

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT**

**CERTIFICATION OF MINUTES**

**CERTIFICATION OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON NOVEMBER 4, 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 MARCH 3, 2003.**

  
\_\_\_\_\_  
LOU AUSTIN, CHAIRMAN

  
\_\_\_\_\_  
DATE

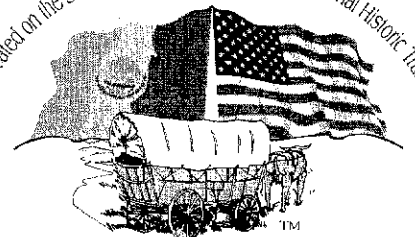
7/21/03

  
\_\_\_\_\_  
JANET LARIMER

  
\_\_\_\_\_  
DATE

7/21/03

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



3-Trails  
Community Improvement District

18187671247 TO LOU AUSTIN P.02/04

**NOTICE**

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

PLEASE TAKE NOTICE that a work session and a regular meeting of the Board of Directors of the 3-Trails Community Improvement District (the "District") will be held at 9:00 a.m. - 3:00 p.m., on Monday, November 4, 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. 9:00 a.m. - 10:00 a.m. - Regular meeting of the district
  - 1. Call to Order
  - 2. Old Business
    - a. Approval of prior meeting minutes.
  - 3. New Business
    - a. Treasurer's Report
    - b. Legal Report
    - c. District Manager's Report
    - d. Other Business
  
- B. 10:00 a.m. - 3 p.m. - Continuation of work session.

I certify that I transmitted this notice and agenda of the 3-Trails Community Improvement District Board of Directors Meeting via \_\_\_\_\_ personal delivery, \_\_\_\_\_ US mail postage prepaid,  fax/electronic mail to every director on this 1 day of NOVEMBER, 2002.

By: Craig Fischman  
Craig Fischman  
Secretary of the Board  
3-Trails Community Improvement District

I certify that I posted this notice/agenda at 5912 E Bannister Road, Kansas City, Missouri 64134 at 5:30 AM/PM on the 1st day of NOVEMBER, 2002.

By: Louis Karsh  
Name Printed: \_\_\_\_\_  
For: 3-Trails Community Improvement District

Louis Karsh  
11-01-02  
District  
MANAGER

EXHIBIT A - 1  
11-04-02 mtg

## AGENDA

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

Date: November 4, 2002

Time: 9:00 a.m.

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

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

1. Attendance / Quorum
2. Acknowledgement / Submission Meeting Notice
3. Welcome / Meeting Protocols

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

- A. Approval of Minutes
  1. September 9, 2002 Meeting
  2. October 2, 2002 Meeting
  3. October 7, 2002 Meeting

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

- A. Treasurer's Report
  1. Insurance – Update / Action
  2. Banking / Finance – Update / Action
- B. Legal Report
  1. Resolution ending King Hershey engagement (2002-12)
  2. Resolution engaging Husch & Eppenberger, LLC (2002-13)
  3. Resolution expressing intent to pursue economic and other beneficial activity with the district (2002-14)
- C. District Manager's Report
- D. Other Business
  1. Resolution to seek bids, Operation Front Doors (2002-15)
  2. Resolution extending Worley's & Associates Agreement (2002-16)
  3. Presentation – Mr. Jim Stevens, Atlanta, GA CID Experience
- E. Adjourn

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT  
MINUTES OF THE MEETING OF  
THE BOARD OF DIRECTORS OF THE DISTRICT  
November 4, 2002**

**I. CALL TO ORDER**

The meeting was called to order at 9:00 a.m. at 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

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

Board Members:\*

Lou Austin, Chairman  
Craig Fischman, Secretary  
Troy Marquis, Treasurer  
Bob Faulkner  
Ben Benjamin  
Doug Webb, Vice Chairman  
\*One board position is presently vacant

Others present:

Charles Renner, Husch & Eppenberger, LLC  
Dr. Bill Worley, Consultant  
Janet Larimer, Bannister Mall  
Kevin O'Brien, Embry & Company  
Charles Herman, Embry & Company  
Alicia Drake-Gatz, M Bar A Resource Development Specialist  
Jim Stevens, Consultant

Exhibits: Notice of 11/3/02 meeting at Day's Inn posted on 11/1/02.  
Notice of 11/4/02 meeting sent by fax posted on 11/1/02. Notices attached to minutes as Exhibits A and B respectively.  
Welcome visitors.

**II. OLD BUSINESS:**

- A. Approval of minutes: The minutes of meetings for September and October were reviewed. Following general discussion corrections were made and the minutes were unanimously approved.  
A motion was made to provide copies of executed resolutions to all Directors and Council. The motion was seconded, a vote was held, the motion carried.

### III. NEW BUSINESS:

#### A. Treasurer's Report:

1. Insurance: Kevin O'Brien with Embry & Company clarified insurance coverage's and requirements. Bids from Royal Insurance Company were presented for Directors & Officers (D&O) Coverage. Errors & Omissions (E&O) Coverage was discussed but determined probably not necessary. General Liability Bids were coming in high because insurers are concerned about what they may be insuring i.e. shuttle service and maintenance operated directly by the CID. This area needs clarification.
2. Banking: Treasurer, Troy Marquis is waiting on quote from UMB Bank. Notice will be given to UMB to provide quote within two weeks. Motion was made to postpone Resolution selecting a bank until the November 18<sup>th</sup> CID Meeting. After discussion, the motion was seconded, and unanimously approved.

#### B. Legal Report:

1. Resolution ending King Hershey engagement (2002-12): A motion was made to approve resolution 2002-12, ending King Hershey engagement. After discussion, the motion was seconded and unanimously approved.
2. Resolution engaging Husch & Eppenberger, LLC (2002-13): A motion was made to approve resolution 2202-13, engaging Husch & Eppenberger, LLC as legal council for the District. After discussion the motion was seconded, and unanimously approved.
3. Resolution expressing intent to pursue economic and other beneficial activity with the district (2002-14): A motion was made to approve resolution 2002-14, expressing intent to pursue economic and other beneficial activity with the district. After discussion, the motion was seconded, and unanimously approved.

#### C. District Manager's Report:

1. Upon recommendation the Board unanimously agreed to send a letter of congratulations to the new Downtown CID.

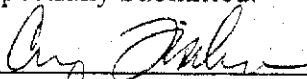
### IV. OTHER BUSINESS:

- A. Resolution to seek bids, Operation Front Doors (2002-15):  
After discussion resolution 2002-15 was postponed until the November 18<sup>th</sup> meeting.
- B. Resolution extending Worley's & Associates Agreement (2002-16): After discussion the resolution 2002-16 was postponed until the November 18<sup>th</sup> meeting.
- C. Contract Committee Established: Doug Webb, Bob Faulkner, Troy Marquis were selected to serve on the contract committee.
- D. Consultant Presentation: Jim Stevens, Atlanta, GA made a presentation about the history and operation of the Atlanta, GA CIDs.

## V. ADJOURNMENT

Upon motion duly made, seconded, and unanimously approved, the meeting was adjourned.

Respectfully Submitted:

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

11/4/02

Date

NOV 1 02 10:34 AM FROM URBAN RETAIL PROP 18167571247 TO LOU AUSTIN P.03/04

**NOTICE**

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT**  
**WORK SESSION OF THE BOARD OF DIRECTORS**

PLEASE TAKE NOTICE that a work session meeting of the Board of Directors of the 3-Trails Community Improvement District (the "District") will be held from 5:00 p.m. - 10:00 p.m., on Sunday, November 3, 2002.

Matters to be addressed at this meeting include:

- A. 5:00 p.m. - 8:00 p.m. - Arrival of Mr. Jim Stevens and tour of the district.
- B. 8:00 p.m. - 10:00 p.m. - Dinner with Mr. Stevens at Days Inn, 1435 & 87<sup>th</sup> Street, Kansas City, MO, 816-765-4331.
- C. 10:00 p.m. Recess.

I certify that I transmitted this notice and agenda of the 3-Trails Community Improvement District Board of Directors Meeting via            personal delivery,            US mail postage prepaid, X fax/electronic mail to every director on this   1   day of November, 2002.

By: Craig Fischman  
Craig Fischman  
Secretary of the Board  
3-Trails Community Improvement District

I certify that I posted this notice/agenda at 5912 E Bannister Road, Kansas City, Missouri 64134 at 5:30 AM/PM on the   1   day of November, 2002.

By: Lou Austin  
Name Printed: Lou Austin  
For: 3-Trails Community Improvement District

District Manager

EXHIBIT A-1  
11-03-02 Meeting