

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

August 17, 2009

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.

Prior to Roll Call of Directors, the Chairman administered the Oath of Office to David Ficklin who then took his seat as a Director.

A. **Roll Call/Determination of Quorum:**

Board of Directors Members present were as follows:

Mr. Lou Austin, Chairman	Mr. David Ficklin, Director
Mr. Michael Graf, Director, Secretary/Treasurer	Mr. Owen Buckley, Director
Mr. Tony Privitera, Director	Mr. Michael Pursell, Director

Pastor Travis Shockley, Community Adviser

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

C. **Visitors:** Mr. Paul Denzer, CID property owner, Vicky Wolgast of the South Kansas City Chamber of Commerce, Larry Frevert, PE, Vice-President of HDR Engineering, Inc., Shirley Phenix of Resources Management & Consulting, Sericka Robinson of Robinson & Associates Accounting Firm LLC, and others

II. **MINUTES***

A. **Approval of Minutes:** After discussion, a motion was made and seconded to approve the Minutes of July 20, 2009 meeting. Motion was approved.

Voting yes: Mr. Lou Austin, Mr. Michael Graf, Mr. Tony Privitera and Mr. Michael Pursell.

Voting no: none

Abstain: Mr. David Ficklin and Mr. Owen Buckley.

III. **FINANCE**

The Chairman reported that mowing/watering expenses are running about the same as previous years with legal fees being significantly less than the previous year, however, the statement shows current Revenues and Expenses as a deficit. The reason being that sales tax of a retail operator, Wal-Mart, was overpaid by an amount exceeding what was due. Upon request for a refund, the amount exceeding what was due is being refunded to Wal-Mart resulting in a reduced payment to the District. The refund payments are expected to be completed this month and the sales tax income to the District will be restored. Based on current sales tax payments, the existing business, Gen-X Clothing, Burlington Coat Factory, McDonald's, I-Hop and other retailers in the District are projected to generate about \$17 Mil in gross sales this year, approximately \$6,000 in sales tax per month to the CID.

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Financial Report*: After discussion, a motion was made and seconded to accept the Financial Statement report ending July 31, 2009. The motion was approved.

IV. **ADMINISTRATIVE PROGRAM**

Report of Chairman:

V. **STANDING COMMITTEES**

A. Image and Marketing Program: Reporting on the Master Plan Vision the area, Mr. Austin indicated he expected a letter from Gibbs Planning Group. The letter is to propose a retail “void analysis” and outline the purpose and reason for such a study. It will also include the cost.

B. Transportation:

C. Capital Improvements Public/Private:

D. City, State & Federal Capital Investment Grant Funding: Mr Larry Frevert , PE Vice President of HDR Engineering Inc. gave a brief introduction and history of his Company and the team assigned to the I-435 Bicycle/Pedestrian Bridge project.. The HDR team is currently gathering information and ideas for several design options that will become available in the near future. Along with a briefing to the Board, HDR is planning 3 public meetings for community input.

E. Maintenance & Grounds & Security: After revisiting his previous study of trash and debris removal, Mr. Privitera pointed out that trash and debris removal is for the most part the responsibility of the individual ownerships and that some areas are to be maintained in common under certain Common Area Maintenance agreements.

A map of the CID with suggested points of entry to the area where limiting access may reduce the dumping of trash and debris. The Trails Redevelopment project team has developed a similar plan reported David Ficklin. The two plans are to be compared then suggest methods and material to use in limiting access at the agreed points of entry is to be presented at the next Board meeting.

VI. **OLD BUSINESS**: The formal document of the previously adopted Resolution No 2009-04* “in support of the continued presence of the Transformed Barber & Cosmetology Academy within the District” was presented for acceptance by the Board. After discussion, a motion was made and seconded. The motion passed. Voting yes: Austin, Graf, Pursell and Privitera,. Voting No: none, Abstain: Buckley and Ficklin.

VII. **NEW BUSINESS**: Mr. Austin led a discussion relating to the current sales tax, special assessment income to the CID, assessed valuation of the properties within the District, expansion of the District and amending the current CID statute. An outcome consensus was that additional discussions were needed and should take place in the near future within limited special meetings of the Board.

Mrs Sericka Robinson of Serendipity Affordable Financial Services a business within the District, provided an update and discussion of the community activity called “Each of Us Helping All of Us Fall Festival” taking place from 9:00 AM to 5:00 PM August 29 at 5916 E. Bannister Road. All

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were invited to attend.

Serendipity being a new not for profit organization, a request for a donation to help defer the event expenses was made by Mr. Robinson. In addition, she requested that the CID office be open during the event staffed with knowledgeable individuals to explain to anyone attending the event what a CID is about.

After discussion, a motion was made and seconded to donate \$1,000 to Serendipity for funding of the event. The motion passed. Mr. Austin agreed to open and staff the CID office during the event.

VII. **PUBLIC COMMENT**: Mr Rich Davis of First Response, Inc reported that dumping of trash is continuing and still a “big problem”.

IX. **CLOSED SESSION** None

X. **NEXT BOARD MEETIN**: September 21, 2009 at 1:00 P. M.
5912 East Bannister Road, Kansas City, Jackson County Missouri 64134

V. **ADJOURNMENT**

At 2:50 PM, upon concluding business, a motion to adjourn was duly made, seconded, and unanimously approved.

Respectfully Submitted,

Michael Graf, Secretary

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

Date: August 17, 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

Reading and Approval of minutes from the July 20, 2009 meeting.

III. FINANCE

Financial Report – Approval of statement ending July 31, 1009.
Budget
Insurance
Audit

IV. ADMINISTRATIVE PROGRAM

Report of Chairman

V. STANDING COMMITTEES

A. Image & Marketing
B. Transportation
C. Capital Improvements Public/Private
D. City, State & Federal Capital Investment Grant Funding
Update of Planning for Bannister Road/I-435 Bridge

E. Maintenance & Grounds & Security
G. Education

VI. OLD BUSINESS

VII. NEW BUSINESS

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: September 21, 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 (forfeiture STP & NPS funds)
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