann, Treasurer

Don Gipson, Sr.

Shannon Hesterberg

## SECTION IV

### REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) Sales Tax Revenue	\$	<b>171,658</b>
b)		
c)		
<b>TOTAL INCOME</b>	\$	<b>171,658</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) 50% Revenue, TIF Bonds Trustee	\$ 85,829	
b) Legal		
c) Insurance	1193	
d) Accounting/Other	558	
<b>SUB-TOTAL</b>	\$ <b>87,580</b>	
II. Services:		
a) Security Guard Service	\$ 20,000	
b)		
c)		
<b>SUB-TOTAL</b>	\$	
III. Capital Improvements		
a) Site Improvements	\$	
b) Surveillance Cameras	\$	
c)		
<b>SUB-TOTAL</b>	\$	
IV. Other		
a) Reserve future projects	\$	
b)		
c)		
<b>SUB-TOTAL</b>	\$ <b>0</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$	
II. Marketing	\$	
III. Capital Improvements		
IV. Other	\$	
<b>TOTAL EXPENSES</b>	\$ <b>107,580</b>	
<b>TOTAL INCOME</b>		171,658
<b>LESS TOTAL EXPENSES</b>		107,580
<b>BALANCE</b>		<b>64,078</b>

## **SECTION IV**

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

RESOLUTION NUMBER	RESOLUTION TITLE
42	ADOPTED ANNUAL BUDGET FOR 2021/2022 FISCAL YEAR
43	APPROVED REPQUEST FOR FUNDS NOT TO EXCEED \$230K FOR CONSTRUCTION OF ROUNDBOUT

### **SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept of Economic Development  
Attn: CID Annual Report  
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Jefferson City, MO 65102  
Phone: 1-573-526-8004  
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25th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106  
Phone: (816) 513-6401  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

# THE SHOPS ON BLUE PARKWAY COMMUNITY IMPROVEMENT DISTRICT

## BOARD OF DIRECTOR RESOLUTION NO. 42

The following is a true and correct copy of a resolution adopted at a duly called meeting of the Board of Directors of the Shops on Blue Parkway Community Improvement District, a political subdivision of the State of Missouri, held on January 14, 2021 at which meeting a quorum of the Board of Directors was present and voting throughout:

**WHEREAS**, Section 67.1471.2 RSMo requires that no earlier than one hundred eighty days and no later than ninety days prior to the first day of each fiscal year, the board of directors of a community improvement district submit to the governing body of the city a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes for the fiscal year; and

**WHEREAS**, the proposed annual budget for the Shops on Blue Parkway Community Improvement District is marked **Exhibit "A"**, attached hereto and incorporated herein by reference.

### **NOW, THEREFORE, BE IT RESOLVED:**

1. **Exhibit "A"** is approved as the annual budget for the 2021 thru 2022 fiscal year.
2. The Board of Directors is authorized and directed to submit the annual budget to the governing body of the City of Kansas City, Missouri pursuant to Section 67.1471.2 RSMo.
3. The Board of Directors is directed to provide copies of any comments made by the governing body about the annual budget to the board of directors within seven days of receipt.

The foregoing resolution was adopted in accordance with the Community Improvement District Act and the laws of the State of Missouri. The Board of Directors of the Shops on Blue Parkway Community Improvement District has full power and authority to bind the Shops on Blue Parkway Community Improvement District pursuant to this resolution. This resolution is in full force and effect and has not been altered, modified or rescinded.

**IN WITNESS WHEREOF**, I have affixed my name as the duly elected Assistant Secretary of Shops on Blue Parkway Community Improvement District this 23rd day of March, 2021.

Secretary

The Shops on Blue Parkway CID  
Proposed Budget  
May 1, 2021 - April 30, 2022

**Year Ending  
4/30/2022**

BUDGET

**REVENUES**

CID Sales Tax Revenue	150,000.00
Sales Tax Reimb. to City of KCMO	(75,000.00)
KCMO Reimbursement per Agreement	75,000.00
<b>TOTAL REVENUES</b>	<b>150,000.00</b>

**EXPENSES**

Future Expenses	70,000.00
Surveillance Cameras & Related Equip.	-
Legal	2,000.00
Marketing	10,000.00
Election Expenses	8,000.00
Site Improvements	20,000.00
Security Guard Service	30,000.00
Insurance	1,200.00
Accounting/Other	1,000.00
<b>TOTAL EXPENSES</b>	<b>142,200.00</b>

**NET INCOME**

**7,800.00**

**THE SHOPS ON BLUE PARKWAY COMMUNITY IMPROVEMENT DISTRICT**

**BOARD OF DIRECTOR**

**RESOLUTION NO. 43**

**WHEREAS**, the Articles of Association (the "Articles") of the Shops on Blue Parkway Community Improvement District, a political subdivision of the State of Missouri (the "District") and the Bylaws of the District dated May 9 2007, provide that the President and Secretary have the power to execute, on behalf of the District, documents which the Board of Directors has authorized to be executed which are in furtherance of the District's purposes; and

**WHEREAS**, on October 25, 2005, Community Builders of Kansas City, formerly known as Swope Community Builders, a Missouri nonprofit corporation ("CBKC"), did execute and file with the City a Petition to Establish the Shops on Blue Parkway Community Improvement District and to Authorize Sales Tax (the "District Petition") for the purposes of, among other things, generating funds to facilitate economic development within and endeavor to maintain the long-term sustainability of the District, including, but not limited to, the development and maintenance of physical improvements in the District (the "CID Purpose"), utilizing a one cent sales tax on all retail sales within the District (the "District Assessment"); and

**WHEREAS**, pursuant Ordinance No. 070128, the District Petition was approved by the City, in accordance with Section 67.1401 et seq. of the Revised Missouri Statutes, and on February 9, 2006, CBKC did form the District with the Missouri Secretary of State, to implement the CID Purpose; and

**WHEREAS**, CBKC, by and through its subsidiary, Rochester LLC, a Missouri limited liability company (the "Rochester") is undertaking the construction of a multi-family residential building and related improvements (the "Rochester Project") upon property legally described as Lot 2, Blue Parkway Town Center Fourth Plat, a subdivision in Kansas City, Jackson County, Missouri (the "Fourth Plat"), which Fourth Plat is located within the District; and

**WHEREAS**, in connection with and in furtherance of the Rochester Project, Blue Parkway Town Center Office Building II, a Missouri limited liability company and the owner of Lots 1, 2, 3 4 and 5 shown on the Fourth Plat ("Blue Parkway TC"), desires to construct, install, and improve various pedestrian and vehicular ingress and egress improvements on Lot 2 (the "Roundabout"); and

**WHEREAS**, because the Roundabout will serve and be a betterment to all of the District, the Board of Directors has determined it is in the best interest of the District to (a) pledge and expend proceeds of the District Assessment in an amount not to exceed \$230,000 (the "Funds") to cause the construction, installation, and improvement of the Roundabout, (b) advance and distribute such Funds to Blue Parkway TC or its designee to implement the foregoing; and (c) authorize the President or Secretary of the District to do and take such other and further actions as the President or Secretary of the District deem appropriate or necessary in connection with the foregoing.

**NOW THEREFORE, BE IT:**

**RESOLVED**, the District hereby pledges an amount not to exceed \$230,000 of District Assessment held in the accounts of the District (the "Funds") to pay the cost to construct, install, and improve the Roundabout; and

**FURTHER RESOLVED**, the District hereby agrees to disburse the Funds to Blue Parkway TC or its designee to implement the foregoing, subject to the submission to the District of one or more invoices for payment related to the Roundabout; and

**FURTHER RESOLVED**, the District hereby authorizes the President or Secretary of the District to execute any and all documentation required to withdraw an amount not to exceed \$230,000 from the District Assessment on deposit in the accounts of the District for payment to Blue Parkway TC or its designee to pay the cost to construct, install, and improve the Roundabout; and

**FURTHER RESOLVED**, the District hereby authorizes and directs the President or Secretary of the District to execute any and all other documents, contracts, instruments, agreements, writings, or communications as the President or Secretary of the District deem necessary, advisable, or appropriate, in furtherance of the foregoing; and

**FINALLY RESOLVED**, any acts of the District and/or the District's President or Secretary, with respect to the consummation of the transactions contemplated by the foregoing resolutions which would have been authorized by this Resolution, are hereby severally ratified, confirmed, approved, and adopted as the acts of the District.

A handwritten signature in black ink, appearing to read "Greg Adams", written over a horizontal line.

Greg Adams, Secretary

May 5, 2021