

3-TRAILS VILLAGE COMMUNITY IMPROVEMENT DISTRICT
MINUTES of the BOARD OF DIRECTORS

July 20, 2009

I. CALL TO ORDER

The meeting was called to order at 1:05 p.m. at 5912 East Bannister Road
Kansas City, Jackson County, Missouri.

A. Roll Call/Determination of Quorum:

Board of Directors Members present were as follows:

Mr. Lou Austin, Chairman

Mr. Michael Graf, Director, Secretary/Treasurer

Absent: Mr. Owen Buckley, Director

Expired Term: Jim Allen, David Ficklin and Tom O'Leary

Vacancy: One

B. Notice*: The meeting notice was certified by the Chairman as being posted and advertised.

C. Visitors: Topper Schumacher CID property owner, Pastor Travis Shockley of Greater Works Family Worship Center, Maurice Cole of Lake Point Development Group LLC., Shirley Phenix of Resources Management & Consulting, Michael Pursell of, Damon Pursell Construction, Tony Privitera of Privitera Realty Holdings, LLC., Tom O'Leary of Lane4 Development Group, Derrick & LaVerne Kindle, Wayne & Dana Kindle of Transformed Barber & Cosmetology Academy, Nicole Garren of Missouri Bank, Rich Davis of First Response, Inc., Sericka Robinson of Robinson& Associates Accounting Firm LLC, and others.

II. MINUTES

Approval of Minutes*: A motion was made and seconded to approve the minutes of March 16, 2009 and the Business Sessions of April 20, 2009 and May 18, 2009. After discussion the minutes and Business Sessions were approved.

III. FINANCE

Financial Report* A motion was made and seconded to approve the Financial Summary report ending March 31, 2009, the Fiscal Year End Financial Statement of April 30, 2009 and the Financial Summary report ending May 30, 2009. After discussion the Financial reports were approved.

Following approval of the financial reports, and prior to approval of the June 30, 2009 financial report a motion was made, seconded and approved to suspend the Order of Business and take up Agenda item VII. **New Business** for the purpose of filling vacancies on the Board of Directors.

As of 7/20/2009, the Board of Director had one vacancy and the terms of three Board members had expired July 12, 2009. Pursuant to the "Petition to Amend the Petition to Establish the 3-Trails Village Community Improvement District" and the By Laws of the District and in conformance with the rules

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therein stated, a motion was made that Mr. Jim Allen be succeeded by Mr. Tony Privitera, Property Owner-West, as a member of the Board of Directors, Mr. Tom O'Leary be succeeded by Mr. Michael Pursell, representative for Property Owner-East, as a member of the Board of Directors and Mr. David Ficklin, representative of Property Owner East & West, be reappointed for an full term; each term to expire July 11, 2013, subject to appointment by the Mayor and consent of the City Council. The motion was seconded and approved.

An oath of office was administered to each new Board member and they were seated.

The remaining Board vacancy is to be taken up at the next scheduled Board of Directors meeting.

A motion was made and seconded to appoint Pastor Travis Shockley "Community Adviser" to the Board of Directors without voting privilege. The motion was approved.

Upon seating of new Board member and the Community Adviser, a motion was made and seconded to return to the scheduled Agenda. Motion was approved.

A motion was made and seconded to approve the Financial Summary report ending June 30, 2009. Motion was approved.

Budget: Referring to the June 30 Financial Summary report, Mr. Austin reviewed the current status of the District financial status. As reported in the Summary, "Operations were stable for the period", however income to the District is declining significantly and a review of the sales tax and special assessment by the Board should be addressed in the near future.

Insurance: For the benefit of the new Board members, Mr. Austin gave a brief review of liability insurance as provided by the laws of the State of Missouri and the private firm known as MOPERM.

Audit: Mr. Austin reported the annual independent audit is being conducted by MarksNelson who in previous years completed audits of the CID. The cost is \$6,000.

IV. Administrative Program

District Manager's Report: Mr. Austin reported that both the annual report to the City Council of Kansas City and the State of Missouri will be due August 31, 2009. Both reports will be submitted upon receipt of the annual audit.

Image and Marketing Program: Mr. Austin reported the proposed Master Plan Vision for about 1,500 acres including the CID is progressing. A request for CID financial participation may be proposed at the up coming August Board meeting.

Transportation Program, Capital Improvement and Grant Funding: A brief update was made by Mr. Austin on the results of the RFQ and selection of HDR Engineering for the design and construction management of the pedestrian bridge over I-435. The discussion included update on the Federal

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Transportation Enhancement grant of \$500,000 for the construction of the bridge

Maintenance , Grounds & Security: A current crime report provided by the Kansas City Police department and a status report of the street trees on Bannister Road, Hillcrest Road and 93rd street was provided and discussed.

II. **OLD BUSINESS**

Legal Report: Due to time constraints, the 5th Amendment to the Sale and Purchase Agreement of certain tracts of land owned by the District was executed by the Chairman. The Amendment extended the closing date to 12-31-09. The Sale and Purchase Agreement was previously executed and distributed to the appropriate parties. A motion to ratify the action was made and seconded. The motion was approved.

III. **NEW BUSINESS**

Education: Mr. Derrick Kindle and Mr. Austin provided an up date on the five sponsored students in the Transformed Barber & Cosmetology Academy.

In support of the effort at the Academy, a motion was made and seconded to sponsor an additional student in the amount of \$6,000. Motion was approved.

A motion was made and seconded that the 3-Trails Village Community Improvement District adopt Resolution No. 2009-04 in support of the continued presence of the Academy within the District either in their present location or should they need to relocate that they relocate within the District. This action being consistent with previously adopted Resolution No.:2002-14, of November 4, 2002, wherein the fiduciary duty of the District as stated is “to support business activity and economic development” and “the promotion, development and retention of business activity within the District”, among other things.

The maintenance, removal of trash and debris, and security within the area was discussed. With respect to the District, Director Privitera agreed to lead a Committee to revisit and review certain Common Area Maintenance services that may be the responsibility of the CID District.

IV. **PUBLIC COMMENT**

Mr. Rich Davis a security guard for First Response, Inc. gave a brief report on security in the area and the increased dumping of trash and debris in the CID. He made some suggestions that may remedy some of the problems.

Ms. Serica Robinson announced and discussed a program sponsored by her company to collect food and money from business owners in the area to be given back to the community. She agreed to make a detailed presentation the the next Board meeting.

V. **CLOSED SESSION**

None

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VI. COMMUNICATIONS

1. Next Board meeting is at 1:00 PM August 17, 2009 at 5912 E. Bannister Road, KCMO.

ADJOURNMENT

Upon concluding business, a motion to adjourn was duly made, seconded, and unanimously approved.

Respectfully Submitted,

Michael Graf, Secretary

3-Trails Village Community Improvement District

Meeting of the Board of Directors

NOTICE & AGENDA

Date: July 20, 2009 **Time:** 1:00 PM
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. MINUTES

Approval of Minutes: March 16, 2009.
Approval of Business Sessions: April 20, 2009
May 18, 2009

The scheduled Board meeting of June 15, 2009 was canceled

III. FINANCE

Financial Report: March 31, 2009
April 30, 2009 Year End Financial Statement
May 30, 2009
June 30, 2009

Budget
Insurance
Audit

IV. ADMINISTRATIVE PROGRAM

Report of Chairman:
Kansas City Missouri Annual report
State of Missouri Annual report

V. STANDING COMMITTEES

A. Image & Marketing:
Master Plan Vision
B. Transportation:
C. Capital Improvements Public/Private:
D. City, State & Federal Capital Investment Grant Funding:
Bannister Road/I-435 pedestrian bridge
E. Maintenance & Grounds & Security:
Mowing and Tree Maintenance
Dumping of Trash

G. Education:
Polytechnic School

VI. OLD BUSINESS

Legal: 5th Amendment to Sale and Purchase Agreement extending closing to 12-31-09

VII. NEW BUSINESS:

Board Vacancies: Nominations Board of Directors;
3 with terms ending July 12, 2013;
1 Member to fill interim vacancy ending July12, 2011
Advisory Council
Community Liaison
Special Assessment
Increase of Sales Tax

VIII. PUBLIC COMMENTS

IX. CLOSED SESSION

The Board may hold a closed session to discuss legal and real estate matters pursuant to Section 610.021 RsMo.

X. NEXT BOARD MEETING: August 17, 2009 at 1:00 PM
5912 East Bannister Road, Kansas City, Jackson County, Missouri 64134

XI. ADJOURNED

The approved Minutes, Notice & Agenda, Financial Statement, Resolutions and other documents referred to herein are maintained on the 3-Trails Village Community Improvement District web site, <http://3trailscid.org>, and may be viewed and downloaded without cost.

CERTIFICATION

I certify that a copy of this Notice of meeting and Agenda of the Board of directors of the 3-Trails Village Community Improvement District was posted on the front door of the District's office at 5912 East Bannister road, Kansas City, Missouri 64134 and on the District's inter web site at <http://3trailscid.org> preceding the meeting, in accordance with the District's By Laws.

By: _____
Lou Austin, Chairman

NOTICE TO THE PUBLIC

During the **PUBLIC COMMENTS** period of the meeting members of the public shall have the opportunity to share their opinions and communications with the 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.

3-TRAILS VILLAGE COMMUNITY IMPROVEMENT DISTRICT STANDING COMMITTEES PROJECTS OR PROGRAMS

IMAGE and MARKETING PROGRAM

History/Trails
Marketing/Advertising
Promotion/Special Events
Master Plan

TRANSPORTATION

87th Street - Bruce Watkins to Blue Ridge Blvd
Hillcrest Road – Bannister Road to 87th Street
Bannister Road - 71 Hwy to Blue Ridge Blvd
93rd Street - Hillcrest Road to Old Santa Fe Road
Roundabout, Fire House Circle
Katy Trail Connector
6th District Trails Study
City Wide Trails Study
Trolley Track Indian Creek Trails Connectors
National Park Service Historic Trails
3-Trails Transit Station
Bannister/Drury Transit Stop
Troost Corridor ATA Max Line
Regional Transit Plan

CAPITAL IMPROVEMENTS

Fire Station 41/Fountain/Trail Extension
Schumacher Park

CITY, STATE & FEDERAL CAPITAL INVESTMENT FUNDING

KCMO – PIAC, \$900,000, Hillcrest/93rd Street Roundabout/Trail Extension
KCMO – City Trust, \$150,000 Fountain/Fire House Circle
KCMO – PIAC, \$92,000, Bannister/Drury Transit Stop
KCMO – PIAC, \$69,442, 6th District Trails Study
Federal – CMAQ, \$368,000, 3-Trails Transit Station
Federal – STP, \$260,000, 3-Trails Corridor Hillcrest Road to KCS Railroad
Federal – Enhancement, \$500,000, Trails Bannister/I-435

MAINTENANCE PROGRAM

Streetscape and Landscaping
Mowing and Watering
Security and Lighting

EDUCATION

House Bill 153 – Polytechnic Institute school enabling legislation
3-Trails Scholars Tuition Grant Program
Advance Placement/Push Out Educational Programs