

ANNUAL REPORT FOR
PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT (the "District")
FOR FISCAL YEAR ENDING APRIL 30, 2022

SECTION I

Date: August 17, 2022

CID Contact Information: c/o Matt Moriarity, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, Missouri 64112, mmoriarity@polsinelli.com, (816) 572-5184

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 200419, passed on June 11, 2020

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for demolition and the construction of certain improvements and the provision of certain services within the District. The improvements initially contemplated include demolition of existing structures, site work, grading, infrastructure improvements, parking improvements/structures, additional improvements/structures, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements permitted by the CID Act. No services were performed during FYE 4/20/2022.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Jason Swords

Scott Lipovac

Mark McHugh

Mike Beal

Mark Moberly

SECTION IV

See attached, final budget for FYE 4/30/2022

SECTION V

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

Resolution #	Resolution
2022-1	Approve Minutes of 3/31/2021 Board Meeting
2022-2	Appoint Officers of the District
2022-3	Adopt Budget for FYE 4/30/2023 and appropriate funds
2022-4	Nominate successor directors
2022-5	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to City Clerk and DED
2022-6	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to State Auditor
2022-7	Authorize Engagement of a firm for accounting services

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: redevelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

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

ANNUAL REPORT FOR
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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: reddevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-6401
Fax: (816) 513-3353
Email: Marilyn.Sanders@kcmo.or

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2022 ACTUAL BUDGET

BUDGET MESSAGE:

The Pioneer Plaza Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenue is a 1.0% sales tax, the collection of which is anticipated to commence on January 1, 2021 and terminate after 20 years.

	<u>FYE 4/30/2022</u>
	(actual)
FUNDS AVAILABLE:	
- Cash on Hand (Beginning of Fiscal Year)	\$ -
ESTIMATED REVENUE:	
- Sales Tax (effective 1/1/2021)	\$ 90,697.16
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	<u>\$ 90,697.16</u>
ESTIMATED EXPENDITURES:	
- Payment of TIF EATs to City	\$ 32,395.72
- Administrative Fees (e.g. bank fees, etc.)	\$ 833.34
- Administrative Costs (e.g. insurance)	\$ 1,200.00
- Legal & Other Consultant fees	\$ 7,450.74
- Reimbursement to Developer Project Costs	\$ 15,750.00
TOTAL ESTIMATED EXPENDITURES:	<u>\$ 25,234.08</u>
FUNDS AVAILABLE:	
- Cash on Hand End of Fiscal Year	\$ 65,463.08
* Estimated values	



PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-1

**APPROVING MINUTES OF THE MARCH 31, 2021
MEETING OF THE BOARD OF DIRECTORS**

WHEREAS, the Bylaws of the Pioneer Plaza Community Improvement District (the “District”) requires the District to keep minutes of the Board of Directors meetings;

WHEREAS, the Board conducted an annual Board of Directors Meeting on March 31, 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 Board of Directors meeting held on March 31, 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 Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director

Exhibit A

March 31, 2021 Meeting Minutes
[See Attached]

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE DISTRICT

MARCH 31, 2021

Time and Place

The Annual meeting of the Board of Directors (the “Directors” or “Board”) of the Pioneer Plaza Community Improvement District (the “District”) was held on March 31, 2021, commencing at 10:00 a.m. at Polsinelli PC, 900 West 48th Place, Kansas City, Missouri 64112 and/or by telephone conference, after giving due notice.

Attendees; Call to Order

The following Directors were present: Jason Swords, Mark Moberly, Mark McHugh, Scott Lipovac, and Mike Beal (Jason Swords joined the meeting during Resolution 2021-5). Also present was Amy Grant, Paralegal with Polsinelli, PC. After recognizing that a quorum of the Board was present, Amy Grant called the meeting to order.

Resolution 2021-1

The Board considered Resolution 2021-1, approving minutes of the June 22, 2020 board meeting. Following discussion, Mike Beal moved to adopt Resolution 2021-1. Mark Moberly seconded the motion, and the Directors adopted Resolution 2021-1 by a unanimous vote.

Resolution 2021-2

The Board next considered Resolution 2021-2, appoint officers of the District. Jason Swords will serve as Chairman. Mark Moberly will serve as Secretary. Mark McHugh will serve as Treasurer. Following discussion, Mike Beal moved to adopt Resolution 2021-2. Mark Moberly seconded the motion, and the Directors adopted Resolution 2021-2 by a unanimous vote.

Resolution 2021-3

The Board next considered Resolution 2021-3, adopting a budget for FYE 4/30/2022. Following discussion, Mike Beal moved to adopt Resolution 2021-3. Mark Moberly seconded the motion, and the Directors adopted Resolution 2021-3 by a unanimous vote.

Resolution 2021-4

The Board next considered Resolution 2021-4, authorize execution of a Reimbursement Agreement. Following discussion, Mike Beal moved to adopt Resolution 2021-4. Mark

Moberly seconded the motion, and the Directors adopted Resolution 2021-4 by a unanimous vote.

Resolution 2021-5

The Board next considered Resolution 2021-5, authorize preparation and submittal of FYE 4/30/2021 annual report to City Clerk and DED. Following discussion, Mike Beal moved to adopt Resolution 2021-5. Mark Moberly seconded the motion, and the Directors adopted Resolution 2021-5 by a unanimous vote.

Resolution 2021-6

The Board next considered Resolution 2021-6, authorize preparation and submittal of FYE 4/30/2021 annual report to State Auditor. Following discussion, Mike Beal moved to adopt Resolution 2021-6. Mark Moberly seconded the motion, and the Directors adopted Resolution 2021-6 by a unanimous vote.

Under other businesses, the Board generally discussed the status of businesses opening within the District, the need to certify project costs prior to the Developer being reimbursed with CID revenues, and to determine the proper Developer entity for the Reimbursement Agreement.

There being no other business before the board, the meeting was adjourned.



Mark Moberly, Secretary

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-2

APPOINT OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the Pioneer Plaza Community Improvement District (the "District") require the District's Board of Directors to annually appoint a chairman, secretary, treasurer and such other officers or employees as it deems necessary;

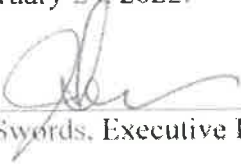
WHEREAS, the Board of Directors of the District desires to appoint a chairman, secretary, and treasurer as the officers of the District in accordance with the Bylaws; and

WHEREAS, the chairman, secretary, and treasurer shall have the powers and duties described in the Bylaws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Jason Swords is appointed Chairman of the District.
2. Mark Moberly is appointed Secretary of the District.
3. Mark McHugh is appointed Treasurer of the District.
4. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
5. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-3

APPROVE A BUDGET FOR FYE 4/30/2023 AND APPROPRIATE FUNDS

WHEREAS, the Pioneer Plaza Community Improvement District (the "District") is required to adopt an annual budget for the operation of the District;

WHEREAS, the District submitted to the City the proposed annual budget for FYE 4/30/2023, which is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2023 and appropriate funds for payment of the District's expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby adopts a Budget for the District's FYE 4/30/2023, which attached hereto as Exhibit A and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director

FYE 4/30/2023 BUDGET

EXHIBIT A

**PIONEER PLAZA
COMMUNITY IMPROVEMENT DISTRICT**

FYE 4/30/2023 BUDGET

BUDGET MESSAGE:

The Pioneer Plaza Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenue is a 1.0% sales tax, the collection of which is anticipated to commence on January 1, 2021 and terminate after 20 years.

	<u>FYE 4/30/2023*</u> (proposed)		<u>FYE 4/30/2022*</u> (proposed)		<u>FYE 4/30/2021</u> (actual)
FUNDS AVAILABLE:					
- Cash on Hand (Beginning of Fiscal Year)	\$	11,500.00	\$	11,500.00	\$
ESTIMATED REVENUE:*					
- Sales Tax (effective 1/1/2021)	\$	200,000.00	\$	200,000.00	\$
- Interest Earned on District Bank Accounts	\$	11,500.00	\$	11,500.00	\$
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	223,000.00	\$	211,500.00	\$
ESTIMATED EXPENDITURES:					
- Payment of TIF EATs to City	\$	100,000.00	\$	100,000.00	\$
- Administrative Fees (e.g. bank fees, etc.)	\$	5,000.00	\$	5,000.00	\$
- Administrative Costs (e.g. insurance)	\$	2,000.00	\$	2,000.00	\$
- Legal & Other Consultant fees	\$	10,000.00	\$	10,000.00	\$
- Reimbursement to Developer Project Costs	\$	194,500.00	\$	183,000.00	\$
TOTAL ESTIMATED EXPENDITURES:	\$	211,500.00	\$	200,000.00	\$
FUNDS AVAILABLE:					
- Cash on Hand End of Fiscal Year	\$	11,500.00	\$	11,500.00	\$

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-4

NOMINATE SUCCESSOR DIRECTORS

WHEREAS, Pioneer Plaza Community Improvement District (the "District") established on June 11, 2020, by Ordinance No. 200419 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1404 through 67.1571 of the RSMo, as amended (the "CID Act"); and

WHEREAS, the CID Act and Article III, Section 3 of the Bylaws provide for the Mayor and City Council to appoint Successor Directors of the District, with the consent of the City Council, and the District Bylaws as set forth in that Successor Directors shall serve four years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER PLAZA SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby nominates Mark Moberly to serve a new four-year term as a Property Owner Representative (term will expire on 6/22/2026).
2. The District hereby nominates Scott Lipovac to serve a new four-year term as a Property Owner Representative (term will expire on 6/22/2026).
3. The District hereby nominates Mike Beal to serve a new four-year term as a Property Owner Representative (term will expire on 6/22/2026).
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-5

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO CITY CLERK AND DED**

WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER PLAZA SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2022 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-6

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO STATE AUDITOR**

WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER PLAZA SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2022 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District.
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-7

AUTHORIZE PROCUREMENT OF ACCOUNTING SERVICES

WHEREAS, the Pioneer Plaza Community Improvement District (the "**District**") desires to secure accounting services in furtherance of the administration of the District and other District powers, purposes and responsibilities.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE PIONEER PLAZA SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District is authorized to engage an accountant for accounting services for the District and the Chairman of the District is authorized to execute an engagement letter within form and substance acceptable to the Chairman.
2. The District is authorized to seek accounting services to the extent determined necessary by the District's officers in furtherance of the administration of the District and other District powers, purposes and responsibilities.
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Pioneer Plaza Community Improvement District on February 24, 2022.



Jason Swords, Executive Director