

EXHIBIT B
FEB 16, 2004 MTG.

**3 Trails Community Improvement District
Financial Summary**

To: 3 Trails CID Board of Directors
From: Troy M. Marquis, Treasurer
Date: February 16, 2004
Subject: CID Financial Summary through January 31, 2004

Overview: Through the remainder of the CID's 3 year life cycle (ending July 7, 2005), there is approximately \$435,201 available at the Board's discretion after all committed projects and future administrative expenses are paid.

Cash balance as of December 31, 2003	\$208,708
Less: Outstanding commitments & liabilities	(\$5,885)
Current unrestricted funds	\$203,041
Projected revenue expected through July 7, 2005	\$487,000
Less: Projected administrative expense expected through July 7, 2005	(\$234,840)
Estimate of cash available for future programs	\$435,201

Commitments: One new commitment was made during the January Board meeting: \$1,000 was committed for the Environmental Study related to Transit Station.

Financial Reports Enclosed:

Treasurer's Report Memo
Balance Sheet
Statement of Revenues and Expenses (Current Fiscal Year)
Departmental Detail for the Administrative and Program Department

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memo

To: 3 Trails CID Board of Directors
From: Troy Marquis, Treasurer
CC: Charles Renner, Janet Larimer
Date: February 16, 2004
Re: Treasurer's Report

Financial Report:

For the nine months of fiscal year 2004, the Net Revenue and Expenses totaled \$156,238 which is \$80,192 worse than plan. Administrative Income is worse than plan by \$68,868 and Program Income which is worse than plan by \$11,324.

Administrative Department:

For the month of January, we received sales tax deposits from the State of Missouri totaling \$15,841 and we received \$97,761 of real estate tax revenue. Expenses were better than plan by \$6,064 for the month due to lower insurance offset by higher legal fees. As discussed last month, we paid for the renewal of our MOPERM policy in December, but it was budgeted in January, hence the favorable variance. In addition, legal fees were worse than plan due to paying a legal bill from November that was lost in transit.

Year-to-date, revenue is worse than plan by \$103,378 and expenses are better than plan by \$34,508 due to several items like 1) the delay of the lease commencement, 2) not currently planning to spend the \$15,000 related to master planning of the CID, 3) lower legal fees, 4) lower audit costs and 5) not currently producing and mailing a newsletter. A significant amount of sales taxes were budgeted to be received in January. We are worse than plan on this revenue item due to lower sales receipts and due to the State of Missouri paying us monthly versus our budget anticipating collections quarterly.

Program Department:

The two programs that we are tracking costs on are 1) the KCATA transit facility and 2) the 87th Street Improvements. Currently we have committed and paid \$3,000 for a Transit Quick Study and \$11,700 for a Quick Study related to the 87th Street corridor. In addition, last month we committed to spend \$1,000 related to the environmental study associated to the transit station.

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

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3 TRAILS COMMUNITY IMPROVEMENT DISTRICT
BALANCE SHEETS
AS OF

<u>ASSETS</u>	<u>JANUARY 31, 2004</u>	<u>April 30, 2003</u>
CASH AND CASH EQUIVALENTS		
Checking Account	208,708	47,308
Savings Account	-	-
Money Market	-	-
Other	-	-
	<u>208,708</u>	<u>47,308</u>
PROPERTY & EQUIPMENT		
Furniture & Fixtures	-	-
Office Equipment	-	-
Other	-	-
	<u>-</u>	<u>-</u>
REAL ESTATE		
Leasements	-	-
Land	-	-
Other	-	-
	<u>-</u>	<u>-</u>
OTHER ASSETS		
A/R Miscellaneous	2,880	-
Prepaid Expenses	-	-
	<u>2,880</u>	<u>-</u>
TOTAL ASSETS	<u>211,588</u>	<u>47,308</u>
<u>LIABILITIES & NET ASSETS</u>		
LIABILITIES		
Accounts Payable	-	88
Line of Credit - National Bank	-	-
Reserve for Encumbrances	3,000	-
BKOC Membership	3,000	-
Transit System Environmental Study	<u>1,000</u>	<u>4,000</u>
Reserve for Encumbered Funds	-	-
Shelby King & Warren	<u>1,888</u>	<u>-</u>
	<u>8,888</u>	<u>88</u>
TOTAL LIABILITIES	<u>8,888</u>	<u>88</u>
NET ASSETS		
Retained Earnings	47,308	-
Current Period Revenues and Expenses	<u>158,238</u>	<u>47,308</u>
	<u>205,546</u>	<u>47,308</u>
TOTAL NET ASSETS	<u>205,546</u>	<u>47,308</u>
TOTAL LIABILITIES & NET ASSETS	<u>211,588</u>	<u>47,308</u>

3 TRAILS COMMUNITY IMPROVEMENT DISTRICT
SUMMARY OF REVENUES AND EXPENSES
FOR THE PERIOD ENDED

	<u>January 31, 2004</u>	<u>April 30, 2003</u>
<u>ADMINISTRATIVE DEPARTMENT</u>		
Revenue	281,848	208,478
Expenses	<u>81,888</u>	<u>166,670</u>
	<u>199,960</u>	<u>41,808</u>
ADMINISTRATIVE INCOME	<u>199,960</u>	<u>41,808</u>
<u>PROGRAMS</u>		
Program Grant Income	8,000	-
Program Expenditures	<u>18,324</u>	<u>-</u>
	<u>(10,324)</u>	<u>-</u>
PROGRAM INCOME	<u>(10,324)</u>	<u>-</u>
TOTAL OF REVENUE & EXPENSES	<u>189,636</u>	<u>41,808</u>

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5 WALKER COMMUNITY IMPROVEMENT DISTRICT

REVENUES AND EXPENSES

	Current Month			Year to Date			Inception to Date		
	Actual	Committed	Variance	Actual	Committed	Variance	Actual	Committed	Variance
	January 84	January 84	January 84	May 83 - January 84	May 83 - January 84	May 83 - January 84	Jan 81 - January 84	Jan 81 - January 84	Jan 81 - January 84
ADMINISTRATIVE DEPARTMENT									
REVENUE									
Property Tax Revenue	87,781	178,000	(77,889)	118,908	178,000	(61,098)	286,443	348,000	(79,887)
Sales Tax Revenue	18,841	108,884	(82,898)	147,807	188,821	(43,814)	178,842	188,821	(10,879)
Interest Income	-	-	-	38	-	38	38	-	38
Donations	-	-	-	-	-	-	-	-	-
Borrowings	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
TOTAL REVENUE	114,802	286,884	(170,232)	261,543	366,821	(103,378)	464,418	536,821	(80,803)
EXPENSES									
Accounting & Auditing	-	-	-	4,000	10,000	6,000	4,000	20,000	16,000
Administrative Fees	-	-	-	-	-	-	-	-	-
Advertising	-	-	-	708	-	(708)	708	-	(708)
Borrowings Repaid	-	-	-	-	-	-	-	3,000	3,000
Business Development	-	-	-	-	-	-	-	-	-
Conferences & Meetings	-	-	-	-	-	-	-	-	-
Consulting Fees	-	-	-	-	-	-	-	-	-
Contract Services	108	-	(108)	1,888	-	(1,888)	17,888	32,000	34,813
Dues & Subscriptions	-	-	-	12,000	10,000	(2,000)	17,000	20,000	8,000
Electricity	238	80	(158)	2,643	1,080	(1,482)	3,800	2,710	(890)
Furniture & Equipment	-	-	-	1,138	-	(1,138)	1,138	1,000	(138)
Gas	118	180	31	486	788	274	1,834	1,188	(380)
Insurance - Public Officials	-	-	-	8,880	8,000	(880)	8,880	4,000	(1,880)
Insurance - General Liability, E&O	-	8,700	8,700	7,088	8,708	(836)	17,447	11,780	(8,747)
Interest Expenses	-	211	211	-	1,834	1,834	487	1,834	1,087
Leased Equipment	-	-	-	-	-	-	-	-	-
Legal Fees	5,881	4,800	(1,081)	28,818	38,000	18,084	83,834	88,074	(27,480)
Licenses, Fees & Permits	-	-	-	348	48	(300)	500	888	8
Meals & Entertainment	-	-	-	28	-	(28)	28	-	(28)
Memberships	-	-	-	-	-	-	-	-	-
Newsletter	-	-	-	-	-	-	80	-	(80)
Office Rent	2,478	2,478	-	18,888	22,802	5,933	20,783	28,802	8,080
Office Supplies	-	80	80	188	700	504	288	1,700	1,418
Other	-	80	80	204	480	248	281	700	448
Postage & Delivery	-	328	328	88	4,738	4,658	138	6,738	6,587
Printing	-	-	-	-	-	-	-	-	-
Professional Services	-	-	-	8,818	22,000	13,888	23,344	41,712	18,488
Program / Events	(487)	-	427	5,073	5,000	(73)	6,073	8,000	(78)
Signs & Directories	-	-	-	-	-	-	1,888	1,780	(288)
Start Up Costs	-	-	-	-	-	-	28,878	28,188	8,208
Telephones	-	28	28	-	228	228	-	228	228
Travel	-	-	-	-	-	-	-	-	-
Wages	-	-	-	-	-	-	-	1,888	1,888
Wages - Payroll Taxes	-	-	-	-	-	-	-	808	808
Wages - Costs / Benefits	-	-	-	-	-	-	-	-	-
Water	-	-	-	-	-	-	-	178	178
TOTAL EXPENSES	8,208	14,288	6,084	81,863	128,481	24,608	147,008	208,833	88,845
ADMINISTRATIVE INCOME	108,387	270,588	(164,188)	189,888	238,338	(88,888)	317,410	248,828	(81,818)

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SYRALE COMMUNITY IMPROVEMENT DISTRICT

REVENUES AND EXPENSES

	Current Month			Year to Date			Inception to Date		
	Actual	Committed	Variance	Actual	Committed	Variance	Actual	Committed	Variance
GRANT INCOME									
Program I - Transit Station	-	-	-	-	-	-	-	-	-
Program II - 87 Street Quick Study	-	-	-	8,000	-	8,000	8,000	-	8,000
Program III -	-	-	-	-	-	-	-	-	-
Program IV -	-	-	-	-	-	-	-	-	-
TOTAL GRANT REVENUE	-	-	-	8,000	-	8,000	8,000	-	8,000
PROGRAM EXPENDITURES									
Program I - Transit Station	-	-	-	-	-	-	-	-	-
Consulting Fees	-	-	-	-	-	-	-	-	-
Grant Payments	1,000	-	(1,000)	4,000	-	(4,000)	4,000	-	(4,000)
Other	-	-	-	-	-	-	-	-	-
Program II - 87 Street Quick Study	-	-	-	-	-	-	-	-	-
Consulting Fees	-	-	-	-	-	-	-	-	-
Grant Payments	-	-	-	11,700	-	(11,700)	11,700	-	(11,700)
Events	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Program III -	-	-	-	-	-	-	-	-	-
Consulting Fees	834	-	(834)	834	-	(834)	834	-	(834)
Grant Payments	-	-	-	-	-	-	-	-	-
Litter / Graffiti	-	-	-	-	-	-	-	-	-
Landscaping	-	-	-	-	-	-	-	-	-
Miscellaneous	-	-	-	-	-	-	-	-	-
Security	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
Program IV -	-	-	-	-	-	-	-	-	-
Consulting Fees	-	-	-	-	-	-	-	-	-
Grant Payments	-	-	-	-	-	-	-	-	-
Parking	-	-	-	-	-	-	-	-	-
Shuttles	-	-	-	-	-	-	-	-	-
Trails / Greenway	-	-	-	-	-	-	-	-	-
Transit Facilities	-	-	-	-	-	-	-	-	-
Other	-	-	-	-	-	-	-	-	-
TOTAL PROGRAM EXPENDITURES	1,834	-	(1,834)	16,534	-	(16,534)	16,534	-	(16,534)
NET PROGRAM INCOME	(1,834)	-	(1,834)	(11,534)	-	(11,534)	(11,534)	-	(11,534)
TOTAL OF REVENUE AND EXPENSES	104,773	270,565	(165,792)	159,238	238,430	(89,192)	200,046	249,028	(48,982)

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EXHIBIT C
Feb 14 2004 MTO.

RESOLUTION NO.: 2004-02

THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") AUTHORIZING THE TREASURER TO INVEST REVENUE NOT NEEDED FOR CURRENT EXPENDITURES.

WHEREAS; the District is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.140, et seq., RSMo., as amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, pursuant to Section 67.1521 of the Act, the District may invest revenue derived from special assessments (the "Special Assessment Revenue"), which is not needed for current expenditures;

WHEREAS, pursuant to Section 67.1545 of the Act, the District may invest revenue derived from a Sales Tax (the "Sales Tax Revenue"), which is not needed for current expenditures;

WHEREAS, the District, desires to invest Special Assessment Revenue and Sales Tax Revenue, which is not needed for current expenditures;

WHEREAS, the District, desires the Treasurer to identify appropriate selections of investment options by the Board of Directors of the District (the "Board"); and

WHEREAS, pursuant to the Act, upon receipt of such investment options by the Treasurer, the Board desires to authorize the Treasurer to make such investments.

NOW THEREFORE BE IT RESOLVED, by the Board of Directors of the 3-Trails Community Improvement District:

1. That the Treasurer is hereby directed to identify estimated Special Assessment Revenue and estimated Sales Tax Revenue, which is not needed for current expenditures.
2. That the Treasurer is hereby directed to identify investment options in which to invest such revenue.
3. The Treasurer, upon further approval by the Board of such investment options, may invest, pursuant to the Act, Sales Tax Revenue and Special Assessment Revenue, which is not needed for current expenditures.
4. The Treasurer is authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.

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5. All Resolutions in conflict with this Resolution are hereby repealed.
6. This Resolution shall take effect immediately.

Adopted this _____ day of February, 2004.

Lou Austin, Chairman

ATTEST:

Janet Larimer, Secretary

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DATE	TIME	PLACE	ORGANIZATION/PURPOSE
2-12-2004	11:30am	3-Trails Room	CID Weekly Briefing Purpose: Update John Sharp (Candidate - Hickman Mills School Board); Lou Austin (CID)
2-12-2004	1:00 pm	3-Trails Room	Avila University & Metro Green Purpose: 3-Trails Corridor - Avila Campus Phil Watson, Paul Boolsmeyer, Mary Saulque (Avila); Freddie Duvall Wells (Global Concepts, Inc & Avila); Ann O'Hare (Historical Society of New Santa Fe); Richard Allen (KCMO Parks & Recreation); Steve Rhoades (Metro Green/MARC); Teresa Edens (Hickman Mills High School District); Mike Graf (PIAC 6 th District); Lou Austin (CID & PIAC 6 th District)
2-12-2004	7:30 pm	Board Room	6 th District Town Hall Meeting Purpose: Update Councilman Dr. Charles A. Eddy and approximately 50 attendees; Channel 2 (KCMO)
2-13-2004	1:00 pm	3-Trails Room	KCATA Purpose: Reestablishment of front door service to mall. Mark Swope & Jerri Doyle (KCATA); Mary Norman & Lou Austin (CID)

EXHIBIT D
FEBRUARY 16, 2004 MTG

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Distribution: Board of Directors, CID corres.

SUMMARY OF ACTIVITY

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

DATE	TIME	PLACE	ORGANIZATION/PURPOSE
2-3-2004	10:30 am	Off premises	Prospect Purpose: Business recruitment Prospect; Lou Austin (CID); Tony Privitera (CID);
2-3-2004	1:30 pm	3-Trails Room	Carter Energy Corporation Purpose: Area update and review of 87 th Street – Phase IV. Gary Wyancko (BP Director) & Lou Austin (CID)
2-4-2004	1:00 pm	3-Trails Room	EDC of Kansas City, MO Purpose: Update EDC on CID activities and objectives. Gary Sage (EDC); Councilman Dr. Charles A. Eddy (KCMO); Paul Denzer (CID); Tony Privitera (CID); Lou Austin (CID)
2-10-2004	11:00 am	3-Trails Room	Scott Hospitality Services Purpose: CID and area update Gregg Scott and Mike Givaldi (Scott Hospitality) and Lou Austin (CID)
2-10-2004	1:00 pm	3-Trails Room	Avila University and National Park Service Purpose: 3-Trails Corridor Avila Campus Charles Loomis (Linden Hills Homes Assoc.); George Knipp (Helix Architecture); Ann O'Hare (Historical Society of New Santa Fe); John Conoboy and Aaron Mahr (National Park Service); Mary Saulgue and Phil Watson (Avila University); Teresa Edens (Hickman Mills School District); Mike Graf (6 th District PIAC); Steve Rhoades (Metro Green); Lou Austin (CID & 6 th District PIAC)
2-11-2004	11:00 am	Off premises	Prospect Purpose: Business requirement Prospect, Carl LaSalla (LaSalla – Sonnenberg); Paul Denzer (CID); Tony Privitera (CID); Lou Austin (CID)

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Distribution: Board of Directors, CID corres.

SUMMARY OF ACTIVITY

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

DATE	TIME	PLACE	ORGANIZATION/PURPOSE
1/21/2004	3:30 PM	CID	<p>Aventis Pharmaceuticals Purpose: Update 87th Street Feasibility & Bannister Rd, Transit Station, Trails, CID and area. Robert P. Cullin, Mgr North American Real Estate (Aventis); David M. Harrison, Director, Real Estate Development (OPUS); David Lacey & Tim Shafer (Cohen Esery); Bob Jergens (Aventis); Mike Graf (6th District PIAC); Lou Austin (CID & 6th District PIAC)</p>
1/22/2004	1:00 PM	CID	<p>CID Weekly Briefing: 1. Phyllis Bahner (St. Matthew CCO); Carolyn Vellar (6th District FOCUS Coordinator); Lou Austin (CID) Purpose: Explain CID concept for possible residential adoption in Ruskin Heights. 2. Bannister Recycle Center – Scott A. Cahail (KCMO Environmental Mgmt); Kevin J. Chafin (Bridging the Gap); Carolyn Vellar (6th District FOCUS Coordinator) and Lou Austin (CID) Purpose: Relocation of Bannister Recycling Center into CID and transforming it into environmental campus.</p>
1/24/2004		93 rd Street	<p>KCMO Community Policing Purpose: Picked up litter on 93rd St. – Hillcrest Rd to Old Santa Fe. CID clean, secure and green program.</p>
1/26/2004	2:00 PM	MODOT	<p>MODOT Purpose: Bannister Road upgrade and streetscape Lisa Stups & Jodie Puhr (MODOT Design); Hope Visconti, Billy Billings, Steve Hamadi (MODOT); Michael Pursell (Darnon Pursell Construction); Bob Jergens (Aventis); Lou Austin (CID & PIAC 6th District); Mike Graf (PIAC 6th District); Barb Engel (SKCCC); Mark Swope & Gerri Doyle (KCATA)</p>

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Distribution: Board of Directors, CID corres.

SUMMARY OF ACTIVITY

3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

DATE	TIME	PLACE	ORGANIZATION/PURPOSE
1/7/2004	10:30 AM	CID	Heavy Constructor's Association Purpose: Press Conference – Need for upgraded roads in Missouri MODOT; Mayor Kay Barnes (KCMO); Tom Levy (KC Chamber); John Dillingham; others and media attended
1/8/2004	10:00 AM	CID	KCATA/Tran Systems Purpose: Review/Update 3-Trails Transit Station feasibility
1/8/2004	3:30 PM	CID	KCMO Fire Department Purpose: Fire Station #41 Upgrade Smoky Dyer (KCMO Fire Dept); Mike Graff (6 th District PIAC), Lou Austin (6 th District PIAC & CID); Paul Denzer (CID); Mary Norman (CID); Chris Swenson (Red Lobster)
1/9/2004	1:00 PM	CID	Darla Gilley – Maverick Marketing Purpose: CID marketing & public relations program Lou Austin (CID) & Barb Engel (SKCCC)
1/12/2004	1:00 PM	CID	CID Board Meeting – January 2004
1/15/2004	1:00 PM	CID	CID Weekly Briefing 1. Michael Watson & The Fountain Band: CID Event/Marketing possibilities 2. Don Lewis, Ted Lewis, Regina Callahan – Timberline Village: CID and area update
1/16/2004	3:00 PM	CID	KCMO District G: Impact Fee Committee Purpose: Allocation of 6 th District (G) Impact Fees Bob French (KCMO Public Works); Barney Ashner (developer); Mike Graf (6 th District PIAC); Abe Shirazi (KCMO Parks & Rec); Gerald Williams (KCMO Planning); Mohsin Zaidi (KCMO Public Works); Sherri McIntyre (KCMO Public Works); Steve Noble (KCMO CPDD); Barbara Engel (SKCCC)

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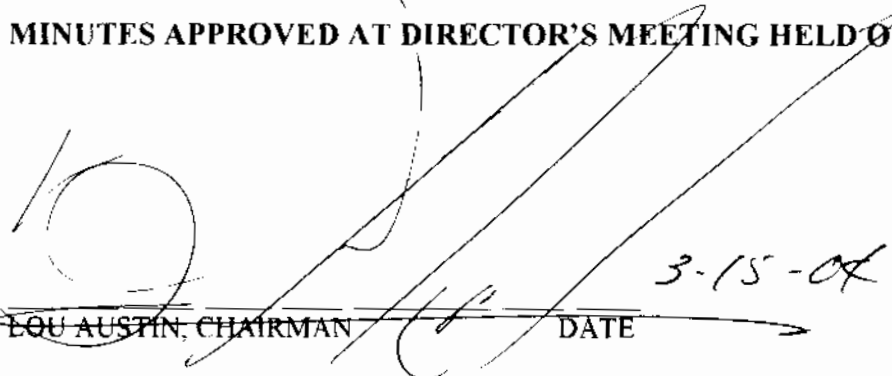
Distribution: Board of Directors, CID corres.

THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT

CERTIFICATION OF MINUTES

CERTIFICATION OF MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS HELD ON FEBRUARY 16, 2004. 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 MARCH 15, 2004.



LOU AUSTIN, CHAIRMAN

DATE

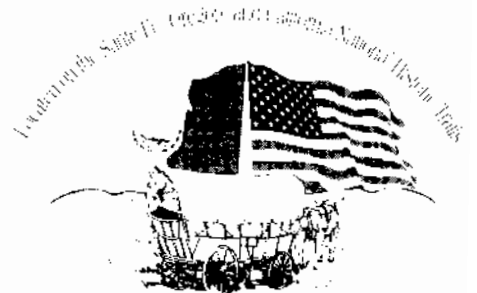
3-15-04



JANET LARIMER

DATE

3-15-04



3-Trails
Community Improvement District

**THE 3-TRAILS COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
February 16, 2004**

I. CALL TO ORDER

The meeting was called to order at 1:10 p.m. at 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

1. Roll Call / Determination of Quorum: Board of Directors Members were present as follows:

Board Members:

Lou Austin
Ben Benjamin
Paul Denzer
Troy Marquis
Mary Norman
Tony Privitera

One board position is currently vacant.

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

Others present:

Charles Renner, Esq., Husch & Eppenberger, District Counsel
Topper Schumacher, 3-Trails West, Inc.
Steve Rhoades, Patti Banks Associates
Lynn Jameson, Patti Banks Associates
Gary Wyancko, Carter Energy Corporation
Brian McGlothen, Carter Energy Corporation
Connie Miller, Ravenwood Summerset Neighborhood Association
Jackie Miller, Bridging the Gap
Marvin Walker, Resident
Gary Ogzewalla, Copaken, White, & Blitt
Ann O'Hare, Historical Society of New Santa Fe
Mark Swope, KCATA

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

II. OLD BUSINESS:

- A. Approval of minutes: It was unanimously agreed to postpone January 12, 2004 minutes approval until March 16th meeting.

III. NEW BUSINESS:

A. Presentations:

1. KCATA - 3-Trails Transit Station Feasibility Report: See item E (1) (b) below.
2. Bridging the Gap: Jackie Miller reviewed the Bannister Recycling Program currently located in the K-Mart Parking lot at Bannister Road and Hillcrest and requested business participation.

B. Treasurer's Report:

1. Financial Statement: Troy Marquis, District Treasurer, reviewed the District financial statement through January 31, 2004 (attached to these minutes or Exhibit B).
2. Insurance: None.
3. Sales / Real Estate Tax Revenues: None.
4. Web Site: None.
5. Resolution No. 2004-02: Motion was made authorizing Treasurer to invest revenue not needed for current expenditures (Resolution 2004-02 attached as Exhibit C). After discussion the motion was unanimously approved.
6. Resolution No. 2003-14: Motion was made to confirm oral resolution (No. 2003-14) made on December 1, 2003 authorizing \$11,700 for 87th Street – Phase IV Feasibility study and other items. After discussion the motion was unanimously approved.

C. Legal Report: None.

D. District Manager's Report:

1. Communication: District Update:
 - a. CID Administrative Office: Summary of CID activities during the months of January and February 2004 was distributed. (attached as Exhibit D).
 - b. Bannister Road Enhancement Feasibility: A motion was made to approve Oral Resolution 2004-03 authorizing funding of Alternative Street Design – Feasibility Study (per proposal attached as Exhibit E) in an amount not to exceed

\$4,250. After discussion the motion was unanimously approved. Board members encouraged to solicit additional stakeholder participation in feasibility cost.

2. Communication: Follow-up items:

- a. Changes to CID Chart of Accounts / Financial Statements: None.
- b. CID life span extension & possible expansion: Discussion of extending the CID scheduled for March meeting. Legal Counsel will provide comparative summaries of other CIDs in KCMO.
- c. Shafer, Kline, & Warren proposal: None.
- d. Santa Fe Trails Association grant: Reallocated excess to unappropriated funds.
- e. Space 5912 – Director Keys: Any Director who would like a key to CID space contact the Chairman.
- f. 87th Street – Phase IV: Councilman Eddy presented the 87th Street – Phase IV at his quarterly 6th District Town Hall meeting in the CID office. It was very well received by the community without objections.
- g. MODOT 435 Trails sculptures enhancements: Installation has been held up due to weather conditions.
- h. 3-Trails Corridor: FYI- Avila University plans to support 2000 feet of PIAC funded 3-Trails Corridor in public right of way on the south side of its campus. Also planning internal campus trail that will connect into the 3-Trails Corridor. Coordinating effort with Metro Green.

E. Other:

1. Communication:

- a. Next regular Board meeting: March 15, 2004 @ 1PM, 5912 E. Bannister Road.
- b. Presentation of 3-Trails Station Feasibility Report. (Mr. Steve Rhoades): Steve Rhoades and Lynn Jameson presented the 3-Trails Preliminary Feasibility Report to the

Board. Design, Cost Estimates, and Environmental Review where discussed. Final report will be presented at March Board meeting.

F. Public comments and communications:

IV. ADJOURNMENT

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

V. LIST OF EXHIBITS

Exhibit A – Meeting Notice

Exhibit B – January 2004 Financial Statement

Exhibit C – Resolution 2004-02

Exhibit D – CID activities for January and February

Exhibit E – Alternate Street Design proposal dated January 29, 2004

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

Date: February 16, 2004
Time: 1:00 p.m.
Place: 5912 East Bannister Road
Kansas City, Jackson County, Missouri

I. CALL TO ORDER

- A. Roll Call / Determination of Quorum
- B. Certification of meeting notice (Exhibit A)
- C. Welcome / Meeting Protocols

II. OLD BUSINESS

- A. Approval of minutes: January 12, 2004

III. NEW BUSINESS

- A. Presentations:
 - 1. KCATA – 3-Trails Transit Station Feasibility Report – See item E (1)(b)below.
- B. Treasurer's Report:
 - 1. Financial Report (Exhibit B)
 - 2. Insurance
 - 3. Sales / Real Estate Tax Revenues
 - 4. Web Site
 - 5. Resolution No. 2004-02 authorizing treasurer to invest revenue not needed for current expenditures (Exhibit C).
 - 6. Resolution No. 2003-14 confirming oral resolution made on December 1, 2003 authorizing \$11,700 for 87th Street – Phase IV Feasibility study and other items.
- C. Legal Report: None.
- D. District Manager's Report:
 - 1. Communication: District Update.
 - a. Summary of January and February CID activities @ 5912 East Bannister (Exhibit D).

RECOMMENDATION: None. FYI to Board.

FUNDS REQUESTED: None.

- 2. Communication: Bannister Road Enhancement Feasibility (Exhibit E).

RECOMMENDATION: Opt out of the RVP process in favor of Alternative Street Design, P.A., authorize CID sponsorship and financial participation in an amount not to exceed \$4,250, appoint Board Committee consisting off Privitera, Denzer and Austin to meet with other affected property owners and solicit additional financial participation in the feasibility cost. Cost to be changed to Transportation Program.

FUNDS REQUESTED: \$4,250

3. Communication: Follow-up items.
 - a. Changes to CID Chart of Accounts / Financial Statements
 - b. CID life span extension & possible expansion
 - c. Shafer, Kline, & Warren survey proposal
 - d. Santa Fe Trail Association grant
 - e. Space 5912 - Director Keys
 - f. 87th Street - Phase IV.
 - g. MODOT 435 Trails sculptures enhancements.
 - h. 3-Trails Corridor

RECOMMENDATION: None. FYI to Board

FUNDS REQUESTED: None.

E. Other:

1. Communication:
 - a. Next regular Board meeting: March 15, 2004 @ 1PM, 5912 E. Bannister Road.
 - b. Presentation of 3-Trails Station Feasibility Report. (Mr. Steve Rhoades).

F. 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 AM/PM on February 13 2004.

By: _____

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



3-Trails
 Community Improvement District