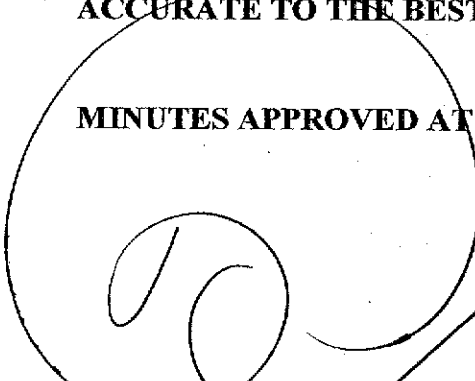


**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT**

**CERTIFICATION OF MINUTES**

**CERTIFICATION OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON SEPTEMBER 9, 2002. THE UNDERSIGNED CHAIRMAN AND SECRETARY OF THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT, A POLITICAL SUBDIVISION OF THE STATE OF MISSOURI, CERTIFY THAT THE ATTACHED MINUTES OF THE ABOVE REFERENCED BOARD OF DIRECTORS MEETING ARE TRUE AND ACCURATE TO THE BEST OF OUR KNOWLEDGE.**

**MINUTES APPROVED AT DIRECTOR'S MEETING HELD ON NOVEMBER 4, 2002.**

  
~~LOU AUSTIN, CHAIRMAN~~

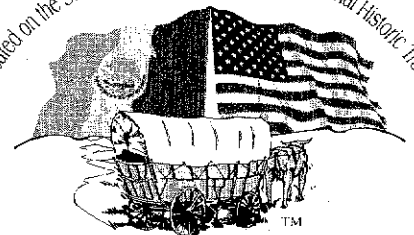
~~DATE~~

7/21/03

  
JANET LARIMER

7/21/03  
DATE

Located on the Santa Fe, Oregon, and California National Historic Trails



3-Trails  
Community Improvement District

## NOTICE

### THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT MEETING OF THE BOARD OF DIRECTORS

PLEASE TAKE NOTICE that the Board of Directors of the 3-Trails Community Improvement District (the "District") will be held at 1:00 noon, on Monday, September 9, 2002, at the offices of the District, 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

Matters to be addressed at this meeting include:

- A. Approval of minutes
- B. Review of consultation proposal concerning Jim Stevens
- C. Approval of KCATA Grant Application
- D. Update on Sales Tax Election status
- E. 3-Trails CID budget discussion and review
- F. 3-Trails Partners information update
- G. Proposal from Dr. Bill Worley regarding CID consulting and budgeting relating to marketing and imaging program
- H. Announcement: Hickman Mills School Foundation breakfast
- I. Summary of conflict of interest law

Notice was mailed to:

Lou Austin  
Ben Benjamin  
Bob Faulkner  
Craig Fischman  
Troy Marquis  
Doug Webb

Notice was also posted at the offices of the District, 5912 East Bannister Road, Kansas City, Missouri.

## AGENDA

### **Meeting of the Board of Directors 3-Trails Community Improvement District**

**Date:** September 9, 2003

**Time:** 1:00 p.m.

**Place:** 5912 East Bannister Road  
Kansas City, Jackson County, Missouri

#### **I. CALL TO ORDER**

#### **II. OLD BUSINESS**

- A. Approval of Minutes.
- B. Review of consultation proposal concerning Jim Stevens

#### **III. NEW BUSINESS**

- A. Approval of KCATA Grant Application
- B. Update on Sales Tax Election status
- C. 3-Trails CID budget discussion and review
- D. 3-Trails Partners information update
- E. Proposal from Dr. Bill Worley regarding CID consulting and budgeting relating to Marketing and imaging program.
- F. Announcement: Hickman Mills School Foundation breakfast
- G. Summary of conflict of interest law

#### **IV. OTHER BUSINESS**

#### **V. MEETING ADJOURNED**

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF THE DISTRICT  
September 9, 2002**

**I. CALL TO ORDER**

The initial meeting was called to order at 1:04p.m. at 5912 East Bannister Road, Kansas City, Jackson County, Missouri

Members of the Board of Directors ("Board") for the 3-Trails Community Improvement District (the "District") were present as follows:

**Board Members:\***

Lou Austin, Chairman, District Manager  
Craig Fischman, Secretary  
Troy Marquis, Treasurer  
Bob Faulkner  
Ben Benjamin

\*One board position is presently vacant

**Others present:**

Charles Eddy, City Councilman, 6<sup>TH</sup> District  
Barbara Engel, South Kansas City Chamber of Commerce  
Charles G. Renner, King Hershey  
Janet Larimer, Bannister Mall  
Dr. Bill Worley

**II. OLD BUSINESS**

- A. Approval of Minutes: Directors in attendance postponed the review of minutes until later in the meeting.

**III. NEW BUSINESS**

- A. Proposal to acquire the services of Dr. William Worley & Associates as a consultant: Dr. Worley provided the board of Directors with information concerning the proposed consultant services. Dr. Worley will prepare a scope of work and projections for the board to review by Sept. 13<sup>th</sup>. There was a motion to engage in a letter of agreement for the next 60 days starting Sept. 15<sup>th</sup>. The motion was seconded, a vote was held, the motion carried.

- B. Proposal for working session: A motion was made to meet for a working session on Wednesday, Oct. 2<sup>nd</sup>, @ 1:00 p.m. The motion was seconded, a vote was held, the motion carried.
- C. Approval of Minutes: Directors in attendance received and reviewed the minutes of the last meeting. Corrections were made to the minutes and the minutes were approved.
- D. Jim Stevens Proposal: A motion for approval of consulting proposal for Jim Steven, subject to a formal of proposal and date of early November, for consulting. The motion was seconded, a vote was held, the motion carried.
- E. Bus Co. Grant Application: Lou Austin provided the board of Directors with information concerning the proposed Bus Grant. Chairman Austin stated that the advantages of being involved at this point were critical but not binding. Secretary Fischman made a motion to approve the letter after changes are made. The motion was seconded, a vote was held, the motion carried.

#### IV. OTHER BUSINESS

The Board agreed to hold a working session on October 2, 2002, commencing at 1:00 p.m., at 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

The Board agreed to hold a regular meeting on October 7, 2002, commencing at 1:00 p.m., at 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

#### V. MEETING ADJOURNED

There being no other business to come before the meeting, Chairman Austin made a motion to adjourn the meeting. The motion was seconded, a vote was held, the motion carried and the meeting was adjourned.

Respectfully submitted,

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Craig Fischman, Secretary

**NOTICE**

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT  
MEETING OF THE BOARD OF DIRECTORS**

PLEASE TAKE NOTICE that the Board of Directors of the 3-Trails Community Improvement District (the "District") will be held at 1:00 noon, on Monday, August 5, 2002, at the offices of the District, 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

Matters to be addressed at this meeting include:

- A. Approval of minutes
- B. Sales tax election status report
- C. Special assessment collection status report
- D. Discussion of benefits of forming not-for-profit corporation
- E. Discussion concerning cooperative agreement between District and Tax Increment Financing Commission of Kansas City, Missouri
- F. Report on discussions with Atlanta-based community improvement districts

Notice was mailed to:

Lou Austin  
Ben Benjamin  
Bob Faulkner  
Craig Fischman  
Troy Marquis  
Doug Webb

Notice was also posted at the offices of the District, 5912 East Bannister Road, Kansas City, Missouri.

# AGENDA

## Meeting of the Board of Directors 3-Trails Community Improvement District

**Date:** August 5, 2002

**Time:** 1:00 p.m.

**Place:** 5912 East Bannister Road  
Kansas City, Jackson County, Missouri

### **I. CALL TO ORDER**

### **II. OLD BUSINESS**

- A. Approval of minutes

### **III. NEW BUSINESS**

- A. Sales tax election status report
- B. Special assessment collection status report
- C. Discussion of benefits of forming not-for-profit corporation
- D. Discussion concerning cooperative agreement between District and Tax Increment Financing Commission of Kansas City, Missouri
- E. Report on discussions with Atlanta-based community improvement districts

### **IV. OTHER BUSINESS**

### **V. MEETING ADJOURNED**

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF THE DISTRICT  
August 5, 2002**

**I. CALL TO ORDER**

The meeting of the 3-Trails Board of Directors was called to order at 1:00 p.m. at 5912 East Bannister Road, Kansas City, Jackson County, Missouri

Members of the Board of Directors ("Board") for the 3-Trails Community Improvement District (the "District") were present as follows:

Board Members:

Lou Austin, Chairman, District Manager  
Doug Webb, Vice Chairman  
Craig Fischman, Secretary  
Bob Faulkner

Others present:

Barbara Engel, South Kansas City Chamber of Commerce  
Janet Larimer, Bannister Mall  
Jeanie Maskill, Bannister Mall  
Tracy Calhoun, Bannister Mall  
Charles G. Renner, King Hershey

**II. OLD BUSINESS**

- A. Approval of Minutes: Directors in attendance received and reviewed the minutes of the last meeting. Corrections were made to the minutes and the minutes were approved.

**III. NEW BUSINESS**

- A. Sales Tax Election Status Report: Mr. Renner delivered a status report of the 3-Trails CID Sales Tax Election to the Board of Directors. The report revealed that the status is in safe standing and that there are three (3) registered voters in the District. However, Mr. Block is the only registered voter still living within the District. Mr. Pate and Ms. Graham are no longer present. The hotel is instituting a policy of no longer allowing live in managers. Furthermore, the election ballots have been approved, judges have been named, and notices have been published. The vote is to occur September 10, 2002, ballots are to be counted September 17, 2002, and the sales tax is to take affect January 1, 2003. Mr. Renner stated that King Hershey will monitor the election board and assure that all procedural aspects (such as sending notices, proper voting procedures, counting the votes, etc.) are completed properly. Mr. Renner relayed that the sales tax election requires a majority of votes to pass.

*JK*



- B. Special assessment collection status report: Mr. Renner provided the Board of Directors with information concerning the proposed special assessment and proper documentation allowing for the special assessment's collection.
- C. Discussion of benefits of forming not-for-profit corporation: Mr. Renner provided information, and answered questions, concerning the benefits of the formation of a not-for profit corporation. The Board of Directors then conducted extensive discussion concerning the burdens and benefits of the use of a not-for profit corporation.
- D. Discussion concerning cooperative agreement between District and Tax Increment Financing Commission of Kansas City, Missouri: Mr. Renner informed the Board of Directors of a cooperative agreement provision allowing for payment of a portion of the sales tax captured by the area TIF to be paid to the District for services rendered.
- E. Report on discussions with Atlanta-based community improvement districts: Chairman Austin informed the Board of Directors about Jim Stevens who will provide the Board of Directors with information about Atlanta-based community improvement districts.

#### IV. OTHER BUSINESS

- A. Discussion was had by the Board of Directors and Ms. Engel regarding proper courses of action concerning 2200 Acres.
- B. Ms. Engel provided the Board of Directors with information regarding regional economic development and actions in the area to increase regional economic development.
- C. The Board agreed that their next meeting should be held on September 9, 2002 at 1:00 P.M. at the District offices.

#### V. MEETING ADJOURNED

There being no other business to come before the meeting, Chairman Austin made a motion to adjourn the meeting. The motion was seconded, a vote was held, the motion carried and the meeting was adjourned.

Respectfully submitted,

\_\_\_\_\_  
Craig Fischman, Secretary