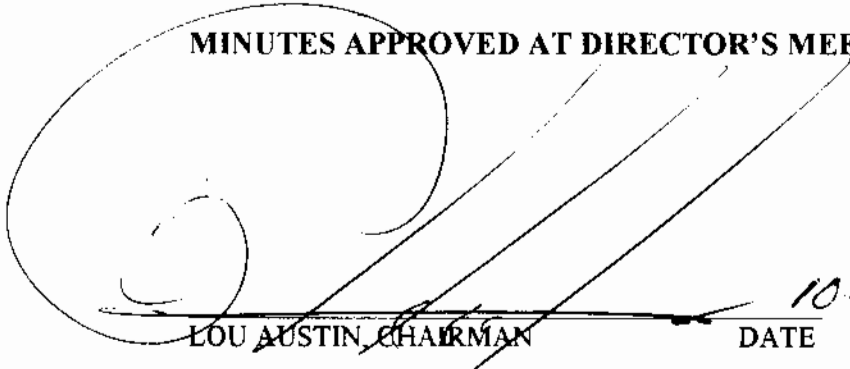


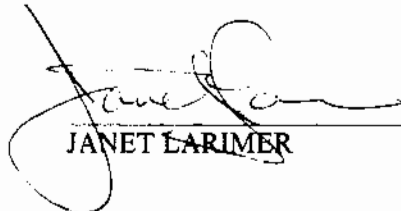
**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT**

**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, 6<sup>th</sup> 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 7<sup>th</sup>, August 4<sup>th</sup>, and August 5<sup>th</sup>, 2002 meetings. After discussion the motion was seconded and unanimously approved. Directors Maskill and Denzer abstained from the vote.

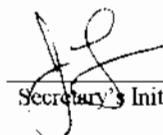
### III. NEW BUSINESS:

#### 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, 6<sup>th</sup> District FOCUS Center Coordinator: Gave brief history of KCMO FOCUS center program and plans for the new FOCUS centers in the 6<sup>th</sup> 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 8<sup>th</sup> 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

  
Secretary's Initials


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 6<sup>th</sup> 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 – 6<sup>th</sup> 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



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 93<sup>rd</sup> 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:

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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  
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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



**3 TRAILS COMMUNITY IMPROVEMENT DISTRICT**

**INDEPENDENT AUDITORS' REPORT  
AND FINANCIAL STATEMENTS**

**APRIL 30, 2003**

# 3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

## TABLE OF CONTENTS

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FINANCIAL STATEMENTS:	
Statement of Financial Position .....	2
Statement of Activities .....	3
Statement of Cash Flows .....	4
Notes to the Financial Statements .....	5 - 7



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, LLC*  
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>
<b>Total assets</b>	<b>\$</b>	<b><u>52,987</u></b>

**Liabilities and Net Assets**

**Liabilities:**

Accounts payable	\$	1,710
------------------	----	-------

**Net assets:**

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

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

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

**Date: October 6, 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 notice (Exhibit A-1)
- 3. Welcome / Meeting Protocols

**II. OLD BUSINESS**

- A. Minutes - Approval of minutes (with agenda): September 8, 2003.

**III. NEW BUSINESS**

- A. Presentations: None scheduled
- B. Treasurer's Report:
  - 1. Banking/Finance (Exhibit A-2)
  - 2. Insurance
  - 3. Sales / Real Estate Tax Revenues
  - 4. Web Site: Update- Director Passwords and Protocols (Janet)
- C. Legal Report:
  - 1. Update: Special assessment CPI Increase.

RECOMMENDATION: None.

FUNDS REQUESTED: None.

**D. District Manager's Report**

- 1. Communication: Letter of Intent dated September 19, 2003, between Spigel Properties and CID to dedicate 30' trail /greenway easement over Bannister Mall parking lot. (3-Trails Corridor / Metro Green Trails Plan). Revised per Board instructions. (Exhibit B).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

- 2. Communication: Proclamation dated September 25, 2003, signed by Mayor Kay Barnes, City of Kansas City, Missouri, regarding historical preservation efforts commending CID (and others). (Exhibit C).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.



3. Communication: KC Star article dated September 27, 2003 regarding MODOT trails sculptures / landscaping to be installed in 435 right of way between Bannister Road and 87<sup>th</sup> Street. (Exhibit D).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

4. Communication: Program for ceremony dedicating Trails Markers at Bannister Mall prepared by Missouri River Outfitters Chapter of the Santa Fe Trail Association. (Exhibit E).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

5. Communication: KC Star article dated September 29, 2003 regarding trails, SFTA Convention and economic development. (Exhibit F).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

6. Communication: E-mail from Councilman Dr. Charles A. Eddy (KCMO) to Mark McHenry (KCMO Parks and Recreation Department) regarding Schumacher Park and SFTA Convention picnic. (Exhibit G).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

7. Communication: E-mail from Councilman Dr. Charles A. Eddy (KCMO) to Lou Austin (CID) with photos of 3-Trails FOCUS Center dedication at 5912 East Bannister Road. (Exhibit H).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

8. Communication: Summary of Meetings held during September 2003 at CID Administrative Office. (Exhibit I).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

9. Communication: CID / KCATA Transit Facility update. (Exhibit J).

RECOMMENDATION: None. FYI to Board.



FUNDS REQUESTED: None.

10. Communication: Jackson County Advocate article dated September 25, 2003 regarding revitalization of Bannister Mall. (Exhibit K).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

11. Communication: Additional opportunities for proposed Educational/Medical/Transit Complex. (Exhibit L).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

12. Communication: Requesting for \$1,000 for additional equipment, fixtures and furniture. (Exhibit M).

RECOMMENDATION: Approval of Request.

FUNDS REQUESTED: \$1,000.

13. Communication: Memo from Charles G. Renner, Esq., regarding signs in public rights of way. (Exhibit N).

RECOMMENDATION: Distribute to Property Managers and Tenants.

FUNDS REQUESTED: None.

14. Communication: Security system installation at CID office. Consideration of additional bids and decision to implement installation of security system independent of public bidding process. (Exhibit O).

RECOMMENDATION: Select alarm provider.

FUNDS REQUESTED: Approval per provider selected.

15. Communication: Update on KCMO Parks and Recreation antiques liability for loss/damage.

RECOMMENDATION: None. FYI to the Board.

FUNDS REQUESTED: None.

16. Communication: Proposed modification of CID chart of accounts and financial statement format. (Exhibit P).

RECOMMENDATION: Board comment and input to CID Treasurer for evaluation and adoption.

FUNDS REQUESTED: None.

17. Communication: Nomination of additional Director(s) to CID Board.

RECOMMENDATION: Approval of nomination(s) with instructions to legal counsel for submission of nominee(s) to City of Kansas City, Missouri.

FUNDS REQUESTED: None.

E. 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 5 PM AM/PM on October 2 2003.

By: \_\_\_\_\_

Name Printed: LOU AUSTIN, CHAIRMAN  
For: 3-Trails Community Improvement District

# copaken white blitt

DEVELOPERS SINCE 1922

# memo

**To:** 3 Trails CID Board of Directors  
**From:** Troy Marquis, Treasurer  
**CC:** Charles Renner, Janet Larimer  
**Date:** October 8, 2003 ✓  
**Re:** Treasurer's Report

---

## Financial Report:

For the five month's of fiscal year 2004 the Net Revenues and Expenses totaled \$6,141 which is \$53,976 better than plan. Revenues were better than plan by \$23,308 and expenses were better than plan by \$30,668. For the month of September, we did not receive any notices related to sales tax deposits from the State of Missouri. Mr. Charles Renner, our counsel, is checking with the State to try and identify the problem. Very few expenses occurred this month. Primarily rent and operating expenses and legal fees. During the month, we paid \$2,328 towards our \$5,000 commitment to the Sante Fe Trails Symposium's local convention. A total of \$2,672 remains to be paid.

During the next month or two, I will be working with Lou to slightly revamp the look and feel of the financial statements, so if anyone has any concerns or suggestions on format, please submit those concerns to me in writing with in the next two weeks.

If you have any questions or would like to discuss further, please feel free to call me at 913-383-4527.

EXHIBIT A-2  
2/3

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT

BALANCE SHEET

AS OF SEPTEMBER 30, 2003

<u>ASSETS</u>	
CASH AND CASH EQUIVALENTS	
Cash - Depository Investment Account	65,116
	-
	<u>65,116</u>
<b>TOTAL ASSETS</b>	<u><u>65,116</u></u>

<u>LIABILITIES &amp; EQUITY</u>	
LIABILITIES	
Line of Credit - Hillcrest Bank	-
Systems Payable	-
Reserve for Encumbrances	
SKCCC membership	9,000
Sante Fe Trail Ass'n Symposium	<u>2,672</u>
	<u>11,672</u>
<i>HCATA feasibility study (20%) 3,000</i>	<u>14,672</u>
<b>TOTAL LIABILITIES</b>	<del>11,672</del> <u>14,672</u>

EQUITY			
Retained Earnings	47,303	✓ 47,303	<del>47,303</del>
Net Income	<u>3,141</u>	<u>6,141</u>	3,141
<b>TOTAL EQUITY</b>	<u>50,444</u>	<u>53,444</u>	50,444
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>65,116</u></u>	<u><u>65,116</u></u>	

EXHIBIT A-3  
3/3

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT  
REVENUES AND EXPENSES

	Current Month			Year to Date			Inception to Date		
	September 03			May 03 - September 03			Jul 02 - September 03		
	Actual	Committed	Variance	Actual	Committed	Variance	Actual	Committed	Variance
<b>REVENUE</b>									
Property Tax Revenue	-	-	-	-	-	-	171,538	190,000	(18,462)
Sales Tax Revenue	-	-	-	57,598	34,323	23,275	68,933	34,323	34,610
Interest Income	-	-	-	33	-	33	33	-	33
Grants	-	-	-	-	-	-	-	-	-
<b>TOTAL REVENUE</b>	-	-	-	57,631	34,323	23,308	260,504	224,323	36,181
<b>EXPENSES</b>									
<b>Administration</b>									
Wages	-	-	-	-	-	-	-	1,920	1,920
Payroll Taxes	-	-	-	-	-	-	-	300	300
Payroll Costs & Benefits	-	-	-	-	-	-	-	-	-
Office Rent	2,479	2,478	(1)	6,457	12,390	5,933	10,840	16,890	6,050
Electricity	365	150	(215)	1,565	675	(890)	2,523	2,325	(298)
Gas	-	50	50	136	275	139	1,174	700	(474)
Water	-	-	-	-	-	-	-	175	175
Office Supplies	-	50	50	85	500	415	174	1,500	1,326
Small Tools & Equipment	-	-	-	-	-	-	-	1,000	1,000
Postage & Delivery	8	525	517	47	2,625	2,578	119	4,625	4,506
Telephone	-	25	25	-	125	125	-	125	125
Newsletters	-	-	-	-	-	-	50	-	(50)
Contract Services	-	-	-	-	-	-	18,000	52,000	36,000
Legal Fees	2,847	4,000	1,153	14,056	20,000	5,944	81,874	50,074	(31,800)
Professional Services	-	5,000	5,000	8,950	14,500	7,550	23,579	34,212	10,633
Accounting & Auditing	-	-	-	4,000	10,000	6,000	4,000	20,000	16,000
Grants & Loans	-	-	-	-	-	-	-	3,000	3,000
Start Up Costs	-	-	-	-	-	-	28,978	35,188	5,208
Signs & Directories	-	-	-	-	-	-	1,988	1,750	(238)
Programs/Events	-	5,000	5,000	5,000	5,000	-	5,000	5,000	-
Advertising	-	-	-	703	-	(703)	703	-	(703)
Dues & Subscriptions	-	-	-	12,000	10,000	(2,000)	17,000	20,000	3,000
Licenses, Fees & Permits	-	-	-	300	45	(255)	500	505	5
Professional Insurance	-	-	-	-	5,000	5,000	10,412	9,000	(1,412)
Interest Expense	-	202	202	-	773	773	487	773	306
Miscellaneous	150	50	(100)	191	250	59	238	500	262
<b>Total Administrative Expenses</b>	<b>5,849</b>	<b>17,530</b>	<b>11,681</b>	<b>51,490</b>	<b>82,158</b>	<b>30,668</b>	<b>206,560</b>	<b>261,660</b>	<b>55,000</b>
<b>TOTAL EXPENSES</b>	<b>5,849</b>	<b>17,530</b>	<b>11,681</b>	<b>51,490</b>	<b>82,158</b>	<b>30,668</b>	<b>206,560</b>	<b>261,660</b>	<b>55,000</b>
<b>NET REVENUE &amp; EXPENSES</b>	<b>(5,849)</b>	<b>(17,530)</b>	<b>11,681</b>	<b>6,141</b>	<b>(47,835)</b>	<b>53,976</b>	<b>53,944</b>	<b>(37,237)</b>	<b>91,181</b>

EXHIBIT B  
1/2

**DONALDSON  
PROPERTIES, LTD.**

INVESTMENTS • REAL ESTATE

40 N.E. LOOP 410, SUITE 102  
SAN ANTONIO, TEXAS 78216

**STANLEY SPIGEL**  
(210) 349-3636

September 24, 2003

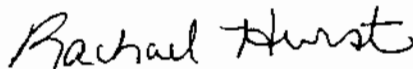
Mr. Lou Austin  
Living Trust  
5904 E. Bannister Road  
Kansas City, MO 64134-1141

RE: Letter of Intent

Dear Mr. Austin:

Enclosed are three executed copies of the Letter of Intent To Dedicate Trail/Greenway Easement. Please call if you have any questions or comments. I can be reached at 210-349-3595, ext. 102.

Sincerely,



Rachael Hurst  
Regional Property Manager

cc: Jeanie Maskill, General Manager, Bannister Mall

EXHIBIT B  
2/2

#2/5

LETTER OF INTENT

TO DEDICATE TRAIL/GREENWAY EASEMENT

This letter of intent is between Spigel Properties, 5600 East Bannister Road, Kansas City, Missouri 64134 ("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 ("3-Trails Corridor") 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 City of Kansas City, Missouri ("CITY") TIF plan for Bannister Mall.

SPIGEL agrees to dedicate a public easement to CID (a political subdivision of the State of Missouri and/or CITY) for construction by others of a trail/greenway over the Bannister Mall property, consistent with the existing CITY and state of Missouri TIF plans. The easement corridor will be 30' (thirty feet) in width.

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, which approval shall not be reasonably withheld.

SPIGEL shall have the right, at its expense, to reasonably relocate the trail/greenway to accommodate future development of the Bannister Mall property provided a continuous trail corridor is maintained.

CID will work to assemble the necessary trail easement, which SPIGEL and CID understand requires easements from Sears and Dillards to complete. CID and/or CITY intend 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 agrees, if necessary, to dedicate additional trail/greenway sufficient to connect the public transit facility contemplated for the Bannister Mall area by the Kansas City Transit Authority with the intent being to provide pedestrian access from the transit facility to the 3-Trails Corridor and vice versa. The connector trail/greenway will be constructed on the same conditions as the 3-Trails Corridor.

Dated this 19th day of September, 2003

SPIGEL PROPERTIES

By: [Signature] Title

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

By: [Signature]  
Lou Austin, Chairman of the Board 9-19-03





## PROCLAMATION

*WHEREAS, on September 26, 2003, Three Trails West, Inc., in conjunction with the Three Trails Community Improvement District and the Missouri River Outfitters chapter of the Santa Fe Trail Association will place two limestone historic place markers at the alignment of the trails in the parking lot of the Bannister Mall; and*

*WHEREAS, the area to be marked has been certified by the National Park Service as part of the National Historic Trails System, and the markers will bear the logo of the National Park Service; and*

*WHEREAS, Stanley Spigel of Spigel Properties, the owner of Bannister Mall, has agreed to allow a thirty-foot easement on the mall property for the construction of a greenway known as the Three Trails Corridor. This trail will be part of the Mid-America Regional Council's Metro Green Trails Plan, and will follow a portion of the routes of the Oregon, California and Santa Fe National Historic Trails; and*

*WHEREAS, in addition to the dedication of these markers symbolizing the beginning of the construction of the corridor, the Santa Fe Trail Association will hold its national convention at Bannister Mall.*

*NOW, THEREFORE, I, KAY BARNES, MAYOR of KANSAS CITY, MISSOURI, do hereby salute Stanley Spigel, Jere Krakow and John Conoboy of the National Park Service, John Schumacher of Three Trails West, Inc., Mrs. John Mallinson of the Santa Fe Trail Association, John Atkinson of the Missouri River Outfitters chapter of the Santa Fe Trails Association, the Three Trails Community Improvement District, and the Mid-America Regional Council for efforts to promote the historical significance and the revitalization of this area.*

*Kay Barnes*  
 KAY BARNES, MAYOR

*Done this 25<sup>th</sup> day of September 2003.*





EXHIBIT D

# Public art enters a new era across area

By LINDA MAN  
The Kansas City Star

Don't look for the Taj Mahal, or Bermuda beaches. This is, after all, western Missouri. But if you need to find places that will let you forget your worries, flex your imagination and instill calm into an overstuffed day, we've got a list of backdrops that can do all that. And the set-building is certain to continue.

New sculptures will be placed along Interstate 435 later this year. And watch for a geyser sculpture in one of the most heavily traveled areas of Blue Springs.

## Trailblazing tribute

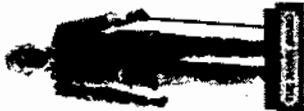
Sometimes art imitates art. When the Missouri Department of Transportation began forming ideas to honor the frontier trail history in south Kansas City, its planners liked what they saw in Hickman Mills.

The 150 tons worth of steel sculptures that the state plans to erect along Interstate 435 between 87th Street and Bannister Road should look familiar to many area residents.

## BEST SETTINGS

Among the best examples of art across the area:

- Plans for public art in Blue Springs
- The United Nations Peace Plaza in Independence
- Frontier trail sculptures
- Grandview sculptures celebrating the city's industrial heritage



Like similar sculptures near the Hickman Mills School District headquarters, the highway art will depict scenes from pioneer days in the 1800s when families and traders ventured across the same prairie.

"They will be reminders of what it looked like when the wagons went through," said Bill Billings, maintenance supervisor over roadsides for the Missouri Department of Transportation.

"(They will serve as) reminders of who we are, where we came from, and what people went through, the sacrifices they made."

The Santa Fe, California and Oregon Trails ran together through what is now south Kansas City before they split into separate paths to the West.

At Hickman Mills, about 15 tons of steel were cut to portray a camp scene described in the diary of a pioneer whose family camped there in 1849 while on its way to California.

The highway project will include outcroppings of rock, swatches of heirloom varieties of plants and other recreations of the former prairie. Sculptures should go up this fall, and the project is scheduled to be completed by mid-December, Billings said.

## Art and industry

In Grandview, officials wanted their art to reflect the city's industrial heritage when they dispersed seven steel-and-glass sculptures in high-visibility areas.

"We wanted something localized," said Cory Smith, city administrator.

Smith said Grandview has more industrial jobs per capita in Jackson County than any other city, aside from Kansas City. Grandview is

home to industries that make automotive equipment, sporting goods, foods and elevators. The city boasts 10,000 to 11,000 industrial jobs, Smith said.

Some cities, Smith said, have jazz concerts and barbecue contests. "We wanted to provide citizens more of a cultural aspect that celebrated hard work and industry."

Wanting to combine the high arts and heritage, the city contacted an artist and invited him over.

Smith said he finds the work "Blade" most intriguing.

"It's a simplistic piece...It's a steel frame that is very tall and narrow and goes up 25 to 30 feet in the air," Smith said. "The opaque glass creates an interesting effect when the light shines through. It has a character of its own."

"I'm not an art critic, but I know what I like."

Smith said residents have responded enthusiastically to the works — happy that they don't have to head to Kansas City's Nelson-Atkins Museum to include a bit of art in their lives.

The sculptures have been displayed since June 15 and can be viewed until Oct. 31.

The seven works are at six locations: City Hall, 1200 Main St.; the Truman Corners Shopping Center, 12208 S. U.S. 71; 502 Main St.; Fire Station No. 1, 7005 Highgrove Road; Fire Station No. 3, 5501 Harry Truman Drive; the Beckner property at Harry Truman Drive and West Frontage Road.

## Art for everybody

Blue Springs began its foray into public art in 2000 when it formed a commission, seeking to integrate art into residents' everyday lives.

It placed a 30-foot sculpture, called Blue Springs.Net, at the Adams Pointe Golf Club and Interstate 70 — within view of thousands of motorists cruising the highway.

Next, it tackled a mosaic train project in which the artist got local students to help create the work at Rotary Park at Railroad Lake.

And in the fall of 2004, the commission will erect a 25-foot tall geyser sculpture at I-70 and Missouri 7, where a commuter lot now stands.

"It's going to be a beautiful addition," said Lois Krueger, chairman

See ART, Page 25



**SANTA FE TRAIL ASSOCIATION  
TRAIL MARKER DEDICATION**

**BANNISTER MALL  
5600 E. BANNISTER ROAD  
KANSAS CITY, MO**

**SPECIAL THANKS TO:**

- THE NATIONAL PARK SERVICE FOR PERMISSION TO USE OFFICIAL TRAIL LOGOS ON THE LIMESTONE POSTS
- THE MAPPING AND MARKING COMMITTEE OF SFTA: JOHN ATKINSON, NANCY ROBERTSON AND JOHN SCHUMACHER (CHAIR) FOR GRANT SUPPORT OF THIS MAPPING PROJECT
- BANNISTER MALL AND SPIGEL PROPERTIES FOR PERMISSION TO INSTALL TWO STONE POST MARKERS ON MALL PROPERTY



**SANTA FE TRAIL ASSOCIATION  
SYMPOSIUM**

**5:30 P.M. FRIDAY  
SEPTEMBER 26, 2003**

*(EXHIBIT E)*



THE MISSOURI RIVER OUTFITTERS CHAPTER OF THE SANTA FE TRAIL ASSOCIATION HAS PLACED LIMESTONE POSTS WITH TEXT AND TRAIL LOGOS TO RECOGNIZE THE SANTA FE, OREGON AND CALIFORNIA TRAILS THAT FLOWED TOGETHER FROM WAYNE CITY ON THE MISSOURI RIVER THROUGH JACKSON COUNTY WEST INTO KANSAS.

OTHER POSTS ARE PLACED AT SANTA FE TRAIL PARK IN INDEPENDENCE, RAYTOWN HIGH SCHOOL IN RAYTOWN AND AT BANNISTER MALL WHERE THE HISTORIC TRAILS HAVE BEEN WELL DOCUMENTED. MARKERS WILL SOON BE SEEN AT OTHER SCHOOL YARDS SINCE ONE GOAL OF THE MISSOURI RIVER OUTFITTERS IS TO EDUCATE THE PUBLIC ON THE IMPORTANCE OF THE TRAILS.

WHILE VISITING INDEPENDENCE, NOTED AUTHOR DAVID MCCULLOUGH SAID "I CAN'T THINK OF ANOTHER PIECE OF LANDSCAPE OF SIMILAR SIZE WHERE SO MANY THINGS HAVE HAPPENED THAT HAVE BEEN MORE SIGNIFICANT IN THE STORY OF AMERICA." HE WAS SPEAKING OF JACKSON COUNTY AND THE INTEGRAL PART IT PLAYED IN THE WESTWARD EXPANSION OF THE UNITED STATES OF AMERICA.

## PROGRAM

MUSIC PROVIDED BY ANNE MALLINSON

WELCOME . . . . . JOHN ATKINSON  
PRESIDENT, MRO

AMERICA THE BEAUTIFUL . . . . . LAUREN SCHUMACHER

REMARKS . . . . . JOHN CONOBOY  
NATIONAL PARK SERVICE

JEANNIE MASKILL  
BANNISTER MALL

REVIEW . . . . . LOU AUSTIN  
CHAIRMAN, THREE TRAILS  
COMMUNITY IMPROVEMENT DISTRICT

UNVEILING OF MARKER . . . . . CHUCK EDDY,  
COUNCILMAN, KANSAS CITY

JOHN SCHUMACHER  
US GEOLOGICAL SERVICE

ANNOUNCEMENTS

PLEDGE OF ALLEGIANCE . . . . . ALL

# Merchants hot on Santa Fe Trail connections

By JOE ROBERTSON  
The Kansas City Star

The mule-packed journey along the Santa Fe Trail was not a quick ride.

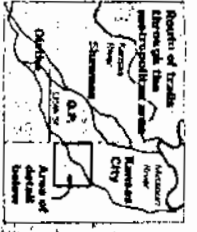
Re-creating the famous route across the south Kansas City urban landscape figures to follow a similar, dogged pace.

But leaders in the Banister Mall area remain as determined as the pioneer merchants of the 1800s to make gold from the trail.

About 200 trail enthusiasts from throughout the nation last week witnessed some of the early progress in a long-term plan to revive the area with new attention to its history.

The Santa Fe Trail Association chose Banister Mall for its five-day symposium, which began Wednesday and ran through Sunday morning.

To mark the event, business and property owners, working with the National Park Service, marked the trail's historic path in



the area. The community on Friday dedicated a pair of 150-year-old limestone fence posts that crews embedded in a couple of grassy islands in the midst of the vast asphalt plain that now lies over the trail.

The Oregon and California trails passed along the same route, which has been marked with red metalbolts stretched onto the mall's pavement. Eventually, planners want to lay down the trail from Independence to Kansas. But it is going to have to happen a piece at a time.

The Hickman Mills School District earlier this year began building a trail where it crossed the property of its administration building at 9000 Old Santa Fe Road.

At Banister Mall, the trail runs across the property's southeast corner.

The notion that re-energized communities can spring up along a historic trail got a boost

from the arrival of the trail association's event.

It is a small convention, area businessman Lou Austin told the crowd at a Southern Communities Coalition meeting recently, "but when was the last time you remember any convention coming to our part of town?"

The mall figures on being the focal point of more events in the future, staff members said.

Looking to the trail for economic fortune makes sense to Mallinson.

"The Santa Fe Trail was a merchants' trail," she said. "And it was a multicultural trail. There were fortunes to be made. This (the mall's history-tailored re-make) is a springboard for reconnection with a heritage that can help us understand one another as a culture."

To reach Joe Robertson, call (916) 234-7806 or send e-mail to jrobertson@kstar.com



To the left, the me 6 of the Santa Fe Trail Association at Banister Mall. John Schumacher (from left) and Billy Ellifritz of Three Trails West and Rodney Wilson of Banister Mall placed one of two limestone markers on a grassy island in the mall parking lot.

MIKE RANSKILL  
THE KANSAS CITY STAR

"A Paper for the People" William Rockhill Nelson, founder, 1880

Copyright, The Kansas City Star, 2003

KANSAS CITY STAR - MONDAY  
METROPOLITAN, SEPT. 29-03

EXHIBIT F

# Message

estate-planning@austinlivingtrust.com

[Folders](#)   [Create Message](#)   [Preferences](#)   [Address Book](#)   [Log Out](#)

Move to: Sent



Message 35 of 35

**To:** Mark\_McHenry@kcmo.org  
**Cc:** Steve\_Lampono@kcmo.org, Wayne\_Cauthen@kcmo.org, Kay\_Barnes@kcmo.org, Harry\_Ingels@kcmo.org, Alvin\_Brooks@kcmo.org, estate-planning@austinlivingtrust.com  
**From:** Charles\_Eddy@kcmo.org  
**Date:** 26 Sep 2003, 11:53:04 AM  
**Subject:** Schumacher Park

*EXHIBIT B*

I was with the National Santa Fe Trails Association last night at Schumacher Park. As you know, they are having their national convention here in Kansas City bringing members from all over the nation. We were able to attract this group who had planned their event originally in Independence to the Bannister, 3-Trails, area in Kansas City.

Thank you for all of your help to have the park in such outstanding condition. Everyone greatly enjoyed the event in this historic park . Lou Austin particularly asked that I let you know how much he appreciated all of your assistance.

Thank you,

Chuck

Dr. Charles A. Eddy  
 6th District City Councilmember  
 City of Kansas City, Missouri

*To: John Schumacher*  
*From: Lou Austin*  
*(FYI)*



Move to: Sent

Message 35 of 35

**abrincedfield**

---

**From:** Charles\_Eddy@kcmo.org  
**Sent:** Thursday, September 18, 2003 10:50 AM  
**To:** estate-planning@austinlivingtrust.com  
**Subject:** Saturday's event



MVC-253L.JPG



MVC-255L.JPG



MVC-259L.JPG

Lou,

Thank you again for the wonderful facility and great job you did on Saturday. Please share with Topper our sincere appreciation for all that she did also. She is a very special lady and an outstanding asset for our community. I have attached a couple of pictures from Saturday.

Chuck

Dr. Charles A. Eddy  
6th District City Councilmember  
City of Kansas City, Missouri

(See attached file: MVC-253L.JPG) (See attached file: MVC-255L.JPG) (See attached file: MVC-259L.JPG)

EXHIBIT 14  
4/3



EXHIBIT M  
2/3



EXHIBIT M  
3/3



## SUMMARY OF MEETINGS

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 <sup>th</sup> District Town Hall Meeting
09/22/03	9:30 AM	Councilmen Eddy, Brooks & Lou Austin Re: Business development
09/24/03	1:00 PM	KCATA/CID
09/24/03	2:00 PM	Austin-Housing Discussion
09/24/03	4:00 PM	National Park Service meeting

EXHIBIT J

September 30, 2003

COMMUNICATION TO CID BOARD OF DIRECTORS

FROM: Lou Austin

RE: CID/KCATA Transit Facility Update

Following the September, 2003 Board meeting a CID feasibility study planning meeting was held on Wednesday, September 24, 2003 at the CID offices. Representatives of KCATA, CID (Lou Austin), Metro Green Regional Trails Program, TransSystems, Patti Banks & Associates and the Hickman Mills School District were present.

Scope of work of the quick study feasibility plan were outlined. Purpose of transit facility is to serve as basis for transit supportive development - support the proposed educational/medical complex as a sustainable anchor for surrounding economic development and revitalization

Facility must physically connect to front door(s) destination to maximize passenger comfort safety, and meet requirements of proposed educational/medical complex plus enhance service for customers of adjacent businesses in District.

Facility must be first class construction and embody the historical trails/rails theme of the District.

Facility must physically connect to the 3-Trails Corridor providing enhanced intermodal use and pedestrian connection into the Metro Green Regional Trails System for the 7 county area. See attached draft criteria.

National Park Service will be invited to participate in the facility and connecting trail/greenway with respect to possible cost share grant funding for historical exhibits and panels.

NOTE: KCATA announced it had located an additional \$123,000 in Federal funds that could be applied to the project - will require a 20% local match or \$30,750 (from value of donated easement/land for facility and/or PIAC funding). Result: \$153,750 additional funding.

Summary of funding through September 30, 2003:

	<u>Federal (80%)</u>	<u>CID (20%)</u>	<u>PIAC/Donation/Other (20%)</u>	<u>Total</u>
Base Grant	\$368,000	\$92,000*		\$460,000
Quick Study	\$ 12,000	\$ 3,000		15,000
Additional	\$123,000		\$30,750	153,750
<b>TOTAL</b>	<b>\$503,000</b>	<b>\$95,000</b>	<b>\$30,750</b>	<b>\$628,750</b>

\*earmarked by CID only

Estimated funds required is: \$1.2 - \$1.6 million dollars

NEXT STEP: Walking tour-charrette to be held thursday  
October 9, 2003 @ 10 AM @ CID office

1/2



# 3-TRAILS CIO/KCATA TRANSIT FACILITY

## FEASIBILITY STUDY CONSIDERATIONS:

	20% Local CIO Match	80% Federal	
① CURRENT FUNDING —			
Feasibility Study	3,000	12,000	15,000
Base Grant	92,000	368,000	460,000
	95,000 -	380,000	475,000 -

## Additional funding possibilities —

- 20% [ 1. Value of easement to be donated (Spiegel and/or Others)
- [ 2. PIAC Funds
- 80% [ 3. Additional Federal funds

ESTIMATED PROJECT COST BUDGET      \$165 MILLION TOTAL

## ② CONSIDERATIONS — CONSISTANT WITH FOLLOWING —

- BLUE RIDGE CORRIDOR PLAN (1991 APPROX)
- 3-TRAILS NEW URBAN PLAN (PATTI BANKS-1999)
- 3-TRAILS CORRIDOR PLAN (PATTI BANKS-2000)
- METRO GREEN TRAILS PLAN (MARC)
- CREATING QUALITY PLACES (MARC)
- TRANSIT SUPPORTIVE DEVELOPMENT (MARC)
- COMPREHENSIVE MGMT & USE PLAN (NATIONAL PARK SERVICE)
- FOCUS PLAN OF KCMO
- CIO MASTER RESOLUTION FOR ECONOMIC DEVELOPMENT

## ③ CRITERIA

- CONSISTANT WITH LONG RANGE KCATA PLANNING
- CAPTURE HISTORICAL THEME "FROM TRAILS TO RAILS & ROADWAYS"
- UNIQUE/QUALITY/TRADITIONAL ARCHITECTURE —  
    — RAIL STATION PLATFORM WITH TRAIN SHED
- ACCOMMODATE INTERMODAL USE + LEVERAGE OTHER TRANSIT OPTIONS
- HISTORICAL NAME — (TRAILS)
- CIO OWNERSHIP OPTION
- STIMULATE ECONOMIC DEVELOPMENT / REUTILIZATION / SUSTAINABLE  
    AROUND EDUCATIONAL / MEDICAL FACILITY PROPOSED
- ★ • PHYSICALLY CONNECTED TO DESTINATION FRONT DOOR

2/2

# Revitalization of Bannister

## Mall Discussed at Meeting

by Andrea Thompson

The Southern Communities Coalition, after a summer break, returned to its discussion of issues which effect South Kansas City, on Wednesday, September 17th, at the Baptist Educational Center. In addition to its usual presenters, guest speakers Jeannie Maskill, Manager of Bannister Mall, and Lou Austin, Chairman of the 3-Trails Community Improvement District, spoke about the revitalization efforts in the area.

Jeannie Maskill reported there are 24 new stores in Bannister Mall, and encouraged the crowd to "come in and see" these new shops. She also gave an update on the new owner of the mall, Stanley Spigel, who, she said, is known for finding "mixed use educational and community-oriented solutions to distressed properties."

Bannister Mall is also hoping to receive a boost by being included in the 3-Trails Community Improvement District. The district extends from 87th to 95th Streets, and from just behind Wal-Mart to 435 Highway.

Lou Austin, Chairman of the 3-Trails CID, explained the economic development tool will focus on improving infrastructure, development, and marketing of the 266 acres included in the district. The CID was created for the

Spigel has already indicated that he would be receptive to the idea of donating the land for the new center, which was described as "something that has some charm, that is both beautiful and functional."

"You go to China, and those children know about these historic trails and the migration west that these trails provided," Austin explained. "That is a major image of the history of the United States worldwide, but it has somehow gotten buried here. We are going to bring it back out, and use it as the economic glue to market this district," he said.

The 3-Trails CID has already received a Federal Transit Grant for a new intermodal transit center, which is planned to stop at the front doors of a building in the district instead of the current stop, 2,000 feet from Bannister Mall. Austin re-

ported that Spigel has already indicated that he would be receptive to the idea of donating the land for the new center, which was described as "something that has some charm, that is both beautiful and functional."

Spigel has also signed a letter of intent to allow a walking trail greenway, which would follow the route of the Santa Fe, Oregon, and California Trails, to be constructed on the property. A feasibility study is being conducted to determine the specifics of the intermodal transit center, but Austin stated that this walking trail system is planned to tie into the new transit center.

Collecting input from the new owners of Bannister Mall, the Montgomery Ward building, and the hotel at 87th street, as well as other current stakeholders, the 3-Trails CID plans to develop a list of priorities and strategic objectives that will serve to make the district economically viable for many years to

come. In addition to the guest speakers, 6th District Councilman Charles A. Eddy vowed not to give up on the possibility of a Bass Pro location at Bannister Mall. Eddy also addressed a recent decision by the Director of Environmental Management to charge Kansas City residents a \$10 fee to utilize the disposal site at 470 Highway and Raytown road. While residents of Raytown and Grandview have been allowed to dispose brush and leaves at the Kansas City facility for a \$10 fee, the service had been previously provided free of charge to Kansas City residents.

Councilman Eddy, along with Councilwoman Deborah Hermann, requested a resolution to suspend any fees for an indefinite period of time, for Kansas City residents to utilize the site. State Representative Cathy Jolly was also on hand, expressing her disappointment that education funding had still not been addressed in the Missouri House of Representatives. She also answered questions from the audience and was congratulated on the birth of her son, Drake, on August 27th. Updates were given on two demolition landfills that had been operating without the proper permits. The case against the landfill at Red Bud and Grandview road was dismissed on August 12th "with prejudice." This means that they cannot apply for a permit for one year, and Kansas City can now cite them for having an illegal landfill. Another demolition landfill located at Bannister and Grandview roads had also been operating without a proper permit. This case went before a jury on September 9th, and the owner was found guilty and sentenced with 10 days in jail and a \$600 fine.

The sentence will be waived as long as the owner gets a proper permit within 30 days. "We have been working on cases of illegal landfills for several years," said Carol McClure, Co-Chairman of the Southern Communities Coalition. "It's an issue we're very concerned about." Other speakers at the meeting included Betty Clement of the Southwest Territories Group who gave updates on developments in the Birchwood Village shopping center, and Dr. Marge Williams, Superintendent of the Hickman Mills School District, who encouraged the crowd to participate in the weekend's homecoming activities. Also present was a representative from the Missouri Department of Natural Resources, who distributed a survey on the usage of Indian Creek by local residents. About 100 people attended the meeting.

(Continued on page 3)

JACKSON COUNTY ADVOCATE  
PAGE 3--THURSDAY, SEPTEMBER 25, 2003

EXHIBIT K

### SCC Meeting—

(Continued from page 1)

pressing her disappointment that education funding had still not been addressed in the Missouri House of Representatives. She also answered questions from the audience and was congratulated on the birth of her son, Drake, on August 27th. Updates were given on two demolition landfills that had been operating without the proper permits. The case against the landfill at Red Bud and Grandview road was dismissed on August 12th "with prejudice." This means that they cannot apply for a permit for one year, and Kansas City can now cite them for having an illegal landfill. Another demolition landfill located at Bannister and Grandview roads had also been operating without a proper permit. This case went before a jury on September 9th, and the owner was found guilty and sentenced with 10 days in jail and a \$600 fine.

The sentence will be waived as long as the owner gets a proper permit within 30 days. "We have been working on cases of illegal landfills for several years," said Carol McClure, Co-Chairman of the Southern Communities Coalition. "It's an issue we're very concerned about." Other speakers at the meeting included Betty Clement of the Southwest Territories Group who gave updates on developments in the Birchwood Village shopping center, and Dr. Marge Williams, Superintendent of the Hickman Mills School District, who encouraged the crowd to participate in the weekend's homecoming activities. Also present was a representative from the Missouri Department of Natural Resources, who distributed a survey on the usage of Indian Creek by local residents. About 100 people attended the meeting.

EXHIBIT L

September 30, 2003

COMMUNICATION TO CID BOARD OF DIRECTORS

FROM: Lou Austin

RE: Additional Opportunities for Proposed Educational/Medical/Transit Complex

Preliminary discussions are underway with the University of Missouri/Kansas City to determine if there is interest in some level of University presence adjacent to the proposed educational/medical/transit facility within the CID District.

Dr. Bill Worley is currently teaching a 3 hour class - History of Kansas City - based out of the Bannister Mall. Mall owner has agreed to provide Dr. Worley with a dedicated college classroom to serve as prototype for additional University potential participation.

FYI. UMKC currently has a facility situated in the Metro North Mall. Dr. Jerry Cooper, formerly Superintendent of Schools/Hickman Mills C-1 School District, is now on the UMKC staff and is housed at the Metro North location.

Objective: Establish a University/College educational component to the proposed educational/medical/transit facility within the CID District.

Additional discussions are underway for overflow 6th District FOCUS Center activities to be conducted as a part of the proposed educational/medical/transit facility - possibly utilizing the former Mall theatres as an anchor for the entire complex - i.e., a college/medical/community lecture hall.

Other discussions include National Park Service (historic trails information center), America Freedom Foundation (US Constitution and Bill of Rights) and From Trails to Rails and Roadways Heritage Museum.

Proposed educational/medical/transit facility complex will involve over 10 acres and in excess of 130,000 square feet of space. It will be an anchor of stability to support adjacent development and revitalization within and outside the CID - both business and new residential opportunities.



September 30, 2003

EXHIBIT M

Communication to CID BOARD OF DIRECTORS

FROM: Lou Austin

RE: \$1,000 capital expenditure request

I am requesting \$1,000 for capital expenditures for additional equipment, fixtures, supplies for the CID Administrative office.

Some items needed are common - like an upright bagless vacuum cleaner and some display easels.

A few items are more unique like some conference chairs, table and bench for the front office area and the Board Room. These items should compliment and blend in with the existing Parks and Rec antiques loaned to the CID and the other furniture loaned to the CID by others.

If approved, a detailed accounting and inventory will be provided for proper audit trail and inclusion upon the financial records of the CID.

NOTE: Topper Schumacher has personally loaned a number of items for use in the CID space and purchased the church pews for CID use.

Additional considerations are the furnishings should enhance the image of the CID, the FOCUS Center, the in-District office of Councilmen Dr. Charles A. Eddy and Alvin L. Brooks in the eyes of prospective owners, operators, and members of the community.



Husch & Eppenberger, LLC  
Attorneys and Counselors at Law

1200 Main Street  
Suite 1700  
Kansas City, MO 64105  
Phone: (816) 421-4800  
Fax: (816) 421-3596

**Facsimile**

*EXHIBIT N*

TO: Lou Austin  
FAX NO.: (816) 765-1689  
FROM: Charles Renner  
DATE: September 29, 2003

NUMBER OF PAGES INCLUDING THIS COVER SHEET: 3

MESSAGE: Lou, here are the City Code provisions you requested. Feel free to call me with any questions.

This fax contains CONFIDENTIAL INFORMATION WHICH MAY ALSO BE LEGALLY PRIVILEGED and which is intended only for the use of the Addressee(s) named above. If you are not the intended recipient of this facsimile, or the employee or agent responsible for delivering it to the intended recipient, you are hereby notified that any use, dissemination, distribution or copying of this fax is strictly prohibited. If you have received this fax in error, please immediately notify us by telephone and return the original fax to us at the above address via the U.S. Postal Service. Thank You.

IF YOU EXPERIENCE ANY PROBLEMS WITH THIS TRANSMISSION, PLEASE CONTACT THE OPERATOR BELOW AT (816) 421-4800.

OPERATOR: \_\_\_\_\_

Return Fax to:  Atty.  Secy.  
 Paralegal  Route

St. Louis Clayton Kansas City Jefferson City Springfield Leawood Wichita Peoria Chattanooga

**Sec. 1-17. General penalty; continuing violations.**

(a) *General penalty.* Whenever in any section of this Code or in any ordinance the doing of any act is required or is prohibited or is declared to be unlawful or an ordinance violation, and either no specific fine or penalty is provided for a violation thereof or a specific penalty of imprisonment for more than six months is provided therefor, any such specific penalty provided by any such section or ordinance notwithstanding, any person who shall be convicted of a violation of any such provision of this codification or of any such ordinance shall, for each offense, be fined not less than \$1.00 and not more than \$500.00 where no specific fine is provided, or the fine so specifically provided where so provided, or be punished by imprisonment in the municipal correctional institution, not to exceed six months, or be punished by both fine and imprisonment.

(b) *Continuing violations.* Each day's violation of, or failure, refusal or neglect to comply with, any provision of this codification or of any other ordinance shall constitute a separate and distinct offense.

(c) *Limitation on applicability.* This section shall not apply to any section of this Code or to any ordinance in which there is expressly provided a penalty for its violation of imprisonment for a term not in excess of six months.

(d) *Enhanced minimum fine.* Notwithstanding subsection (c) of this section, the following enhanced minimum fine shall apply to every section of this Code, or other ordinance, unless expressly exempted:

(1) *Requirements.* If a person does all of the following, the minimum fine for the underlying offense shall be no less than \$300.00:

a. Commits a violation of this Code or any ordinance.

b. Intentionally selects the person against whom the violation as noted by subsection (d)(1)a of this section is committed or selects the property which is damaged or otherwise affected by the violation as noted by subsection (d)(1)a of this section because of the actor's belief or perception regarding the race, color, gender, religion, national origin, age, ancestry, sexual orientation, disability, handicap or health-related condition, of that person or the owner or occupant of that property, whether or not the actor's belief or perception was correct.

(2) *Application.* This section provides for the enhancement of the penalties applicable for the underlying violation. The court shall find the existence of each requirement specified in subsection (d)(1) of this section.

(3) *Exception.* This section does not apply to any violation if proof of race, color, gender, religion, national origin, age, ancestry, sexual orientation, disability, handicap or health-related condition, or proof of any person's perception or belief regarding another's race, color, gender, religion, national origin, age, ancestry, sexual orientation, disability, handicap or health-related condition, is required for a conviction of that offense.

(Code of Gen. Ords. 1967, § 1.17; Ord. No. 38541, 7-17-70; Ord. No. 930916, 8-12-95)

**State law references:** Power to impose penalties. RSMo 82.300.



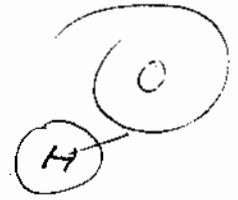
**Sec. 4-1. Placing signs or advertising material on public property.**

It shall be unlawful for any person, except a public employee acting within the scope of employment, to cause to be, or to place, print, nail, tack or otherwise fix or fasten, any card, placard, banner, bill, handbill, sign, poster, advertising, notice or other paper or device of any kind on any curbstone, lamppost, street or sidewalk surface, pole, bridge or tree upon a public street, or any marquee or projecting sign over public property, a public highway or other public property within the city.

(Code of Gen. Ords. 1967, § 2.2)

**Cross references:** Streets, sidewalks and other public places, ch. 64.

# Safeguard Alarms, LLC



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

October 2, 2003

Exhibit P

COMMUNICATION: CID Board of Directors

FROM: Lou Austin

RE: CID Financial Statement/Report Format

Attached are some suggested changes to the CID chart of accounts and financial statement format for Board evaluation/adoption.

Also enclosed is a copy of the September 30, 2003 balance sheet and profit and loss statement for 3-Trails West, Inc., which portrays some of the format revisions recommended, especially with respect to the tracking of grant funding from 3rd party sources.

Your consideration and communication to the CID Treasurer is appreciated.

P.S. Many of the recommended changes are taken from the materials presented to the Board by Mr. Jim Stevens based upon the Atlanta, Georgia CIDs.

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9/6/03

3-TRAILS CIO-  
FINANCIAL OVERVIEW

CASH BALANCE ON AUGUST 31, 2003 ✓ 84,543-

LESS: OUTSTANDING COMMITMENTS - 25,250-

59,293-

ADDITIONAL REVENUE EXPECTED THRU JUL 7, 05:

R.E. TAX ASSESSMENT — 2003 110,000-

— 2004 90,000-

TOTAL R.E. TAX EXPECTED 200,000-

SALES TAX  $\frac{12,500 \text{ MO}}{2003 (4 \text{ MOS})}$  50,000-

$\frac{8,333 \text{ MO}}{2004 (12 \text{ MOS})}$  100,000-

$\frac{8,000 \text{ MO}}{2005 (7 \text{ MOS})}$  56,000-

TOTAL SALES TAX EXPECTED 206,000-

TOTAL ADDITIONAL REVENUE EXPECTED THRU JUL 7, 2005 406,000-

LESS: ADMINISTRATIVE EXPENSE EXPECTED THRU JUL 7, 2005

MONTH — OFFICE RENT 2,500-

UTILITIES 500-

INSURANCE 900-

AUDIT 400-

LEGAL 2,000-

MISC 1,250-

TOTAL 7,570- X 22 MOS - 166,540-

269

AVAILABLE THRU LIFE OF CIO

298,753-

**CHART OF ACCOUNTS  
BALANCE SHEET**

**3-TRAILS CID**

DRAFT

**ASSETS**

**CHECKING/SAVINGS**

- Checking Account – Hillcrest Bank
- Savings Account
- Money Market

Certificate of Deposit

- Investment Account
- Other

**PROPERTY/EQUIPMENT**

- Furniture & Fixtures
- Office Equipment
- Other

**REAL ESTATE**

- Easements
  
- Land
  
- Buildings
  
- Other

**LIABILITIES & EQUITY**

**LIABILITIES**

- Accounts Payable
- Accounts Payable – Accruals/Encumbered
- Line of Credit – Hillcrest Bank

**EQUITY**

- Retained Earnings
- Net Income

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1/4

### CHART OF ACCOUNTS BALANCE SHEET

3-TRAILS CID

#### ASSETS

##### CHECKING/SAVINGS

- Checking Account - Hillcrest Bank
- Savings Account
- Money Market

Certificate of Deposit

- Investment Account
- Other

##### PROPERTY/EQUIPMENT

- Furniture & Fixtures
- Office Equipment
- Other

##### REAL ESTATE

Easements

Land

Buildings

Other

#### LIABILITIES & EQUITY

##### LIABILITIES

- Accounts Payable
- Accounts Payable - Accruals/Encumbered
- Line of Credit - Hillcrest Bank

##### EQUITY

- Retained Earnings
- Net Income

8/9

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### CHART OF ACCOUNTS PROFIT & LOSS

3-TRAILS CID

#### INCOME

- Property Tax
- Sales Tax
- Grants - Obtained
  - Program I - Investment
  - Program II - Marketing/Master Plan
  - Program III - Services/Maintenance
  - Program IV - Transportation
- Grants - Funds Received
  - Program I - Investment
  - Program II - Marketing/Master Plan
  - Program III - Services/Maintenance
  - Program IV - Transportation
- Donations
- Borrowings
- Other

#### EXPENSE

- ADMINISTRATIVE
  - Accounting/Auditing
  - Administrative Fees
  - Advertising
  - Borrowings Repaid
  - Business Development
  - Conferences/Meetings
  - Consulting Fees
  - Contract Services
  - Courier/Delivery
  - Dues/Subscriptions
  - Electricity
  - Furniture/Equipment
  - Gas
  - Insurance
  - Interest Expense
  - Leased Equipment
  - Legal Fees
  - Meals
  - Memberships
  - Miscellaneous
  - Newsletter
  - Office Lease
  - Office Supplies
  - Postage
  - Printing
  - Professional Development
  - Signs

S/9

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### CHART OF ACCOUNTS PROFIT & LOSS

3-TRAILS CID

- Start-up Expenses
- Telephone
- Travel
- Wages
- Wages – Payroll Tax
- Wages – Costs/Benefits
- Water

#### PROGRAM I – INVESTMENT

- Consulting Fees
- Grants
- Other

#### PROGRAM II – MARKETING/MASTER PLAN

- Consulting Fees
- Grants
- Events
- Other

#### PROGRAM III – SERVICES/MAINTENANCE

- Consulting Fees
- Grants
- Litter/Graffiti
- Landscaping
- Mowing
- Security
- Other

#### PROGRAM IV – TRANSPORATION

- Consulting Fees
- Grants
- Parking
- Shuttle
- Traffic Control
- Transit Facilities
- Other

6/9

4/4



4:54 PM

10/02/03

Accrual Basis

### 3-TRAILS WEST Balance Sheet As of September 30, 2003

Sep 30, 03

**ASSETS**

Current Assets

Checking/Savings

1000-CASH IN BANK

1001-HILLCREST CHECKING

596.87

1002-HILLCREST TRUST

37,840.00

Total 1000-CASH IN BANK

38,436.87

Total Checking/Savings

38,436.87

Other Current Assets

1300-GRANTS OBTAINED

1301-NATIONAL PARK SERVICE

1301.01 SCHUMACHER PARK

16,000.00

1301.02 RESEARCH

1,600.00

1301.03 BLOCK GRANTS (4)

40,600.00

Total 1301-NATIONAL PARK SERVICE

58,200.00 ✓

1302 -KCMO - NTDF

1302.01 YR 93 SCHUMACHER PARK

5,000.00

1302.02 YR 94 SCHUMACHER PARK

9,917.00

1302.03 YR 95 SCHUMACHER PARK

4,300.00

1302.04 YR 96 SCHUMACHER PARK

22,817.00

1302.05 YR 97 SCHUMACHER PARK

33,874.00

1302.06 96-141 SCHUMACHER PARK

24,227.00

1302.07 97-301 SCHUMACHER PARK+

31,754.00

1302.08 96-171 SCHUMACHER PARK+

24,984.00

1302.09 00-179 SCULP.HMC-1

32,750.00

1302.10 02-105 SCULP HMC-1

28,500.00

1302.11 02-106 MARION PARK

11,900.00

Total 1302 -KCMO - NTDF

229,803.00 ✓

1303- PRIVATE

1303.01 MURAL - 93RD ST.

2,232.52

Total 1303- PRIVATE

2,232.52 ✓

Total 1300-GRANTS OBTAINED

290,235.52

1350-GRANT FUNDS RECEIVED

1351-NATIONAL PARK SERVICE

1351.01 SCHUMACHER PARK

-16,000.00

1351.02 RESEARCH

-550.00

1351.03 Block Grants (4)

-40,600.00

Total 1351-NATIONAL PARK SERVICE

-57,150.00 ✓

1352 KCMO - NTDF

1352.01 YR 93 SCHUMACHER PARK

-5,000.00

1352.02 YR 94 SCHUMACHER PARK

-9,917.00

1352.03 YR 95 SCHUMACHER PARK

-4,300.00

1352.04 YR 96 SCHUMACHER PARK

-22,817.00

1352.05 YR 97 SCHUMACHER PARK

-33,874.00

1352.06 96-141 SCHUMACHER PARK

-24,227.00

1352.07 97-301 SCHUMACHER PARK

-22,454.00

1352.08 98-171 SCHUMACHER PARK

-19,922.00

1352.09 00-179 SCULP HMC-1

-32,750.00

1352.10 02-105 SCULP HMC-1

-28,252.03

1352.11 02-106 MARION PARK

-11,900.00

1352.99 EXPIRED GRANTS

-14,589.97

Total 1352 KCMO - NTDF

-229,803.00 ✓

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4:54 PM  
10/02/03  
Accrual Basis

**3-TRAILS WEST**  
**Balance Sheet**  
As of September 30, 2003

	Sep 30, 03
1353 - PRIVATE	
1353.01 MURAL - 93RD ST.	-2,232.52 ✓
<b>Total 1353 - PRIVATE</b>	<b>-2,232.52</b>
<b>Total 1350-GRANT FUNDS RECEIVED</b>	<b>-289,185.52</b>
<b>Total Other Current Assets</b>	<b>1,050.00</b>
<b>Total Current Assets</b>	<b>39,466.87</b>
<b>Fixed Assets</b>	
<b>1200-FIXED ASSETS</b>	
1201-TRADEMARK-3-TRAILS	50.00
1202-PICTURE PHL62641	1.00
1203-AUTO BROCHURE	1.00
1204-3 TRAILS BROCHURE	1.00
1205-INTERNET DOMAIN REGISTRATI	1.00
1206-ROAD STENCILS	1.00
1207-TRADEMARK CID	50.00
1208-TRADEMARK-COUNCIL	50.00
1209-TRADEMARK BASE	65.00
<b>Total 1200-FIXED ASSETS</b>	<b>220.00</b>
<b>Total Fixed Assets</b>	<b>220.00</b>
<b>Other Assets</b>	
1600-DAR TRUST ACCOUNT	-500.00
<b>Total Other Assets</b>	<b>-500.00</b>
<b>TOTAL ASSETS</b>	<b>39,206.87</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
3000-RESTRICTED FUNDS	
3002-SCHOLARSHIP	1.00
3003-HORTICULTURE	1.00
3004-STATUE	1.00
3005-PARK MAINTENANCE	1.00
3006-BASE MAPPING	1.00
<b>Total 3000-RESTRICTED FUNDS</b>	<b>5.00</b>
<b>Total Accounts Payable</b>	<b>5.00</b>
<b>Total Current Liabilities</b>	<b>5.00</b>
<b>Total Liabilities</b>	<b>5.00</b>
<b>Equity</b>	
4000-OPENING BALANCE EQUITY	22,505.62
4500-RETAINED EARNINGS	19,871.25
Net Income	-3,175.00
<b>Total Equity</b>	<b>39,201.87</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>39,206.87</b>

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2/3

4:54 PM

10/02/03

Accrual Basis

**3-TRAILS WEST**  
**Profit & Loss**  
 January through September 2003

	<u>Jan - Sep 03</u>
<b>Ordinary Income/Expense</b>	
Income	
8300-TRADEMARK LICENSE FEES	100.00
<b>Total Income</b>	<u>100.00</u>
Expense	
8100-LICENSES AND PERMITS	15.00
8700-GRANT EXPENSE	
8701-EXPENSES	
8701.01 NATIONAL PARK SERVICE	3,260.00
<b>Total 8701-EXPENSES</b>	<u>3,260.00</u>
<b>Total 8700-GRANT EXPENSE</b>	<u>3,260.00</u>
<b>Total Expense</b>	<u>3,275.00</u>
<b>Net Ordinary Income</b>	<u>-3,175.00</u>
<b>Net Income</b>	<u><u>-3,175.00</u></u>

9/9  
 (3/3)