

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

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Marks, Nelson, Vohland & Campbell, LLC

Independent Auditors' Report

To the Board of Directors
3 Trails Community Improvement District
Leawood, Kansas

We have audited the accompanying statement of financial position of 3 Trails Community Improvement District (the "District") (a political subdivision) as of April 30, 2003, and the related statements of activities and cash flows for the period of inception to April 30, 2003. These financial statements are the responsibility of the District's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with auditing standards generally accepted in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of 3 Trails Community Improvement District as of April 30, 2003, and the results of its operations and cash flows for the period of inception to April 30, 2003, in conformity with accounting principles generally accepted in the United States of America.

Marks Nelson Vohland & Campbell, L.L.C.
Marks, Nelson, Vohland & Campbell, LLC

Overland Park, Kansas
August 6, 2003

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

STATEMENT OF FINANCIAL POSITION

APRIL 30, 2003

Assets

Current Assets:

Cash and cash equivalents	\$	47,399
Accounts receivable		<u>5,588</u>
Total assets	\$	<u><u>52,987</u></u>

Liabilities and Net Assets

Liabilities:

Accounts payable	\$	1,710
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Net assets:

Unrestricted		<u>51,277</u>
Total liabilities and net assets	\$	<u><u>52,987</u></u>

The accompanying notes are an integral part of these financial statements.

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF ACTIVITIES
FOR THE PERIOD OF INCEPTION TO APRIL 30, 2003

Revenue:	
Real estate special assessment revenue	\$ 171,538
Sales tax revenue	<u>36,923</u>
Total revenue	208,461
Expenses:	
Chamber of commerce dues	5,000
Contract services	16,000
Insurance	10,412
Interest expense	467
Legal fees	69,232
Licenses, fees and permits	200
Miscellaneous	47
Newsletters	90
Office expense	161
Office rent	4,883
Other professional fees	16,629
Signs and directories	1,989
Start-up costs	29,978
Utilities	<u>2,096</u>
Total expenses	<u>157,184</u>
Increase in net assets	51,277
Net assets, beginning of period	<u>-</u>
Net assets, end of period	<u>\$ 51,277</u>

The accompanying notes are an integral part of these financial statements.

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT
STATEMENT OF CASH FLOWS
FOR THE PERIOD OF INCEPTION TO APRIL 30, 2003

Cash flows from operating activities:	
Increase in net assets	\$ 51,277
Adjustments for changes in current assets and liabilities:	
Increase in accounts receivable	(5,588)
Increase in accounts payable	<u>1,710</u>
Net cash provided by operating activities	47,399
Cash flows from financing activities:	
Borrowing from line of credit	121,860
Repayment of line of credit borrowing	<u>(121,860)</u>
Total increase in cash	47,399
Cash and cash equivalents, beginning of period	<u>-</u>
Cash and cash equivalents, end of period	<u>\$ 47,399</u>

Additional Information

Total interest paid during the period	<u>\$ 467</u>
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The accompanying notes are an integral part of these financial statements.

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS

APRIL 30, 2003

1. **Summary of Significant Accounting Policies:**

a. **Nature of Organization**

The 3 Trails Community Improvement District (the "District") is a political subdivision created pursuant to Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri, and was formed by the City Council of Kansas City, Missouri by Ordinance Number 020753 adopted on June 27, 2002. The District is located in the southeastern part of Kansas City, Missouri and was organized to provide various marketing, maintenance and transportation services to improve the area within its boundaries and enable it to attract future economic development. The District will continue to exist and function for a period of three years following the date of the Ordinance that established it.

b. **Basis of Accounting**

The financial statements have been prepared using the accrual basis of accounting. Under the accrual basis of accounting, revenues are recorded as earned and expenses are recorded at the time liabilities are incurred.

c. **Revenue Recognition**

District revenue comes from two sources. The first source is a one-eighth of one percent sales tax on all sales within the District until the District is terminated. Sales tax revenue is recognized in the month that it is reported and paid to the State of Missouri by the businesses paying the tax. The second revenue source is a special assessment levied against each tract of real estate within the District. The assessment amount is voted on each year by District property owners. For 2002, the approved assessment was sixty two cents (\$.62) per one hundred dollars (\$100) of assessed value. This revenue is recognized in the year that it is assessed by Jackson County, Missouri.

d. **Cash and Cash Equivalents**

For the purposes of the statement of cash flows, the District considers all highly liquid short-term investments with a maturity of three months or less to be cash equivalents.

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

NOTES TO THE FINANCIAL STATEMENTS - CONTINUED

APRIL 30, 2003

1. **Summary of Significant Accounting Policies - Continued:**

e. Estimates

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires the District management to make estimates and assumptions that affect certain amounts and disclosures. Accordingly, actual results may differ from those estimates.

f. Income Taxes

The District, as a political subdivision, is exempt from all federal, state and local income taxes.

2. **Missouri Sunshine Act Compliance**

On July 8, 2002 the District board of directors passed a resolution expressing its intent to conform to the Missouri Sunshine Act. This Act requires that all meetings, records, votes, actions, and deliberations of public governmental bodies within the state be open to the public unless otherwise provided by law.

3. **Related Party Transactions**

The District reimbursed various district property owners and the City of Kansas City, Missouri for start-up costs they incurred. These payments were as follows:

Property Owners:	
485 Property	\$5,000
Benjamin Ranch	1,000
BP-SP Associates, LLC	5,000
Topper Schumaker	8,300
Other Related Party:	
City of Kansas City, Missouri	<u>1,122</u>
Total related party start-up cost reimbursements	\$20,422
Total start-up cost paid to unrelated parties	<u>9,556</u>
Total start-up cost expense	<u>\$29,978</u>

THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

CERTIFICATION OF MINUTES

CERTIFICATION OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON SEPTEMBER 8, 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 OCTOBER 6, 2003.



LOU AUSTIN, CHAIRMAN

10-6-03

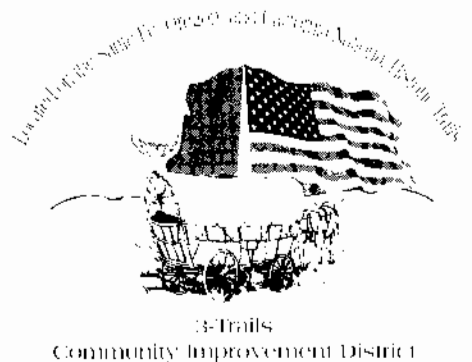
DATE



JANET LARIMER

10-6-03

DATE



**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
September 8, 2003**

I. CALL TO ORDER

The meeting was called to order at 1:09 p.m. at 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

1. Oath of Office: Legal Counsel administered the Oath of Office to Paul Denzer and Jeanie Maskill, newly elected members of the Board of Directors (the "Board") as required by the Missouri Constitution, Article 7, Section 11.
2. Roll Call / Determination of Quorum: Board of Directors Members were present as follows:

Board Members:

- Lou Austin
 - Ben Benjamin
 - Paul Denzer
 - Troy Marquis
 - Jeanie Maskill
- two 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
- Gary Ogzewalla, Copaken, White, & Blitt, Developer
- Kim Bartalos, Copaken, White & Blitt, Developer
- Andy Patel, MHS Hospitality Group
- Marvin Walker, resident
- Tony Privitera, Vice President, Mark One Electric Company
- Debbie Scott, South Kansas City Chamber of Commerce
- Eric Jones, South Kansas City Chamber of Commerce
- Carolyn Vellar, 6th District FOCUS Center Coordinator



3. Meeting Notice: The meeting notice was certified and attached to the minutes as Exhibit A.
4. Welcome visitors.

II. OLD BUSINESS:

**3-Trails
Community Improvement District**

[Handwritten Signature]
Secretary's Initials

- A. Approval of minutes: A motion was made to approve the meeting minutes for July 7th, August 4th, and August 5th, 2002 meetings. After discussion the motion was seconded and unanimously approved. Directors Maskill and Denzer abstained from the vote.

III. NEW BUSINESS:

A. Presentations:

1. Debbie Scott & Eric Jones, South Kansas City Chamber of Commerce: Introduced Chamber awards program for most over all Improved business including exterior appearance. Red Lobster at Bannister Mall was awarded the first plaque.
2. Carolyn Vellar, 6th District FOCUS Center Coordinator: Gave brief history of KCMO FOCUS center program and plans for the new FOCUS centers in the 6th District.

B. Treasurer's Report:

1. Banking / Finance: Treasurer, Troy Marquis reviewed the District financial statement through August 31, 2003.
2. Insurance: Investigating CID coverage for antique items on loan from KCMO Parks and Recreation Department.
3. Sales / Real Estate Tax Revenues: none.
4. Web Site: Web Site is complete and on line. Recommend that Directors start using Web Site for communication. A communication test of the September 8th meeting minutes between Secretary and Treasurer will be made prior to communication with the rest of the Directors.
5. CID Office Lease: Motion made amending the start date of the CID office lease to August 1, 2003, and end on July 31, 2005 or earlier upon termination of the CID. After discussion the motion was seconded and unanimously approved. Director Austin recused himself from vote. Amendment of the CID office lease attached to meeting minutes as Exhibit B.
6. Audit: Motion made to accept audit for fiscal year 2003, transmit one copy to the City by District Legal Counsel and maintain one copy for CID permanent records. After discussion the motion was


seconded and unanimously approved. Audit attached to meeting minutes as Exhibit C.

C. Legal Report:

1. CPI Assessment Adjustment: Motion to increase real estate Special Assessments Rate for 2003 to \$.65 per \$100.00 as permitted by the petition. After discussion the motion was seconded and unanimously approved.

D. District Manager's Report:

1. KCATA Grant: Request made to authorize spending up to \$3,000 for feasibility study and earmarking additional \$92,000 for KCATA Grant designated for construction of a new public transportation facility within the CID District. These sums represent 20% (\$95,000) local match required to qualify for 80% matching federal funds (\$375,000). After discussion the motion was seconded and unanimously approved. Letter from KCATA attached to meeting minutes as Exhibit D. A committee consisting of Directors Austin and Marquis was established to make recommendations to the Board regarding KCATA Transit Grant
2. Letter of Intent – Stanley Spigel (Bannister Mall): Motion was made to sign letter of intent with certain changes. After discussion the motion was seconded and unanimously approved. Letter from Stanley Spigel with Board suggested changes attached to meeting minutes as Exhibit E.
3. Letter from Topper Schumacher Family Limited Partnership and Sara N. Schumacher, Trustee: Letter accepted and taken under advisement as a part of the CID term extension and boundary expansion strategic evaluation. Legal Counsel recommended that Board create a committee evaluating CID term extension and boundary expansion before the end of the year. Letter requesting annexation attached to meeting minutes as Exhibit F.
4. Letters from Lou Austin and Stephen Lampone regarding loan of certain Parks Department artifacts: Oral Resolution authorizing the Director Austin to accept items from Parks and Recreation Department in loan with no insurance liability for articles replacement/loss. After discussion the resolution was seconded and unanimously approved. Letter from Lou Austin attached to meeting minutes as Exhibit G1. Letter from Stephen Lampone attached to meeting minutes as Exhibit G2.


Secretary's Initials

5. Safeguard Alarms security system: Deferred to October 6th meeting for further review. A committee was established to make recommendation to the Board. Committee consists of Maskill and Denzer. Bid from Safeguard Alarms attached to meeting minutes as Exhibit H.

6. Activity Summary for CID Administrative office and Reservation Form: Currant Activity Summary for August and September 2003 and an example of the Reservation Form provided to the Board for review.

7. FOCUS Review Board application: Sara N. Schumacher, 3-Trails West, Inc., Anne O'Hare, Historical Society of Santa Fe, and Lou Austin, CID, have requested the FOCUS Review Board to evaluate and rate certain 3-Trails Corridor PIAC applications.

E. Other: No public comments and communications were recieved.

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: September 8, 2003

Time: 1:00 p.m.

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

I. CALL TO ORDER

1. Oath of office – Directors Denzer and Maskill
2. Roll Call / Determination of Quorum
3. Certification of meeting notice
4. Welcome / Meeting Protocols

II. OLD BUSINESS

- A. Minutes – Approval of minutes: July 7, 2003, August 4, 2003, and August 5, 2002 (note: Board omitted official approval).

III. NEW BUSINESS

A. Presentations:

1. Debbie Scott – Eric Jones, South Kansas City Chamber of Commerce.
2. Carolyn Vellers – 6th District FOCUS Center (West)

B. Treasurer's Report:

1. Banking/Finance
2. Insurance
3. Sales / Real Estate Tax Revenues
4. Web Site
5. Communication: Letter dated August 12, 2003 from Sara N. Schumacher, Managing Partner, Topper Schumacher Family Limited Partnership requesting lease amendment to start CID office lease on August 1, 2003, and end on July 31, 2005 or earlier termination of CID.

RECOMMENDATION: Approval.

6. Communication: Audit for CID Fiscal Year ending April 30, 2003 (Marks Nelson et. al.).

RECOMMENDATION: (1) Acceptance of audit, (2) Transmit of audit to City of Kansas City, Missouri by CID Council as required by statute, and (3) File audit master copy with permanent CID records.

C. Legal Report:

1. Communication: Resolution authorizing CID property assessment adjustment formula authorized under CID petition and statute

RECOMMENDATION: Board approval.

D. District Manager's Report



3-Trails
Community Improvement District

1. Communication: Letter from Mark Swope, Director of Planning, Kansas City Area Transportation Authority, Dated September 4, 2003, regarding CID approved Federal CMAQ grant for construction of public transit center facility within District.

RECOMMENDATION: Encumbrance of \$95,000 for CID 20% required local match portion (\$92,000) for 80% matching CMAQ grant (\$368,000) for construction of District public transit facility and 20% required local match (not to exceed \$3,000) for 80% matching Federal grant (not to exceed \$12,000) to fund required feasibility study. CID local match commitment shall not exceed \$95,000 and shall not obligate CID to fund transit center operating costs. Board approval required.

FUNDS REQUESTED: \$95,000 encumbered with authorization to release feasibility study CID match portion not to exceed \$3,000.

2. Communication: Letter on Intent dated August 27, 2003 signed by Stanley Spigel (owner-Bannister Mall) offering to donate a 30 foot easement to CID for a public trail / greenway (3-Trails Corridor) across Bannister Mall property generally on the alignment of the Santa Fe, Oregon, and California National Historic Trails.

RECOMMENDATION: Board authorization for Chairman to execute CID acceptance of Spigel Letter of Intent.

FUNDS REQUESTED: NONE

3. Communication: Letter Dated August 25, 2003 from Topper Schumacher Family Limited Partnership and Sara N. Schumacher, Trustee, requesting annexation of certain real property adjoining CID at Schumacher Park and 93rd Street into the CID.

RECOMMENDATION: Take letter under advisement as a part of the CID term extension and boundary expansion strategic evaluation.

FUNDS REQUESTED: NONE

4. Communication: Letter Dated August 25, 2003, from Lou Austin (CID) to Stephen F. Lampone (Kansas City Parks and Recreation Department) and letter dated August 29, 2003 from Stephen F. Lampone to Lou Austin regarding loan of certain Parks Department antique artifacts to CID for public display in the CID Administrative office.

RECOMMENDATION: Board approval of Parks Department artifacts loan per terms of letters with CID Treasure to advise CID insurance carriers as may be appropriate.

FUNDS REQUESTED: NONE

5. Communication: Proposal Dated August 25, 2003, from Safeguard Alarms to CID to install security system at CID Administrative office and provide month to month monitoring.

RECOMMENDATION: Exempt from public bidding process and approve. Anticipated operational date, if approved, October 1, 2003.

FUNDS REQUESTED: (Fiscal Year 2004) \$1,144.60

6. Communication: Activity summary for CID Administrative office for August and September 2003.

RECOMMENDATION: NONE – information to Directors.

FUNDS REQUESTED: NONE

7. Communication: FOCUS Review Board (South Kansas City Chamber of Commerce) application dated August 27, 2003 signed by Sara N. Schumacher, 3-Trails West, Inc., Anne O'Hare, Historical Society of Santa Fe, and Lou Austin, CID, requesting FOCUS Review Board review and rating of certain 3-Trails Corridor PIAC applications.

RECOMMENDATION: NONE – information to Directors.

FUNDS REQUESTED: NONE

E. Other: Public comments and communications.

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 3:10 AM/PM on September 5, 2003.

By: _____

Name Printed:

For: 3-Trails Community Improvement District

Lou Austin, Chairman

13

August 12, 2003

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
5912 East Bannister Road
Kansas City, Missouri 64134

Re: Lease Dated April 7th, 2003
Amendment to Lease Start-Up Date

Attention: Treasurer
Mr. Troy Marquis

Dear Mr. Marquis:

This letter is to advise the District that all of the leasehold improvements/
customizing on space 5912 have been completed as of August 1, 2003. We request
that the full lease payment for year #1 in the amount of \$2,477.75 begin effective
August 1, 2003.

We further request that the lease term be amended to begin on August 1, 2003 and expire
on July 31, 2005 or the termination date of the community improvement district, whichever
first occurs, Except for the date all other lease terms remain the same.

If this letter is acceptable please sign in the space below. Retain one copy for your
files and return the other to us:

TOPPER SCHUMACHER FAMILY LIMITED PARTNERSHIP
6200 East Bannister Road
Kansas City, MO 64134-1141

Your attention on this matter is very much appreciated. Thank you.

Yours very truly,

TOPPER SCHUMACHER FAMILY LIMITED PARTNERSHIP

Sara N. Schumacher
Sara N. Schumacher
Managing Partner

SNS/la

cc: CID lease file, FLP corres. file

ACCEPTED:

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

By: _____
Title Date

August 12, 2003

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
5912 East Bannister Road
Kansas City, Missouri 64134

Re: Lease Dated April 7th, 2003
Amendment to Lease Start-Up Date

Attention: Treasurer
Mr. Troy Marquis

Dear Mr. Marquis:

This letter is to advise the District that all of the leasehold improvements/
customizing on space 5912 have been completed as of August 1, 2003. We request
that the full lease payment for year #1 in the amount of \$2,477.75 begin effective
August 1, 2003.

We further request that the lease term be amended to begin on August 1, 2003 and expire
on July 31, 2005 or the termination date of the community improvement district, whichever
first occurs, Except for the date all other lease terms remain the same.

If this letter is acceptable please sign in the space below. Retain one copy for your
files and return the other to us:

TOPPER SCHUMACHER FAMILY LIMITED PARTNERSHIP
6200 East Bannister Road
Kansas City, MO 64134-1141

Your attention on this matter is very much appreciated. Thank you.

Yours very truly,

TOPPER SCHUMACHER FAMILY LIMITED PARTNERSHIP


Sara N. Schumacher
Managing Partner

SNS/la

cc: CID lease file, FLP corres. file

ACCEPTED:

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

By: _____
Title Date



KANSAS CITY AREA TRANSPORTATION AUTHORITY

1200 EAST 18TH STREET
KANSAS CITY, MO 64108
(816) 346-0200

10

September 4, 2003

Mr. Lou Austin
Three Trails Community Improvement District
5904 E. Bannister Rd
Kansas City, MO 64134-1141

Dear Mr. Austin,

As you know, the Kansas City Area Transportation Authority and the Three Trails CID share a desire to develop a transit center facility within the CID boundaries to better facilitate transit activities and to aide in the linkage of different transportation modes. Last year the ATA applied for funding for the project from the Federal Congestion Mitigation/Air Quality (CMAQ) Program with the CID's commitment to provide the required 20% local match funding. The initial request was for \$1.2 million of Federal CMAQ funding to be matched locally with \$300,000 provided by the CID. The ATA was actually awarded \$368,000, which will require a local match from the CID of \$92,000.

Before the Federal funding that has been made available can be accessed, the Federal Transit Administration requires a feasibility study that will help establish the viability and transit justification for the project, determine the preferred project site within the CID, assess environmental issues and determine the adequacy of the funding available. The CMAQ funding awarded is probably not adequate to fully develop the transit facility envisioned for the CID. However, ATA is prepared to pursue additional Federal funding once the feasibility study is completed and there is a better estimate of actual transit center costs.

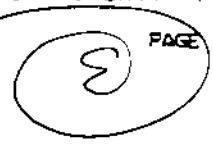
This feasibility study can be initiated by the end of September and will cost no more than \$15,000. Transystems Corporation and Patti Banks and Associates will lead the study and will coordinate closely with the CID. The ATA will make available Federal funding to cover 80% of the cost of the study. The required 20% local match, not to exceed \$3,000, will have to be provided by the CID and will need to be part of an agreement between ATA and the CID on the feasibility study.

The CID is reminded that ATA's long term financial situation is very uncertain and that unless additional operating revenues are secured, ATA faces significant service cuts beginning in January, 2004. Because of these looming cuts and ATA's current financial situation, ATA may not be able to commit to continuing development of new facilities like this transit center beyond the feasibility phase unless additional funding to operate the transit center is identified.

Sincerely,

A handwritten signature in black ink, appearing to read "Mark Swope", is written over a horizontal line.

Mark Swope, Director of Planning



LETTER OF INTENT

TO DEDICATE TRAIL/GREENWAY EASEMENT

This letter of intent is between Spigel Properties, 5600 East Bannister Road, Kansas City, Missouri 64137 ("SPIGEL") and 3-Trails Community Improvement District, 5912 East Bannister Road, Kansas City, Missouri 64134 ("CID").

SPIGEL AND CID desire to have a trail/greenway constructed in the southeast parking lot of the Bannister Mall between Hillcrest Road and Bannister Road generally following the alignment of the Santa Fe, Oregon and California National Historic Trails. The trail/greenway is consistent with the Blue Ridge Corridor Plan, the FOCUS Plan of Kansas City, Missouri, Mid America Regional Council's Creating Quality Places and Transit Supportive Development, the Certification Agreement between Bannister Mall and the National Park Service, the Metro Green Regional Trails Plan and the provisions of the existing TIF plan for Bannister Mall.

SPIGEL agrees to dedicate a public easement to CID (a political subdivision of the State of Missouri) for construction of a trail/greenway over the Bannister Mall property. The easement corridor will be 30' (thirty feet) in width.

CID will determine the precise easement alignment and legal description with appropriate input from the National Park Service, the City of Kansas City, Missouri, and appropriate historical trails organizations.

SPIGEL shall have the right to approve the final easement alignment including the right to place reasonable vehicular/pedestrian crossings over the trail/greenway easement to service the Mall property.

CID will, at its cost and expense, prepare the easement document for execution and recording in Jackson County, Missouri.

CID will, at its cost and expense, endeavor to secure the necessary funding required to construct the trail/greenway including the preparation of plans and specifications which SPIGEL shall have the right to approve.

SPIGEL shall have the right, at its expense, to reasonably relocate the trail/greenway to accommodate future development of the Bannister Mall property.

CID intends to enter into a cooperative agreement with the Kansas City Parks and Recreation Department for the overall management and maintenance of the trail/greenway.

SPIGEL and CID agree to construct an additional trail/greenway segment connecting the public transit facility contemplated for the Bannister Mall through the Kansas City Transit Authority with the intent being to provide pedestrian access from the transit facility to the historical trail/greenway and vice versa. The connector trail/greenway will be constructed on the same conditions as the historic trail/greenway set out above.

Dated this 27th day of August, 2003.

SPIGEL PROPERTIES

By: [Signature] Title
3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

By: Lou Austin, Chairman of the Board



(F)

August 25, 2003

Board of Directors
3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
5912 East Bannister Road
Kansas City, Missouri 64134

RE: Petition for Annexation

Dear Board:

Please consider this letter as our formal petition for annexation of the property commonly known as 6200 East Bannister Road into the 3-Trails Community Improvement District.

The property consists of approximately 28 acres and abuts the existing Community Improvement District boundaries at Schumacher Park and the 93rd Street south right of way line.

The Board's consideration of our petition is respectfully requested.

Thank you very much.

Yours very truly,

SARA N. SCHUMACHER MARITAL TRUST DTD 12-30-88


Sara N. Schumacher
Trustee

TOPPER SCHUMACHER FAMILY LIMITED PARTNERSHIP


Sara N. Schumacher
Managing Partner

SNS/la

cc: MI corres., FLP corres.

August 25, 2003

#13

Faxed only: 513-7574
cc: Board of Directors
3-Trails West, Inc.
CID corres. file

G-1

TO: Mr. Stephen E. Lampone
Superintendent of Parks
Kansas City Parks and Recreation Department
4600 East 63rd Street
Kansas City, Missouri 64130

TO: Councilman
MR. CHARLES A
EDDY
FYI

FROM: Lou Austin
Chairman
3-Trails Community Improvement District
5912 East Bannister Road
Kansas City, Missouri 64134

RE: Loan of Parks Dept Artifacts to CID

Dear Steve:

The CID administrative office at 5912 East Bannister Road is now completed and we seek to furnish it as much as possible with historical items relating to the trails legacy of the District.

The CID is a public body - a political subdivision of the State of Missouri authorized and approved by the City of Kansas City, Missouri. Our meetings, records, and administrative offices are open to the public.

The CID office has been approved for a 6th District FOCUS Center that will emphasize business issues. This further enhances and expands the public/civic/municipal aspects of the CID administrative center.

The South Kansas City Chamber of Commerce uses the CID office for its Board of Directors, Executive Board, and FOCUS Review Board meetings.

Councilman Eddy and Brooks have an in-district office in the CID office as a part of the City FOCUS Center function.

Please consider this as our request to display a number of historical artifacts owned by Parks in the CID administrative office. The artifacts are currently stored in the barn at Minor Park.

The CID will display the artifacts with proper credit as being on loan from Parks in its administrative office which are open and available to the public. The CID carries full insurance coverage so that should not be an issue.

The artifacts will be cleaned and restored as necessary under the direct supervision of 3-Trails West, Inc., and affiliated historic trails organizations with consultation as necessary with the National Park Service.

The loan is on a month to month basis and may be cancelled by Parks and/or the CID at any time.

We are ready to meet with Parks staff to identify the items requested and properly document and inventory for Parks and CID records.

Please advise when we may proceed with the project - and we welcome you and Parks personnel to come visit our administrative office which Parks will of course utilize as needed through the City FOCUS Center. Thank you.





Board of Parks and Recreation Commissioners

C-1



"A Nationally Accredited Agency"

August 29, 2003

Kay Barnes,
Mayor

Sandra Doolin Aust,
President

Bob Lewellen,
Commissioner

Timothy O. Kristl,
Commissioner

William M. Washington,
Commissioner

CiCi Rojas,
Commissioner

Mark L. McHenry,
Director

Mr. Lou Austin
Chairman, 3 Trails Community Improvement District
5912 East Bannister Road
Kansas City, Missouri 64134

Dear Lou:

It was a pleasure meeting with you recently at the Minor Park antique barn.

As we discussed, we would be pleased to have you display some of the more interesting antique pieces at the Three Trails Community Improvement District office located at 5912 East Bannister Road.

The fact that the pieces will be cleaned, restored and placed on public view is what makes this arrangement so appealing. The fact that the C.I.D. is also an approved FOCUS Center that will eventually house an in-district office for Councilman Eddy and Brooks ensures that the exhibit will be seen by many.

Additionally, as we discussed, this will simply be a loan to the C.I.D. from Parks and Recreation. Should the need arise to retrieve the pieces, we understand that Parks and Recreation has the ability to do so.

I believe this is a fantastic partnership and we are happy to be involved in this project and many others in this area of the city.

Sincerely,

Stephen F. Lampone
Chief of Operations

C/Mark McHenry
Mark Bowland
Dave Burke
Mike Miller
Dick Nogosek

Safeguard Alarms, LLC

4

Three Trails Community Improvement
Dist.
5904 E. Bannister Rd.
Kansas City, MO 64134

Date Estimate #
8/25/2003 276

Qty Description

COMMUNITY CENTER SECURITY SYSTEM

This system will be a partition of the Alarm System Control Panel installed in
Louis Austin Legal Service, LLC

- 2 Ademco Standard Fixed Text Keypad
- 3 Motion Detector (Dual Tech)
- 2 Door / Window Sensors
- 8 Man Hours Installation Labor
- 1 1st Month Monitoring @ \$24.95

↳ OCT 1, 2003 TO APRIL 30, 2004
(CID FISCAL YEAR)
7 MOS @ \$24.95 = 174.65

Equipment and Installation \$969.95

FUNDS REQUESTED CURRENT CID FISCAL YEAR → \$1,144.60

SUMMARY OF MEETINGS

I-1

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

Administrative Office
5912 East Bannister Road
Kansas City, MO 64134

DATE	TIME	ORGANIZATION/PURPOSE
08/04/03	1:00 PM	CID Board of Directors Meeting – August Meeting
08/07/03	3:30 PM	Kansas City Area Transit Authority – Lou Austin & Jeanie Maskill Re: CID Transit grant
08/12/03	9:00 AM	FOCUS REVIEW BOARD – South Kansas City Chamber of Commerce - August meeting
08/14/03	10:00 AM	KCATA, Federal Transit Authority - Lou Austin Re: CID Transit grant
08/14/03	8:00 PM	PUBLIC IMPROVEMENT ADVISORY COMMITTEE (PIAC) – 6 th District Reception
08/27/03	2:00 PM	Ann O’Hare – Historical Society of New Santa Fe, Mike Graf and Lou Austin (PIAC) Re: PIAC application for 3-Trails Corridor 71 hwy to State Line Road.

Distribution: Board of Directors, CID corres.

SUMMARY OF MEETINGS

J-2

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
Administrative Office
5912 East Bannister Road
Kansas City, MO 64134

DATE	TIME	ORGANIZATION/PURPOSE
09/03/03	1:00 PM	Lou Austin, Bob Jergens, Ben Benjamin (Aventis Pharmaceuticals) Re: Trails/Development Issues
09/04/03	11:30 AM	SKCCC Board of Directors Meeting
09/08/03	1:00 PM	CID Sept. Board Meeting
09/09/03	9:00 AM	South Kansas City FOCUS Review Board
09/11/03	9:00 AM	Councilman Eddy and Lou Austin, KCMO Channel 2 Re: "Ask Your Councilman"
09/11/03	1:00 PM	CID Promotion Meeting
09/13/03	10:00 AM	Councilmen Eddy and Brooks Re: 6 th District Town Hall Meeting
09/22/03	9:30 AM	Councilmen Eddy, Brooks & Lou Austin Re: Business development
09/24/03	8:30 AM	SFTA Board of Directors meeting during 2003 SFTA symposium

Distribution: Board of Directors, CID corres.

FOR BOARD USE ONLY

Date Received: _____
File Number: _____

Part I FOCUS REVIEW BOARD APPLICATION

(J)

***PROJECT RATING IS REQUESTED WITH COPIES AS NOTED ON PAGE #3/3.
Please print or type. Applications must be signed and dated.

APPLICANT: 3-TRAILS WEST, INC.
1. NAME: HISTORICAL SOCIETY OF NEW SANTA FE
~~3-TRAILS COMMUNITY IMPROVEMENT DISTRICT~~

CLASSIFICATION

Individual Business Community/Neighborhood Organization Religious/Not-for-Profit
Political Subdivision of the State of Missouri

2. CONTACT PERSON:

Name: Lou Austin
Title: Chairman, 3-Trails Community Improvement District
Project Manager, 3-Trails West, Inc.
Address: 5904 East Bannister Road
City: Kansas City State: MO Zip: 64134-1141
Phone: 816.765.3900 Fax: 816.765.1689
E Mail: estate-planning@austinlivingtrust.com

3. SIGNATURE/AUTHORIZATION:

I HAVE THE AUTHORITY TO SIGN THIS APPLICATION ON APPLICANT'S BEHALF AND AUTHORIZE THE FRB TO RELEASE MY PROJECT RATING FORM TO THE CITY OF KANSAS CITY MISSOURI AND THE APPROPRIATE NEIGHBORHOOD ORGANIZATION(S).

Sign: Sara N. Schumacher Date: 08-27-03
Sara N. Schumacher, President, 3-Trails West, Inc.

Name Printed: Ann O'Hare
Ann O'Hare, President, Historical Society of New Santa Fe 08-27-03

My relationship to the applicant is:
Lou Austin, Chairman, 3-Trails Community Improvement District 08-27-03

Relationships are as noted above.

Please check the following boxes if these documents are included with this application:

Part II: Project Description

Part III: Area Map Sketch

Trailside Travelers Brochure (KCMO-NTDF)
Points #1 thru #5

(C10)

Part II PROJECT DESCRIPTION

1. Please briefly describe your project:

~~Construction of a 10' trail/greenway generally on the alignment of the Santa Fe, Oregon and California National Historic Trails from 123rd & State Line Road northeasterly to the intersection of the trail/greenway with the Raytown/Kansas City, Missouri City limits.~~

~~Trail will connect area historical trails sites and be marked with appropriate signage and historic exhibits and limestone posts.~~

~~Trail/greenway is consistent with the Blue Ridge Corridor Plan, 1999 3-Trails New Urban Plan (prepared by Patti Banks & Associates), Transit Supportive Development and Creating Quality Places published by Mid-America Regional Council, FOCUS Plan of Kansas City, Missouri and National Park Service protocols and guidelines.~~

~~Trail/greenway is officially designated as the "3-Trails Corridor" and is included in Mid America Regional Council's Metro Green Regional Trails Plan.~~

~~Construction to be funded by private and public resources.~~

~~Linkages from 3-Trails Corridor to Indian Creek Trail, Trolley Trail, and KATY Trail plus all Metro Green Trails and corridors.~~

2. Your project is in what school district?

Hickman Mills C-1, Center and Raytown

3. Have you contacted any Neighborhood Organization(s) about your project?

Yes

No

If yes, which organization: Various organizations and historical groups when 3-Trails Corridor was being proposed for inclusion in the Metro Green Trails plan.

What neighborhood(s) would be impacted by your project?

Various-residential and commercial - see attached Trailside Travelers brochure.

Part III AREA MAP

Please sketch the area affected by your proposed project in the space below. Show nearby streets, businesses, neighborhoods, schools, churches, and any historic landmarks.

We recommend you present your project on an aerial map. (Aerial maps may be obtained by contacting the Duplicating Services Department of KCMO at 816/513-1062).

See attached Trailside Travelers brochure - specifically points #1 (New Santa Fe) through #5 (85th Street Swales), inclusive.



NOTE: Rating is requested with copies to:

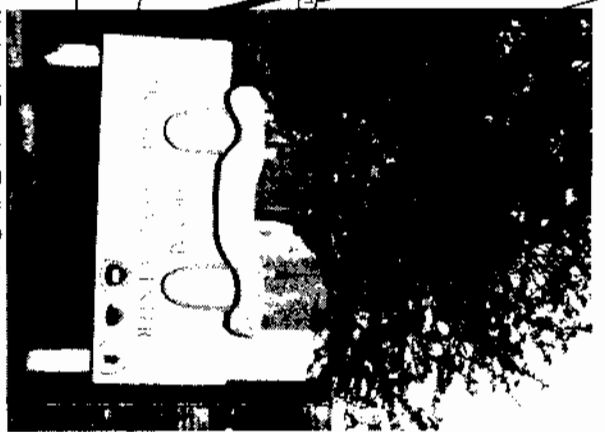
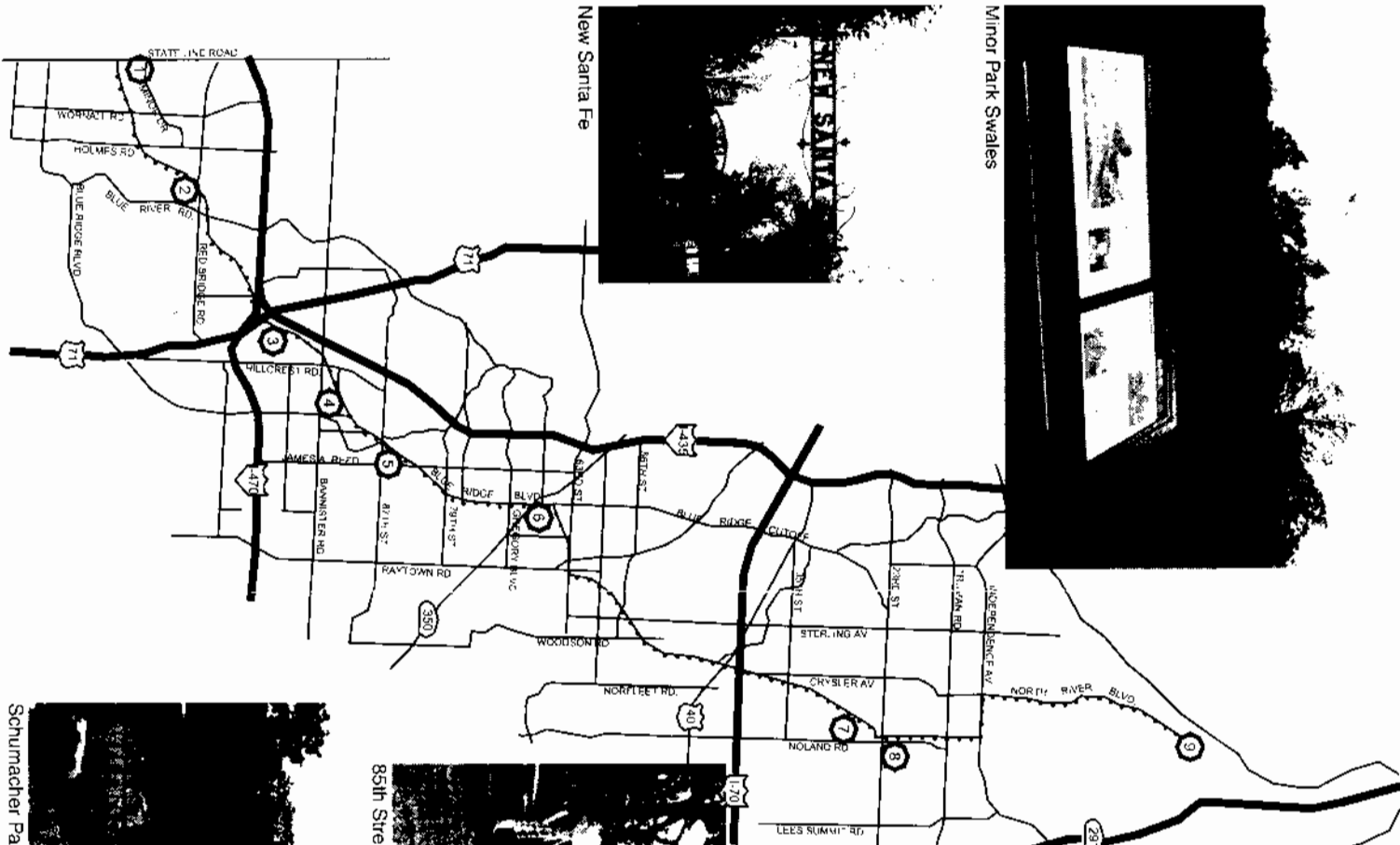
City Planning/Development KCMO
Economic Development Corporation of Kansas City
Public Works KCMO
Parks and Recreation KCMO
Public Improvement Advisory Committee
Councilman Dr. Charles A. Eddy
Councilman Alvin L. Brooks
National Park Service-Long Distance Trails - Santa Fe and
Salt Lake City offices.
Applicants



Minor Park Swales



New Santa Fe



National Frontier Trails Center



85th Street Swales



Schumacher Park

Points

1. **New Santa Fe**
 Rd. on Santa Fe Blvd. west of 9th St.
2. **Minor Park Swales** at the end of Indian Territory Blvd.
3. **Hart Bridge** at the end of Indian Territory Blvd. west of 9th St.
4. **Schumacher Park**, Kansas City, Missouri.
5. **85th Street Swales** at the end of Indian Territory Blvd. west of 9th St.
6. **Archibald Raytown** Swales at the end of Indian Territory Blvd. west of 9th St.
7. **National Frontier Trails Center**, Kansas City, Missouri.
8. **Historic Santa Fe** block that was built in the 1800s.
9. **Upper LaFarge's Sugar Cr** Boarding.

The apocryphal ending of Becknell's trip has him returning to the streets of Franklin and gutting a stiff saddlebag, to release the clatter and tinkle of Mexican silver on the stone gutters below, all to a mindful and eager audience. The very next year Becknell took the first wagons out over this virgin trace that he had blazed . . . three wagons loaded with trade goods for a commodity-starved Santa Fe, accompanied by almost two dozen men. From this moment on, the wagons never stopped rolling for almost sixty years.

The Santa Fe Trail saw mountain men, trappers and traders, soldiers and Indians, emigrants and gold seekers, all rush down its rutted course. But history would judge its most lasting legacy as a two-way trail of commerce.

"The vast prairie itself soon opened before us in all its grandeur and beauty. I had never before beheld extensive scenery of this kind. The many descriptions of the prairies of the West had forestalled in some measure the first impressions produced by the magnificent landscape spread out before me as far as the eye could reach, bounded alone by the blue wall of the sky."

-Edwin Bryant, 1846

The Oregon Trail was originally pioneered in 1827 by mountain man William Sublette, as a route to and through the Rocky Mountains to the rich fur trapping regions of the Northwest. Once again commerce was the motive, however not for trade, but to supply the ever spiraling demand that existed in the 1820's and 1830's for beaver felt hats. Sublette actually followed the Santa Fe Trail in this area before branching off to the northwest in present-day western Johnson County, to create "Sublette's Trace", the forerunner of the great road of emigration to the West, the Oregon Trail.

By 1836 this route was being followed by missionaries to the Indians in Oregon Territory. By the end of the decade emigrants began to surge down the Oregon Trail, as the nations last great push to the Pacific got underway. By 1841 the first wagon train destined for California settlement was on its way from this area, the famous Bidwell-Barlteson group, a precursor to thousands of people who followed much of the Oregon Trail in that decade to a home in California.

Human drama played out in all its varied forms on the Oregon and California Trails . . . tragedy struck the trail in 1846, when the Donners met their fate on a snowy Sierra slope . . . euphoria fueled the masses on the trail in 1849, when the world rushed down this road for a chance to seek gold in California . . . even that icon of the American West, the stagecoach, saw service on this route in the twilight years of the trails' use.

But it is the compelling image of families . . . barefoot children, gangly farmer of a father, mother in sunbonnet and calico . . . seeking a new life in the West, that is seared into the collective consciousness of most Americans when they think of the Oregon and California Trails.

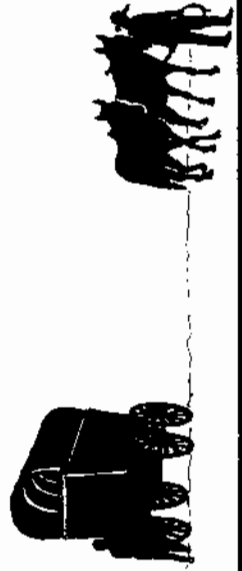
For almost four decades in this area, from the 1820's to the dawn of the Civil War in 1860, countless thousands followed their destiny down this trail and into the West . . . this very trail that winds invisibly, ghost-like, thru fresh cut lawns and pin oaks, by the Cape Cods and Split-Levels, under the blacktop and near the schoolyards of this south Kansas City neighborhood.

Along this very route came many of the movers and shakers of the American West . . . Kit Carson, he of trailblazing fame himself, came thru here regularly . . . Susan Shelby Magoffin, the teenage bride whose adventures on the trail with her landed gentry husband have become an integral part of trail lore, came this way in 1846 . . . James Beckwourth, the great black mountain man, knew this road . . . as did fellow trappers Jedidiah Smith and Jim Bridger. The peripatetic Josiah Gregg, author of Commerce of the Prairies, traveled this route with the traders caravans many times . . . Manuel Alvarez traveled this route as Mexican consul in 1841 . . . as did his fellow countrymen Jose Leandro Perea and Juan Montoya later in the decade, leading their own trader's caravans into independence. Even the Donner party, who's very name evokes an instant response, came down this road, and in fact camped at the "Heart Grove", located near present day 96th and Elmwood, before moving on out and into the West for their particular rendezvous with destiny.

But perhaps the greatest tribute should be saved for the nameless thousands we don't know, that carried their hopes and dreams out onto the plains and mountains.

That their hopes and dreams were much like ours today is a conceit we must allow ourselves, if we are to understand the passions that drove this great old road into the West.

**Craig Crease, Trail Historian
©1999-2000**



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