

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

Date: December 18, 2006

Time: 1:00 p.m.

Place: 5912 East Bannister Road
Kansas City, Jackson County, Missouri 64134

I. CALL TO ORDER

Roll Call/Determination of Quorum
Certification of Meeting Notice
Introduction of Guests/Meeting Protocols

II. OLD BUSINESS

Approval of Minutes: November 20, 2006

III. NEW BUSINESS

A. FINANCE

Financial Report: November Statement
Insurance
Budget
Audit

B. LEGAL

Proposed Land Donation and Road Maintenance Assumption

C. COMMUNICATIONS

Board
Other: Mr. Eric Bosch, KCMO City Architect re Strategic Placement of City
Facilities
Next Board Meeting on: January 15, 2006

D. ADMINISTRATIVE PROGRAM

General Office
Consultants
Memberships
Owners
Adjacent Owners

E. IMAGE / MARKETING PROGRAM

History/Trails
Marketing/Advertising
Promotion/Special Events
Master Plan – CID
Incentives

F. TRANSPORTATION PROGRAM

ROADS

87th Street, Section 1, Bruce Watkins to Denver Avenue
87th Street, Section 2A and 2B, Denver Avenue to KCS Railroad
87th Street/Hillcrest Road Extension, Section 2D
Bannister Road, Highway 71 to KCS Railroad
93rd Street, Hillcrest Road to KCS Railroad
Roundabout, Fire House Circle

TRAILS

3-Trails Corridor, Hillcrest Road to KCS Railroad
3-Trails Corridor, I-435 to Hillcrest Road
3-Trails Corridor, East of CID
3-Trails Corridor, West of CID
87th Street, I-435 to KCS Railroad
87th Street, West of CID
Hillcrest Road, 87th Street to Bannister Road
Katy Trail Connector, 3-Trails Crossing to Lee's Summit

PUBLIC TRANSIT

3-Trails Transit Station
Shuttle
Transit Stop, Bannister/Drury

G. INVESTMENT PROGRAM

CAPITAL IMPROVEMENTS

Fire Station 41
Schumacher Park
CID Land bank
Fountain, Fire House Circle
Katrina Cottage Demonstration Project

GRANTS

KCMO – PIAC, \$500,000, Hillcrest/93rd Street Roundabout
KCMO – PIAC, \$200,000, Hillcrest/93rd Street Roundabout
KCMO – PIAC, \$200,000 Roundabout Trail Extension
KCMO – City Trust, \$150,000 Fountain/Fire House Circle
KCMO – PIAC, \$92,000, Bannister Sidewalk/Transit Stop
KCMO – PIAC, \$69,442, 6th District Trails Feasibility

Missouri – DNR, \$100,000, 3-Trails Corridor, CID to School District

Federal – CMAQ, \$368,000, 3-Trails Transit Station
Federal – STP, \$260,000, 3-Trails Corridor Hillcrest Road to KCS Railroad

H. MAINTENANCE PROGRAM

Litter/Graffiti
Streetscape/Landscaping
Mowing/Watering
Security

I. PUBLIC COMMENTS

ADJOURNMENT

I certify that a copy of this agenda and notice of meeting of the Board of Directors of the 3-Trails Village Improvement District was posted on the front door of the District's office at 5912 East Bannister Road, Kansas City, Missouri 64134 at _____ AM/PM on _____ 2006 in accordance with the District's By-laws. Notice was also published in the Jackson County Advocate, a newspaper of general circulation in Kansas City, Jackson County, Missouri, the week proceeding the meeting.

By: _____

Name Printed: Lou Austin

Title: Chairman

NOTICE TO THE PUBLIC:

At the end of each Board Meeting members of the public shall have the opportunity to share their opinions and communications with the CID Board of Directors. Comments are limited to two minutes per person. Speakers may comment (not debate or argue) on agenda items or other issues reasonably relating to economic development and revitalization within the District and surrounding community. Comments should address the Board of Directors as a whole and not individual members. No complaints will be allowed that are directed at any individual connected with the District. Comments will not be allowed that are defamatory, abusive or vulgar.

**THE 3-TRAILS VILLAGE COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT
December 18, 2006**

I. CALL TO ORDER

The meeting was called to order at 1:00 p.m. at 5912 East Bannister Road, Kansas City, Jackson County, Missouri.

- A. Roll Call/Determination of Quorum:** Board of Directors Members were present as follows:

Board Members:

Mr. Lou Austin
Mr. Paul Denzer
Mr. Mike Graf
Mr. Whitney Kerr
Mrs. Mary Norman
Mr. Tony Privitera

Lou Austin served as Chairman and Charles G. Renner, District Counsel, acted as Secretary of the meeting.

- B. Notice:** The meeting notice was certified and attached to these minutes as Exhibit A.
- C. Welcome Visitors:** All guests were introduced and welcomed by the Board. Guests included: Ann O'Hare, Eric Bosch, and others.

II. OLD BUSINESS:

- A. Approval of November Minutes:** A motion was made and seconded to postpone the approval of minutes from the November 20, 2006 meeting until the next meeting of the Board.

III. NEW BUSINESS:

A. Treasurer's Report:

1. **Financial Statement:** A motion was made and seconded to accept the financial statements for the month November, 2006. After discussion, the motion was approved.

2. Insurance Statement: Reported that the CID is continuing to review outside quotes concerning D&O and MoPerm insurance coverage.
3. District Budget: No Report.
4. Audit Report: No Report.

Legal Report: Charles G. Renner reported to the Board concerning the proposed donation of land to the CID. Clarification that the donation of the land is tied to an assumption of a maintenance agreement by the CID to maintain the landscaping along the Hillcrest roadway in the area.

The Board seeks a special warranty deed for conveyance of the property so that title can be insured. Board charges counsel to contact opposing counsel concerning conveyance by special warranty deed.

B. District Manager's Report: No Report.

Administrative Program: No Report.

Image and Marketing Program: No Report.

Transportation Program:

Roads: No Report.

Trails: No Report.

Public Transit: No Report.

Parking/Traffic Control: No Report.

Intermodal: No Report.

Investment Program: No Report.

Capital Improvements: No Report.

Grants: Mr. Graf reported that the DNR grant, to be used to extend the trail from Hickman School to 93rd Street did not get funded. Mr. Graf was to have a meeting with MoDot on Thursday, December 21, 2006 concerning a pedestrian bridge across 71 Highway at 95th Street.

Maintenance Program: No Report.

Streetscape: No Report.

Mowing/Watering/Landscape: No Report.

C. Communications:

1. Next Board Meeting: January 15, 2007, at 1:00 P.M., 5912 E. Bannister Road.
2. Board:

Messrs. Kerr & Austin: Mr. Kerr addressed the Board regarding efforts concerning the Greater Kansas City Community Foundation. Mr. Kerr wishes to have parcels of land from various landowners donated to the GKCCF, the ultimate purpose of which would be to consolidate the properties and use any subsequent sales proceeds to support a school of excellence in the CID.
3. Special Presentations: Mr. Eric Bosch, city architect for Kansas City, Missouri, presented the CID with the gift of a cattle dehorner. He then discussed the progression of Fire Station 41, as well as other possible City facilities in the CID, including construction of a 311 call center, which would be 30,000-50,000 sq. ft., and a new police station.

D. Public Comments and Communications:

E. Adjournment:

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

F. List of Exhibits

1. Exhibit A—Meeting Notice and Agenda
2. Exhibit B—November Financials

Charles G. Renner, Acting Secretary