

Denise M. Goodson  
816-472-2543  
dmgoodson@lewisricekc.com

August 18, 2022

**VIA EMAIL AND  
FIRST CLASS MAIL:**

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
[Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

**VIA EMAIL:**

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
301 W. High Street  
Jefferson City, MO 65102  
[redemption@ded.mo.gov](mailto:redemption@ded.mo.gov)

Re: 1200 Main/South Loop Community Improvement District (“CID”)  
Annual Report for FYE April 30, 2022

Ladies/Gentlemen:

Enclosed please find the Annual Report for the 1200 Main/South Loop Community Improvement District.

Please do not hesitate to contact me if you have any questions or if I may be of further assistance.

Very truly yours,

LEWIS RICE LLC

*Denise Goodson*

Denise M. Goodson, Legal Assistant

DMG

Enclosure

cc: Doug S. Stone, Esq. (via email w/o enc.)  
Board of Directors (via email w/ enc.)

ANNUAL REPORT FOR  
1200 MAIN/SOUTH LOOP  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

Date: August 18, 2022 for Fiscal Year End April 30, 2022  
CID Contact Information: Douglas S. Stone, Esq. (<mailto:dstone@lewisricekc.com>)  
Political Subdivision or Not for Profit: Political Subdivision  
Date of and Ordinance No: May 2, 2019 Ordinance No. 190306

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The purpose of the CID is to support the construction, operation, maintenance, management, repairs and/or replacements (including any repairs and replacements that are chargeable to capital under generally accepted accounting principles consistently applied) of future parking facilities that Kansas City, Missouri (the “City”) is, under certain conditions, obligated to provide within the CID pursuant to Section 6.9 of that certain Master Development Agreement between the City and the Developer dated April 27, 2004, as amended from time-to-time (the “MDA”), as well as to fund costs relating to the operation, maintenance, management, repairs and replacements (including any repairs and replacements that are chargeable to capital under generally accepted accounting principles consistently applied) of certain existing parking facilities within the CID, all as more fully set forth in Section 6.13 of the MDA and in Section 5 of Exhibit C to the CID’s formation petition, and to use or make available its revenue to pay the costs thereof, including without limitation debt service on any notes, bonds or other obligations issued and outstanding from time to time to finance all or any of such costs, as set forth in Exhibit C to the CID’s formation petition.

The CID did not provide any services.

**SECTION III**

**BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

Jeffrey Williams ([Jeffrey.Williams@kcmo.org](mailto:Jeffrey.Williams@kcmo.org))

Sean Carroll ([Sean.Carroll@kcmo.org](mailto:Sean.Carroll@kcmo.org))

Matthew Muckenthaler ([Matthew.Muckenthaler@kcmo.org](mailto:Matthew.Muckenthaler@kcmo.org))

Gabriel Robinson ([gabriel@ecioperations.com](mailto:gabriel@ecioperations.com))

Kerrie Tyndall ([Kerrie.Tyndall@kcmo.org](mailto:Kerrie.Tyndall@kcmo.org))

**SECTION IV**

REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) Cash on Hand (Beginning of Fiscal Year)		\$ 485,752.00
b) Sales Tax (1.0% effective 1/1/2020)		\$ 526,087.80
c) Interest Earned		\$ 150.40
<b>TOTAL INCOME</b>		<b>\$ 1,011,990.20</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Operating and Administrative Costs	\$ 15,000.00	
<b>SUB-TOTAL</b>	<b>\$ 15,000.00</b>	
II. Services:		
a)	\$ 0.00	
<b>SUB-TOTAL</b>	<b>\$ 0.00</b>	
III. Capital Improvements		
a) Public Infrastructure Improvements	\$ 0.00	
b) Exterior Improvements	\$ 0.00	
c) Interior Improvements	\$ 0.00	
d) Other Improvements	\$ 0.00	
<b>SUB-TOTAL</b>	<b>\$ 0.00</b>	
IV. Other		
a) Transfer to Special Allocation Fund*	\$ 483,867.08	
b) Disbursement to Developer for the purpose of operating, maintaining, managing and repairing certain garages within the CID as provided by the Cooperative Agreement**	\$ 469,282.47	
<b>SUB-TOTAL</b>	<b>\$ 953,149.55</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$ 15,000.00	
II. Services	\$ 0.00	
III. Capital Improvements	\$ 0.00	
IV. Other	\$ 953,149.55	
<b>TOTAL EXPENSES</b>	<b>\$ 968,149.55</b>	
<b>TOTAL INCOME</b>		<b>\$ 1,011,990.20</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$ 968,149.55</b>
<b>BALANCE</b>		<b>\$ 43,840.65</b>

\*Until the termination of the 1200 Main/South Loop Tax Increment Financing Plan (the "TIF Plan"), one half of the CID Sales Tax revenue will be captured as economic activity taxes in accordance with the TIF Plan for deposit in the Special Allocation Fund maintained with respect to the TIF Plan.

\*\*The City of Kansas City, Missouri, the CID and Kansas City Live, LLC (the "Developer") have entered into a Cooperative Agreement (the "Cooperative Agreement") pursuant to which the CID agreed to make its District Revenue available to pay certain costs set forth in the CID's formation petition and the Cooperative Agreement.

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Date CID Submitted Proposed Annual Budget for FYE 2022 to City Clerk: 1/29/2021

Date CID Adopted Annual Budget for FYE 2022: 3/26/2021

**SECTION V**

**LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):**

<b>RESOLUTION NUMBER</b>	<b>RESOLUTION TITLE</b>
Resolution 2022-01	Resolution Approving the Minutes of the March 26, 2021 Annual Board Of Directors Meeting
Resolution 2022-02	Resolution of the 1200 Main/South Loop Community Improvement District Electing Officers
Resolution 2022-03	Resolution of the 1200 Main/South Loop Community Improvement District (“District”) Amending the Budget for Fiscal Year 2021-2022
Resolution 2022-04	Resolution of the 1200 Main/South Loop Community Improvement District Approving the Budget For Fiscal Year 2023 And Appropriating Funds
Resolution 2022-05	Resolution Of 1200 Main/South Loop Community Improvement District Ratifying Actions of Fiscal Agent, Including Payment of Certain District Administrative Costs

**SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept of Economic Development  
Attn: CID Annual Report  
301 W. High Street, P. O. Box 118  
Jefferson City, MO 65102  
Phone: 1-573-526-8004  
Fax: 1-573-522-9462  
Email: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: 816-513-6401  
Fax: 816-513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

**1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION 2022-01**

**RESOLUTION APPROVING THE MINUTES OF THE MARCH 26, 2021 ANNUAL BOARD OF DIRECTORS MEETING**

**WHEREAS**, the Bylaws of the 1200 Main/South Loop Community Improvement District (the “District”) require the District to keep minutes of Board of Directors’ meetings;

**WHEREAS**, the Board of Directors of the District (the “Board”) conducted its annual Board meeting on March 26, 2021; and

**WHEREAS**, minutes of such meeting have been prepared and circulated to members of the Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the annual Board meeting held on March 26, 2021 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the 1200 Main/South Loop Community Improvement District on March 29, 2022.

*Matthew Muckenthaler*

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Matthew Muckenthaler, District Manager

**EXHIBIT A**

**MARCH 26, 2021 MEETING MINUTES**

**[See Attached]**

**1200 MAIN/SOUTH LOOP  
COMMUNITY IMPROVEMENT DISTRICT**

**MINUTES OF THE ANNUAL MEETING OF  
THE BOARD OF DIRECTORS OF THE DISTRICT**

The annual meeting of the Board of Directors (“Board”) of the 1200 Main/South Loop Community Improvement District (the “District”) was held on March 26, 2021 commencing at 11:00 a.m., in the West Conference Room, 20th Floor at Kansas City, Missouri City Hall, 414 E. 12th Street, Kansas City, Missouri, 64106, pursuant to due notice.

The following members of the Board were present by telephonic conference call: Sean Carroll, Gabriel Robinson and Matthew Muckenthaler. Kerrie Tyndall joined the meeting by telephonic conference call later in the proceedings, as noted below. Also present by telephonic conference call were Eluard Alegre, Assistant City Attorney with the City of Kansas City, Missouri (the “City”), Kyle Ferden with Stinson LLP, Doug Stone and Denise Goodson of Lewis Rice, LLC and Karen Wolters of S.E. Cooper and Associates, LLC. In the absence of the Chairman and Vice Chair, Mr. Stone offered to direct the meeting. After determining that a quorum of Board members was present, Mr. Stone called the meeting to order.

The first order of business to come before the meeting was approval of the minutes of the March 9, 2020 Annual Board of Directors Meeting. Mr. Carroll made a motion to adopt Resolution No. 2021-01, approving the minutes of the March 9, 2020 Annual Board of Directors meeting, which Mr. Robinson seconded. A vote was held and Resolution No. 2021-01 was unanimously adopted.

The next order of business to be taken up by the Board was the approval of the minutes of the October 14, 2020 Board Meeting. Mr. Carroll made a motion to adopt Resolution No. 2021-02, approving the minutes of the October 14, 2020 meeting of the Board, which Mr. Robinson seconded. A vote was held and Resolution No. 2021-02 was unanimously adopted.

Then, the Board took up discussion of the election/appointment of officers the District. Mr. Stone explained that the list proposed is the same as currently in place. Mr. Carroll made a motion to adopt Resolution No. 2021-03, appointing Jeffrey Williams as Chairman, Ms. Tyndall as Vice Chair, Mr. Muckenthaler as District Manager, Mr. Robinson as Secretary and Mr. Carroll as Treasurer. Mr. Robinson seconded the motion. A vote was held and Resolution No. 2021-03 was unanimously adopted.

The meeting agenda then called for the meeting to be opened to public comments; however, no members of the public were present. Accordingly, the meeting continued.

Mr. Stone then asked Ms. Wolters to discuss the list of expenses previously paid by the District. Ms. Wolters gave an explanation of the items included on the list. Mr. Stone discussed the process for working toward a regular schedule for payment of District expenses once the setup of the bank account for the District is fully finalized.

The next order of business was to amend the Budget for the Fiscal Year ending April 30, 2021 and to adopt a Budget for the Fiscal Year ending April 30, 2022. Mr. Stone explained the need for amending the Budget for FYE April 30, 2021, to bring the Budget information in line with actual results to date. He then explained the method by which the budget estimates for the coming year were determined. Discussion ensued, upon the conclusion of which, Mr. Carroll made a motion to adopt Resolution No. 2021-04, amending the Budget for Fiscal Year ended April 30, 2021, and Resolution No. 2021-05, adopting the Budget for Fiscal Year ended April 30, 2022. Mr. Muckenthaler seconded the motion. A vote was held and Resolution No. 2021-04 and Resolution No. 2021-05 were unanimously adopted.

Then, the Board took up discussion of the ratification of prior payment of certain District administrative costs, specifically the list of expense payments as explained by Ms. Wolters previously during the meeting. Kerry Tyndall joined the meeting at this point via telephonic conference call. Mr. Stone summarized for Ms. Tyndall the information under discussion regarding ratification of the payment of District administrative costs. Upon conclusion of the discussion, Mr. Muckenthaler made a motion to adopt Resolution 2021-06, ratifying payment of certain District Administrative Costs, which Mr. Robinson seconded. A vote was held and Resolution No. 2021-06 was unanimously adopted.

Mr. Stone then opened discussion for other business to come before the Board. Ms. Tyndall asked for information regarding the status of development generally by Cordish. Extended discussion ensued regarding the status of the takeover of operation of the parking garages. Mr. Muckenthaler indicated that the takeover is slated to occur prior to April 30, 2022 due to the City's fiscal year end; however, Mr. Robinson indicated that the takeover may not occur until May 8, 2022. A management agreement may need to be put in place to cover the gap between the two dates.

There being no other business to come before the Board, Ms. Tyndall made a motion to adjourn the meeting, which Mr. Carroll seconded. The meeting was then adjourned.

Respectfully submitted,

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Gabriel Robinson, Secretary



## 1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT

### RESOLUTION NO. 2022-02

#### RESOLUTION OF THE 1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT ELECTING OFFICERS

**WHEREAS**, the Bylaws of the 1200 Main/South Loop Community Improvement District (the “District”) require the District’s Board of Directors (the “Board”) to elect a Chairman, District Manager, Secretary and Treasurer and such other officers or employees as the Board deems necessary;

**WHEREAS**, the Board desires to elect a Chairman, District Manager, Secretary and Treasurer as the officers of the District in accordance with the Bylaws; and

**WHEREAS**, the Chairman, District Manager, Secretary and Treasurer shall have the powers and duties described in the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED** by the Board, as follows:

1. Jeffrey Williams is elected Chairman of the District.
2. Kerrie Tyndall is elected Vice Chair of the District.
3. Matthew Muckenthaler is elected District Manager of the District.
4. Gabriel Robinson is elected Secretary of the District.
5. Sean Carroll is elected Treasurer of the District.
6. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
7. Each officer of the District elected above shall serve a term of one year and until his or her successor has been duly elected.
8. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the 1200 Main/South Loop Community Improvement District on March 29, 2022.

*Matthew Muckenthaler*

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Matthew Muckenthaler, District Manager

**1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2022-03**

**RESOLUTION OF THE 1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) AMENDING THE BUDGET FOR FISCAL YEAR 2021-2022**

**WHEREAS**, the District’s Board of Directors (the “**Board**”) previously adopted an annual budget for the operation of the District, Resolution No. 2021-05 (the “**Budget**”); and

**WHEREAS**, the Board desires to amend the Budget as more particularly set forth below.

**NOW, THEREFORE, BE IT RESOLVED**, as follows:

1. The District hereby amends its annual Budget with respect to the District’s fiscal year 2021-2022 (ending April 30, 2022), and approves the Amended Budget attached hereto as **Exhibit A** (the “**Amended Budget**”).
2. The District Manager of the District is directed to provide to the City Clerk of Kansas City, Missouri a copy of the District’s Amended Budget.
3. The District hereby appropriates all District Revenues received by the District during the current fiscal year 2021-2022 to pay the costs and expenses reflected on the Amended Budget, and ratifies all expenditures previously made consistent with the Amended Budget.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of 1200 Main/South Loop Community Improvement District on March 22, 2022.

*Matthew Muckenthaler*

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Matthew Muckenthaler, District Manager

**Exhibit A**

**AMENDED FYE 2022 ANNUAL BUDGET**

**[SEE ATTACHED]**

## 1200 Main/South Loop Community Improvement District FYE April 30, 2022 Budget (Amended)

### BUDGET MESSAGE

The 1200 Main/South Loop Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri on May 2, 2019 by the City Council of the City of Kansas City, Missouri (the “**City**”) by Ordinance No. 190306 upon a Petition to Establish the District (the “**Petition**”) . The Petition authorized the District to impose within the District, upon qualified voter approval, a one percent (1%) sales and use tax (the “**CID Sales Tax**”). At the initial meeting of the Board of Directors of the District held June 18, 2019, the Board of Directors passed a Resolution approving the one percent (1%) CID Sales Tax, subject to qualified voter approval. On September 25, 2019, the qualified voters approved the one percent (1%) CID Sales Tax by mail-in ballot election. The CID Sales Tax commenced on January 1, 2020.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year of the City.

The District entered into a Cooperative Agreement (the “Cooperative Agreement”) with Kansas City Live, LLC (the “Developer”) and the City dated as of September 30, 2020 pursuant to which the District agreed make its revenue available to pay certain costs set forth in the Petition and the Cooperative Agreement. However, until the termination of the 1200 Main/South Loop Tax Increment Financing Plan (the “**TIF Plan**”), one half of the CID Sales Tax revenue will be captured as economic activity taxes in accordance with the TIF Plan for deposit in the Special Allocation Fund maintained with respect to the TIF Plan (the “**Special Allocation Fund**”). The Board of Directors of the District is adopting this amended budget for FYE 2022 to reflect more accurate estimated revenues and expenditures.

	<u>FYE 4/30/2022</u> <sup>1</sup>	<u>FYE 4/30/2021</u> <sup>2</sup>	<u>FYE 4/30/2020</u> <sup>2</sup>
	<u>(REVISED)</u>	<u>(REVISED)</u>	<u>(REVISED)</u>
<b><u>FUNDS AVAILABLE</u></b>			
Cash on Hand (Beginning of Fiscal Year)	\$485,752.00	\$125,153.00	\$0.00
<b><u>REVENUES</u></b>			
CID Sales and Use Tax	\$526,087.80	\$382,898.00	\$125,153.00
Interest Earned	\$150.40	\$265.00	\$0.00
<b>TOTAL REVENUES</b>	<b>\$1,011,990.20</b>	<b>\$508,316.00</b>	<b>\$125,153.00</b>
<b><u>EXPENDITURES</u></b>			
Transfer to Special Allocation Fund	\$483,867.08	\$0.00	\$0.00
Disbursement to Developer for the purpose of operating, maintaining, managing and repairing certain garages within the District as provided by the Cooperative Agreement	\$469,282.47	\$0.00	\$0.00
CID Operating and Administrative Costs	\$15,000.00	\$22,564.00	\$0.00
<b>TOTAL EXPENDITURES</b>	<b>\$968,149.55</b>	<b>\$22,564.00</b>	<b>\$0.00</b>
<b><u>FUNDS AVAILABLE</u></b>			
Cash on Hand (End of Fiscal Year)	<b>\$43,840.65</b>	<b>\$485,752.00</b>	<b>\$125,153.00</b>

<sup>1</sup> Estimated

<sup>2</sup> Actual

**1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2022-04**

**RESOLUTION OF THE 1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR FISCAL YEAR 2023 AND APPROPRIATING FUNDS**

**WHEREAS**, the 1200 Main/South Loop Community Improvement District (the “District”) is required to submit to the governing body of the City a proposed annual budget for the operation of the District;

**WHEREAS**, the District submitted to the City the proposed annual budget for the District’s fiscal year ending April 30, 2023, which is attached hereto as Exhibit A;

**WHEREAS**, the District desires to adopt such budget, in substantially the form attached hereto as Exhibit A, for the operation of the District with respect to the District’s fiscal year ending April 30, 2023 (“FYE 2023”); and

**NOW, THEREFORE, BE IT RESOLVED** by the Board of Directors of the District, as follows:

1. The District hereby adopts the budget attached hereto as Exhibit A as the District’s budget for FYE 2023 and hereby appropriates all District revenues realized by the District during FYE 2023 to pay for the costs and expenses reflected on the District’s Budget with respect to FYE 2023.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of 1200 Main/South Loop Community Improvement District on March 29, 2022.

*Matthew Muckenthaler*

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Matthew Muckenthaler, District Manager

**Exhibit A**

**FYE 2023 ANNUAL BUDGET**

**[SEE ATTACHED]**

## 1200 Main/South Loop Community Improvement District FYE April 30, 2023 Budget

### BUDGET MESSAGE

The 1200 Main/South Loop Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri on May 2, 2019 by the City Council of the City of Kansas City, Missouri (the “**City**”) by Ordinance No. 190306 upon a Petition to Establish the District (the “**Petition**”) . The Petition authorized the District to impose within the District, upon qualified voter approval, a one percent (1%) sales and use tax (the “**CID Sales Tax**”). At the initial meeting of the Board of Directors of the District held June 18, 2019, the Board of Directors passed a Resolution approving the one percent (1%) CID Sales Tax, subject to qualified voter approval. On September 25, 2019, the qualified voters approved the one percent (1%) CID Sales Tax by mail-in ballot election. The CID Sales Tax commenced on January 1, 2020.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year of the City.

The District entered into a Cooperative Agreement (the “Cooperative Agreement”) with Kansas City Live, LLC (the “Developer”) and the City dated as of September 30, 2020 pursuant to which the District agreed make its revenue available to pay certain costs set forth in the Petition and the Cooperative Agreement. However, until the termination of the 1200 Main/South Loop Tax Increment Financing Plan (the “**TIF Plan**”), one half of the CID Sales Tax revenue will be captured as economic activity taxes in accordance with the TIF Plan for deposit in the Special Allocation Fund maintained with respect to the TIF Plan (the “**Special Allocation Fund**”).

	<u>FYE 4/30/2023</u> <sup>1</sup>	<u>FYE 4/30/2022</u> <sup>1</sup> (REVISED)	<u>FYE 4/30/2021</u> <sup>2</sup> (REVISED)
<b><u>FUNDS AVAILABLE</u></b>			
Cash on Hand (Beginning of Fiscal Year)	\$43,840.65	\$485,752.00	\$125,153.00
<b><u>REVENUES</u></b>			
CID Sales and Use Tax	\$719,818.40 <sup>3</sup>	\$526,087.80	\$382,898.00
Interest Earned	\$100.00	\$150.40	\$265.00
<b>TOTAL REVENUES</b>	<b>\$763,759.05</b>	<b>\$1,011,990.20</b>	<b>\$508,316.00</b>
<b><u>EXPENDITURES</u></b>			
Transfer to Special Allocation Fund	\$351,837.09	\$483,867.08	
Disbursement to Developer for the purpose of operating, maintaining, managing and repairing certain garages within the District as provided by the Cooperative Agreement	\$336,937.09	\$469,282.47	
CID Operating and Administrative Costs	\$15,000.00	\$15,000.00	\$22,564.00
<b>TOTAL EXPENDITURES</b>	<b>\$703,774.18</b>	<b>\$968,149.55</b>	<b>\$22,564.00</b>
<b><u>FUNDS AVAILABLE</u></b>			
Cash on Hand (End of Fiscal Year)	<b>\$59,984.87</b>	<b>\$43,840.65</b>	<b>\$485,752.00</b>

<sup>1</sup> Estimated

<sup>2</sup> Actual

<sup>3</sup> Due to the effects of the Covid-19 pandemic on the economy, the estimated Sales and Use Tax revenue is adjusted to 70% of the estimated Sales and Use Tax revenue for Year 4 as set forth in the Five Year Plan (\$1,028,312.00)

## 1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT

### RESOLUTION NO. 2022-05

#### RESOLUTION OF 1200 MAIN/SOUTH LOOP COMMUNITY IMPROVEMENT DISTRICT RATIFYING ACTIONS OF FISCAL AGENT, INCLUDING PAYMENT OF CERTAIN DISTRICT ADMINISTRATIVE COSTS

**WHEREAS**, on May 2, 2019, the City Council of the City of Kansas City, Missouri (the “**City**”) adopted Ordinance Number 190306, pursuant to which the City approved the Petition for the Establishment of the 1200 Main/South Loop Community Improvement District (the “**Petition**”), and established the 1200 Main/South Loop Community Improvement District (the “**District**”) for the purposes set forth in the Petition; and

**WHEREAS**, the District was formed for the purpose of supporting the construction of future parking facilities that the City is obligated to provide within the District pursuant to Section 6.9 of that certain Master Development Agreement between the City and Kansas City Live, LLC, (the “**Developer**”) dated April 27, 2004, as the same has been amended from time-to-time (the “**MDA**”), as well as to fund costs relating to the operation, maintenance, management, repairs and replacements (including any repairs and replacements that are chargeable to capital under generally accepted accounting principles consistently applied) of existing parking facilities within the District, all as more fully set forth in Section 6.13 of the MDA; and

**WHEREAS**, the District has levied and imposed a sales and use tax of one percent (1.00%) (the “**District Sales Tax**”) in accordance with the CID Act and the Petition, which was approved by the qualified voters in the District in accordance with the Act on September 25, 2019, which will be collected by the Missouri Department of Revenue (“**DOR**”) and shall be remitted to the District for deposit by the District into the treasury of the District and use in accordance with applicable law and pursuant to the terms of that certain Cooperative Agreement to be entered between the District, the City and the Developer (the “**Cooperative Agreement**”); and

**WHEREAS**, the District has engaged SE Cooper and Associates, PC to provide accountancy services to the District, including service as the “**Fiscal Agent**” under the Cooperative Agreement (the “**Fiscal Agent**”); and

**WHEREAS**, the Fiscal Agent has disbursed funds from the Revenue Fund of the District as directed by the terms of the Development Agreement, including the payment of such invoices for costs of operating or administering the District (“**District Administrative Costs**”) as requested by submission of Certificates of District Administrative Costs by the District Manager and/or the Treasurer of the District; and

**WHEREAS**, the Board of Directors has been provided with a list of the District Administrative Costs so paid, which is attached hereto as **Exhibit A**, and the invoices in support thereof; and



**WHEREAS**, the Board of Directors of the District desires to ratify actions of the Fiscal Agent to disburse funds, including payment of the payment of the District Administrative Costs.

**NOW, THEREFORE, BE IT RESOLVED**, as follows:

1. The Board hereby ratifies the prior actions of the Fiscal Agent.
2. Payment of the District Administrative Costs is hereby ratified and affirmed.
3. All invoices in support of the District Administrative Costs are on file with the Secretary of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of 1200 Main/South Loop Community Improvement District on March 29, 2022.

*Matthew Muckenthaler*

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Matthew Muckenthaler, District Manager

**EXHIBIT A**

Paid District Administrative Costs

See Attached

**1200 MAIN/SOUTH LOOP CID  
ADMINISTRATIVE COSTS PAID**

**MARCH 13, 2021 THROUGH FEBRUARY 28, 2022**

DATE	AMOUNT	PAYEE	DESCRIPTION
4/14/2021	\$ 21.10	Commerce Bank	Service Charge
5/7/2021	\$ 4,716.42	Lewis Rice	Legal Fees
5/14/2021	\$ 19.90	Commerce Bank	Service Charge
6/10/2021	\$ 710.60	Lewis Rice	Legal Fees
6/14/2021	\$ 20.47	Commerce Bank	Service Charge
7/14/2021	\$ 20.47	Commerce Bank	Service Charge
8/6/2021	\$ 1,266.92	Lewis Rice (2 invoices)	Legal Fees
8/13/2021	\$ 20.30	Commerce Bank	Service Charge
9/14/2021	\$ 20.47	Commerce Bank	Service Charge
9/30/2021	\$ 77.90	Lewis Rice	Legal Fees
9/30/2021	\$ 877.80	Lewis Rice	Legal Fees
10/14/2021	\$ 20.30	Commerce Bank	Service Charge
11/12/2021	\$ 20.64	Commerce Bank	Service Charge
12/14/2021	\$ 20.30	Commerce Bank	Service Charge
12/29/2021	\$ 233.70	Lewis Rice	Legal Fees
12/29/2021	\$ 288.80	Lewis Rice	Legal Fees
12/29/2021	\$ 1,289.70	SE Cooper	Paying Agent Fees
12/29/2021	\$ 336.30	Lewis Rice	Legal Fees
12/29/2021	\$ 1,056.48	SE Cooper	Paying Agent Fees
1/14/2022	\$ 20.30	Commerce Bank	Service Charge
2/3/2022	\$ 40.00	Commerce Bank	Wire Transfer Fee
2/3/2022	\$ 40.00	Commerce Bank	Wire Transfer Fee
2/14/2022	\$ 19.15	Commerce Bank	Service Charge
2/22/2022	\$ 931.00	Lewis Rice	Legal Fees
2/22/2022	\$ 40.00	Commerce Bank	Wire Transfer Fee
2/22/2022	\$ 40.00	Commerce Bank	Wire Transfer Fee
<b>TOTAL</b>	<b>\$ 12,169.02</b>		

\$ 383.40 BANK CHARGES  
 \$ 2,346.18 SE COOPER CHARGES  
 \$ 9,439.44 LEWIS RICE CHARGES  
 \$ 12,169.02