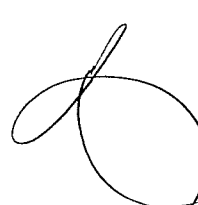


THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

CERTIFICATION OF MINUTES

CERTIFICATION OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON AUGUST 4, 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 SEPTEMBER 8, 2003.



LOU AUSTIN, CHAIRMAN



DATE



9/8/03



JANET LARIMER



DATE



3-Trails
Community Improvement District

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
August 4, 2003**

I. CALL TO ORDER

The meeting was called to order at 1:12 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

Troy Marquis

Director Ben Benjamin was absent and four board positions are presently vacant.

Lou Austin acted as Chairman and Janet Larimer acted as Secretary of the meeting.

Others present:

Charles Renner, Esq., Husch & Eppenberger, District Counsel

Jeanie Maskill, Bannister Mall

Steve Barnhouse, Copaken, White, & Blitt, Developer

Mary Mwangi, Atlantic Star Restaurant

Wynston Hayes, Atlantic Star Restaurant

Gary Ogzewalla, Copaken, White, & Blitt, Developer

Andy Patel, MHS Hospitality Group

Marvin Walker, resident

Meeting Notice: The meeting notice 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 with corrections for April 7th, May 5th, and June 2nd meetings. After discussion the motion was seconded and unanimously approved.

III. NEW BUSINESS:

A. **Presentations:** None scheduled.

B. **Treasurer's Report:**

1. **Banking / Finance:** Treasurer, Troy Marquis reviewed the District financial statement through July 31, 2003. Received engagement letter from Marks, Nelson, Vohland & Campbell, LLC to prepare the CID's audit for fiscal year 2003 and 2004.
2. **Web Site:** In the refinement stages and will be ready to launch this week. Digital Evolution is ready to train those who will be working the web site.

C. **Legal Report:**

1. **District Manager:** The committee consisting of Austin & Faulkner (with Paul Denzer, individually) recommended that the Board defer any action to hire a District Manager. Recommend instead focusing on CID property owners issues and how the CID can help provide economic stimulation to the District. Focus on infrastructure, marketing, planning and developmental issues similar to the Cumberland, GA CID model. Keep expenses to minimum with Board managed entity.
2. **Director Vacancies:** Director Bob Faulkner resigned as CID Director per resignation letter dated July 30, 2003 attached as Exhibit B. Nominees Maskill and Denzer are expected to be KCMO approved by the September Board meeting.
3. **CPI Assessment Adjustment:** Recommendation to the Board to increase real estate Special Assessments as permitted by the petition. Estimated full increase would generate additional \$10,000 revenue per year. The Board received the resolution and will take it under advisement until the September meeting.

D. **District Manager's Report:**

1. **KCATA Grant:** The CID has received \$368,000 grant for District transit facility. CID must match with 20% CID funds or \$92,000 for total grant of \$460,000. Grant is designated for construction of a new public transportation facility within the CID District Federal funds for fiscal year 2005.
2. **Trails:**
 - a. **93rd Street:** Deadline for PIAC trail application is August 31, 2003. Mall owner is considering donation of a 30 foot easement to

CID across Bannister Mall property for the trail/greenway.
Letter of intent is being drafted for presentation to Mall owner and
CID Board.

E. Other:

1. 6th District FOCUS Center (East): (located in the CID office) will emphasize business issues. The other 6th District Focus Center (West - located at 99th and Holmes) will focus on residential issues.
2. Bannister Mall: Considering entry mats with the official CID trademarked logo.

Mall has agreed to purchase two limestone posts bearing National Park Service Santa Fe, Oregon, and California National Historic Trails logos that will be located on the historical trail alignment in conjunction with the anticipated 30 foot trail easement donation across Bannister property.

The Santa Fe Trail Association Symposium will be held on September 24th – 28th at the Bannister Mall theater facility.

3. Atlantic Star Restaurant: Grand opening will be this Friday.

IV. ADJOURNMENT

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

EXHIBIT A
AGENDA & NOTICE
Meeting of the Board of Directors
3-Trails Community Improvement District

Date: August 4, 2003
Time: 1:00 p.m.
Place: 5912 East Bannister Road
Kansas City, Jackson County, Missouri

I. CALL TO ORDER

- 1. Roll Call / Determination of Quorum
- 2. Certification of meeting minutes
- 3. Welcome / Meeting Protocols

II. OLD BUSINESS

A. Minutes – Approval of meeting minutes for March 3, 2003, April 7, 2003, May 5, 2003 and June 2, 2003. Approval of July 7, 2003 meeting minutes at September meeting.

III. NEW BUSINESS

- A. Presentations: none
- B. Treasurer's Report:
 - 1. Banking/Finance
 - 2. Insurance
 - 3. Sales / Real Estate Tax Revenues
 - 4. Web Site



C. Legal Report:

- 1. District Manager-Committee recommendation
- 2. Director Vacancies (resignation of Bob Fodder)
- 3. CPI assessment adjustment

D. District Manager's Report

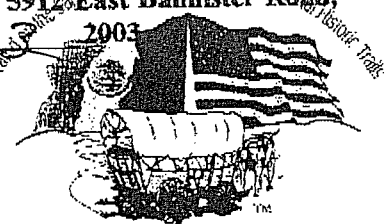
- 1. KCATA Grant – \$368,500 / CID Match \$92,125 / \$460,625 total.
- 2. Trails:
 - a. 93rd Street – Recommend CID submit PIAC application for trail construction from Old Santa Fe & 87th southwesterly along 3-Trails corridor to 71 Highway "box" site in Marion Park.

E. Other

IV. ADJOURNMENT

I certify that a copy of this agenda and notice of meeting of the Board of Directors of the 3-Trails Improvement District was posted on the door of the District's office at 5912 East Bannister Road, Kansas City, Missouri 64134 at 12:30 AM/PM on August 1, 2003

By: _____
Name Printed: _____
For: 3-Trails Community Improvement District



3-Trails
Community Improvement District



Historic Benjamin Ranch

6401 E. 87th Street
Kansas City, Mo. 64138

EXHIBIT B
AUGUST 4, 2003
BD Meeting

July 30, 2003

3 - Trails Community Improvement District
Attn: Mr. Lou Austin, Chairman
5912 East Bannister Road
Kansas City, Missouri

Dear Lou:

Please accept this letter as my resignation from the Board of Directors of the 3 - Trails Community Improvement District. It has been my distinct honor to serve on the board and to associate with such outstanding and talented board members.

I care about the 3 - Trails Board, the Community Improvement District and the future of the area. I hope that my resignation will let the Board redefine it's mission and focus mainly on property owner issues within the area.

Wishing you and the Board best of luck in your future endeavors.

Sincerely,
Ranch Entertainment, Inc.

Bob Fauikner
President

BF/rg



3-Trails
Community Improvement District

Where the West has never been so wild!