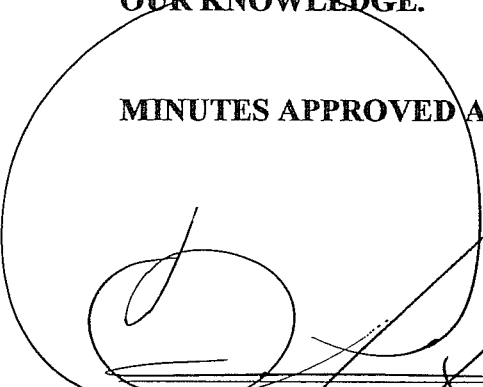


THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

CERTIFICATION OF MINUTES

CERTIFICATION OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON JUNE 2, 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

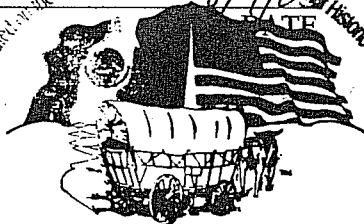
DATE

8/4/03



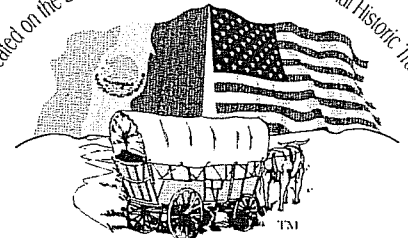
JANET LARIMER

Located on the Santa Fe, Oregon, and California National Historic Trails
8/4/03
DATE



**3-Trails
Community Improvement District**

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



**3-Trails
Community Improvement District**

AGENDA & NOTICE OF MEETING OF BOARD OF DIRECTORS
3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

EXHIBIT A

DATE: June 2, 2003
TIME: 1 PM CST
PLACE: 5912 East Bannister Road, KCMO 64134

I. CALL TO ORDER

1. Determination of Quorum
2. Certification of Meeting Public Notice
3. Opening remarks/meeting protocols

II. OLD BUSINESS


1. Approval of April & May regular meeting minutes

III. NEW BUSINESS

1. Presentations - none scheduled
2. Public comments/remarks
3. Treasurer's Report
 - a. Financial statements
 - b. Sales/Real Estate tax assessments
 - c. Web Site
 - d. Other
4. Legal Report
 - a. Director vacancies
 - b. RFP-District Manager
5. District Report
 - a. RFP-Clean/Secure/Green Program
 - b. Office Update
 - c. Grant for Santa Fe Trail Association Convention
 - d. Hillcrest Road Irrigation System Coop Agreement
 - e. Newsletter
 - f. Master Membership/South KC Chamber of Commerce
 - g. KCATA Transit Grant
 - h. MODOT 435 Trails Sculptures
 - i. Metro Green Trails Program (MARC)
 - j. Other
6. Other Business

IV. ADJOURNMENT

I certify that a copy of this agenda and notice of meeting of the Board of Directors of the 3-Trails Community Improvement District was posted on the designated door of the District's office at 5912 East Bannister Road, Kansas City, Missouri 64134 on June 1, 2003 and 11:50 AM.

Signed: 

Louis Austin, Chairman of the Board

4/21/03

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
June 2, 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

Ben Benjamin

Bob Faulkner

Troy Marquis and Doug Webb were absent and two board positions are presently vacant.

Janet Larimer acted as Secretary of the meeting.

Others present:

Charles Renner, Esq., Husch & Eppenberger

Marvin Walker, resident

Barbara Engel, South Kansas City Chamber of Commerce

Paul Denzer, Hillcrest Bank Building

Jeanie Maskill, Bannister Mall

Craig Fischman

Chuck Oglesby, Copaken, White, & Blitt

Meeting Notice: The meeting notice was certified and attached to these minutes as Exhibit A.

Welcome visitors.

II. OLD BUSINESS:

- A. Approval of minutes: It was unanimously agreed to postpone minutes approval for April 7th and May 5th meeting until July 7th meeting.

III. NEW BUSINESS:

- A. Presentations: None scheduled.

B. Public Comments/Remarks:

1. Remarks by Jeanie Maskill, General Manager of Bannister Mall:
The new owners of the Bannister Mall are Spigel Properties based in San Antonio, Texas. Mr. Spigel's business objective is leasing up the mall. The mall is currently in a period of transition. All services are now in house.

C. Treasurer's Report:

1. Banking / Finance/Insurance/CID Real estate Tax/Sales Tax Assessments: Chairman, Lou Austin reviewed the District Revenues and Expenses and Balance Sheet Report as of May 28, 2003. Sales Tax declined due to due date. A motion was made to approve resolution (2003-06) empowering the treasurer to seek three bids for audit. After discussion the motion was seconded and unanimously approved.
2. Web Site: A preliminary link has been sent to board members to review. Demonstration planned for the Board at the July meeting. Maps are being developed with direct links and/or address information.

D. Legal Report:

1. Director Vacancies: Resolution (2003-07 Oral) nominating Paul Denzer and Jeanie Maskill for Directors and reclassify Director Doug Webb as Operator East. Upon recommendation of the nomination committee, a motion was made to accept nominations of Denzer and Maskill as Directors of the District. After discussion the motion was seconded and unanimously approved.
2. RFP-District Manager: A motion was made to approve Resolution (2003-05) seeking to employ a District Manager. After discussion the motion was seconded and unanimously approved. A committee consisting of Faulkner and Webb was established to make recommendations to the Board. Application will contain a letter of expression of interest, resume, and relationship with board members. Maximum exposure is desired. Deadline: June 25, 2003.

E. District Manager's Report:

1. RFP-Clean/Secure/Green Program: Committee has interviewed three contractors. Bid will include: North side of Bannister Road, both sides of Hillcrest Road, South of 87th Street, both sides of the outer ring road, and 93rd Street from Luby's to the KCS RR bridge. Services will include: grass mowing, trash removal, unauthorized

signage removal, landscaping, cleaning bus stops, empty trash cans, and returning shopping carts.

2. Office Update: Rent memo from Troy Marquis.
3. Grant for Santa Fe Trail Association Convention: Resolution (2003-08 Oral) to make the Santa Fe Trail Association Symposium a grant for \$5,000 for actual expenses incurred by the Association in holding the symposium. A motion was made to approve resolution 2003-08. After discussion the motion was seconded and unanimously adopted.
4. Hillcrest Road Irrigation System Corp. Agreement: Councilman Eddie assisting to set up meeting with City Legal to develop cooperative agreement between CID and City to contract the PIAC funded irrigation system. Will update board at July meeting.
5. Newsletter: no update.
6. KCATA Transit Grant: Updated board on grant.
7. MODOT 435 Trails Sculptures: Construction has started on trails sculptures and native planting within the 435 right of way between Bannister Road and 87th Street. Budgeted at \$500,000 approximately.
8. Metro Green Trails Program (MARC): Update on program.
9. South Kansas City Chamber of Commerce Membership Renewal: Barbara Engel met with Board Committee members Doug Webb and Bob Faulkner. The Chamber submitted a bid of \$12,000 for 12 months of service (July 1, 2003 to June 30, 2004). A motion was made to extend the membership for one year for \$12,000 to be paid quarterly. After discussion the motion was seconded and unanimously adopted.

IV. OTHER BUSINESS:

1. Lou Austin recommended that the Board consider extending the life and expanding the boundaries of the CID.

V. ADJOURNMENT

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