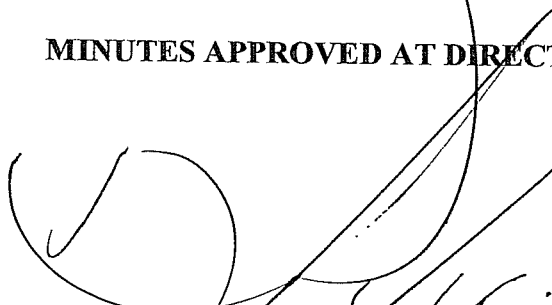


THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

CERTIFICATION OF MINUTES

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



LOU AUSTIN, CHAIRMAN

DATE 



JANET LARIMER



EXHIBIT A

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 p.m., on March 3, 2003, at the offices of the District, 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

Matters to be addressed at this meeting include:

- A. Presentations
- B. Treasurer's Report
- C. Legal Report
- D. District Manager's Report
- E. Other Miscellaneous Business

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 28 day of FEBRUARY, 2003.

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 4 AM/PM on the 28 day of February, 2003.

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

AGENDA

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

Date: March 3, 2003

Time: 1:00 p.m.

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

I. CALL TO ORDER

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

II. OLD BUSINESS

A. Approval of Minutes:

1. 11/4/02
2. 11/18/02
3. 12/2/02
4. 1/6/03
5. 2/3/03

III. NEW BUSINESS

A. Presentations:

1. Denise Phillips – KCMO Focus Center
2. Lou Austin – State of the District
3. Fischman/Austin – Discussion of District with Master Plan/Vision

B. Treasurer's Report:

1. Banking/Finance – Update, action as necessary
2. Insurance – Update, action as necessary
3. Web Site- Update, action as necessary
4. Real estate Tax Assessment – Update, action as necessary

C. Legal Report:

1. Sales Tax- Update, action as necessary
2. Solicitation Letter- Update, action as necessary
3. Status of Base Line Services

D. District Manager's Report:

1. District Newsletter- Update, action as necessary
2. Operation Clean-Up Front Door- Update, action as necessary

IV. OTHER BUSINESS

- A. Resolution accepting RFP proposal for CID Office (2003-02).

V. ADJOURNMENT

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
March 3, 2003**

I. CALL TO ORDER

The meeting was called to order at 1:00 p.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

Doug Webb, Vice Chairman

Troy Marquis, Treasurer

Bob Faulkner

Craig Fischman and Ben Benjamin were absent and one board position is presently vacant.

Janet Larimer acted as Secretary of the meeting.

Others present:

Charles Renner, Esq., Husch & Eppenberger

Barbara Engel, South Kansas City Chamber of Commerce

Marvin Walker, resident

Paul Denzer, Hillcrest Bank Building

Chuck Oglesby, Copaken, White & Blitt

Bill Frazier, Kansas City Police Department, South Patrol Division

Tracy Calhoun, Bannister Mall

Denise Phillips, KCMO Focus Center

Major Ell, South Patrol

Exhibits: Notice of 3/3/03 meeting was certified and attached to these minutes as Exhibit A.

Welcome visitors.

II. OLD BUSINESS:

- A. Approval of minutes: A motion was made to approve the meeting minutes for November 4th, November 18th, December 2nd, and January 6th, and February 3rd meetings. After discussion the motion was seconded and unanimously approved.

III. NEW BUSINESS:

A. Presentations:

1. KCMO Focus Center: Denise Phillips made a presentation of the KCMO Focus Center Program. The 6th District is the only District in the Kansas City area that does not have a Focus Center. KC Focus Center would like to house a Focus Center at 5912 E. Bannister Rd. Board agreed to take matter under advisement.
2. State of the District: Lou Austin made a brief presentation of his interviews with business owners, consultants, and investors. Recommended the Board considered holding a mini charrette with National recognized consultant to council the Board on residential/mixed use opportunities within the District.
3. Discussion of District with Master Plan/Vision: Discussion was postponed until the April 7th meeting.

B. Treasurer's Report:

1. Banking / Finance: Treasurer, Troy Marquis reviewed the District Revenues and Expenses and Balance Sheet Report as of February 28, 2003. A motion was made to approve the budget for next fiscal year. After discussion the motion was seconded and unanimously approved. The approved budget will be sent to City for approval as required by the statute.
2. Insurance: A Motion was made to approve resolution (2003-02 Oral) engaging Missouri Public Entity Risk Management to provide General Liability coverage to the District. After discussion the motion was seconded and unanimously approved.
3. Website: Chuck Oglesby is meeting with Digital Evolution to create the structure and tools of the website. Digital Evolution is currently in the communication phase. Director Austin recommended contacting the National Park Service for historical trails, images, and information, and linking the CID website to the NPS Historic Trails website.
4. Real estate Tax Assessment: No additional 2002 real estate taxes collected since last meeting.

C. Legal Report:

1. PIAC Funding for Hillcrest Road Irrigation System: Legal Counsel

and Chuck Oglesby recommended the CID contract with KCMO to manage the irrigation system installation funded through PIAC. Legal Counsel will secure draft contract and insure CID receives compensation for contract management services similar to the Cumberland, GA CID model. After discussion the Board unanimously agreed to authorize Legal Counsel to proceed with securing a contract with KCMO to implement the irrigation system construction through the CID.

2. Sales Tax Assessment: Legal Counsel will contact the County Collector for an update and provide wiring instructions.
3. Solicitation Letter: After discussion the Board unanimously agreed to take the Solicitation Letter under advisement.
4. Status of Base Line Services Request: Charles Renner will contact the city for information on Base Line Services already rendered for the year.

D. District Manager's Report:

1. District Newsletter: There was no February newsletter.
2. Operation Clean, Secure and Green: District Manager is continuing to research different options and financial figures and is scheduled to meet with Chuck Oglesby to review Hillcrest Road maintenance program currently being handled by Copaken, White & Blitt.

IV. OTHER BUSINESS:

1. Closed Session: In compliance with section 610.021(2) of the Missouri Sunshine Act.

V. ADJOURNMENT

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

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

BALANCE SHEET

AS OF FEBRUARY 28, 2003

<u>ASSETS</u>	
CASH AND CASH EQUIVALENTS	
Cash - Depository	23,336
Investment Account	-
	<u>23,336</u>
TOTAL ASSETS	<u>23,336</u>
<u>LIABILITIES & EQUITY</u>	
LIABILITIES	
Line of Credit - Hillcrest Bank	-
Systems Payable	31
Accrued Expenses	-
Reserve for Encumbrances	-
	<u>31</u>
TOTAL LIABILITIES	31
EQUITY	
Retained Earnings	-
Net Income	23,305
	<u>23,305</u>
TOTAL EQUITY	23,305
TOTAL LIABILITIES & EQUITY	<u>23,336</u>

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

REVENUES AND EXPENSES

	Current Month			Year to Date			Inception to Date		
	Feb 03			Jul 02 - Feb 03			Jul 02 - Feb 03		
	Actual	Committed	Variance	Actual	Committed	Variance	Actual	Committed	Variance
REVENUE									
Property Tax Revenue	-	-	-	171,538	190,000	(18,462)	171,538	190,000	(18,462)
Grants	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	-	-	-	171,538	190,000	(18,462)	171,538	190,000	(18,462)
EXPENSES									
Administration									
Wages	-	320	320	-	1,600	1,600	-	1,600	1,600
Payroll Taxes	-	50	50	-	250	250	-	250	250
Payroll Costs & Benefits	-	-	-	-	-	-	-	-	-
Office Rent	-	500	500	3,883	4,000	117	3,883	4,000	117
Electricity	-	175	175	587	1,475	888	587	1,475	888
Gas	-	50	50	494	375	(119)	494	375	(119)
Water	-	25	25	-	150	150	-	150	150
Office Supplies	23	50	27	89	950	861	89	950	861
Small Tools & Equipment	-	-	-	-	1,000	1,000	-	1,000	1,000
Postage & Delivery	31	500	469	60	1,500	1,440	60	1,500	1,440
Contract Services	-	8,000	8,000	16,000	44,000	28,000	16,000	44,000	28,000
Legal Fees	3,993	1,500	(2,493)	62,780	28,574	(34,206)	62,780	28,574	(34,206)
Professional Services	1,755	5,000	3,245	16,629	19,712	3,083	16,629	19,712	3,083
Accounting & Auditing	-	-	-	-	-	-	-	-	-
Grants & Loans	-	-	-	-	3,000	3,000	-	3,000	3,000
Start Up Costs	-	-	-	34,978	35,186	208	34,978	35,186	208
Signs & Directories	1,989	-	(1,989)	1,989	1,750	(239)	1,989	1,750	(239)
Dues & Subscriptions	5,000	-	(5,000)	5,000	10,000	5,000	5,000	10,000	5,000
Licenses, Fees & Permits	200	83	(117)	200	377	177	200	377	177
Professional Insurance	-	-	-	5,000	4,000	(1,000)	5,000	4,000	(1,000)
Interest Expense	-	-	-	467	-	(467)	467	-	(467)
Miscellaneous	30	50	20	77	200	123	77	200	123
Total Administrative Expenses	13,021	16,303	3,282	148,233	158,099	9,866	148,233	158,099	9,866
TOTAL EXPENSES	13,021	16,303	3,282	148,233	158,099	9,866	148,233	158,099	9,866
NET REVENUE & EXPENSES	(13,021)	(16,303)	3,282	23,305	31,901	(8,596)	23,305	31,901	(8,596)