

ANNUAL REPORT FOR  
RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT (the “District”)  
FOR FISCAL YEAR ENDING APRIL 30, 2024

**SECTION I**

Date: June 13, 2024

CID Contact Information: c/o Robert de la Fuente, Star Development, (816) 831-1794, [robert@stardevcorp.com](mailto:robert@stardevcorp.com)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 060922, passed on August 13, 2006

**SECTION II**

**PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:**

The purpose of the District is to (a) facilitate development within the District by providing, or causing to be provided, certain services (“Eligible Service”) described in Paragraph B of this Article for benefit of the District; (b) issue obligations (“Bonds”) to finance: (i) the costs of the Eligible Services, (ii) other cost incurred by the District to carry out the District Purposes, (iii) costs of issuance, (iv) capitalized interest, and (v) debt service reserves; (c) coordinate with public and provide entities to plan and implement the Eligible Services; and (d) impose and collect a sales tax authorized pursuant to a First Amended and Restated Cooperative Agreement executed on February 29, 2024 among the City, the Tax Increment Finance Commission of the City, the Parks and Recreation Department of the City and Prospect Nort, LLC; this petition and the Act. No services were performed during FYE 4/30/2024.

**SECTION III**

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

Tim Harris	<a href="mailto:tharris@stardevcorp.com">tharris@stardevcorp.com</a>
Kelly Harris-Klein	<a href="mailto:Kklein0619@gmail.com">Kklein0619@gmail.com</a>
Robert de la Fuente	<a href="mailto:Robert@stardevcorp.com">Robert@stardevcorp.com</a>
Sheryl Giambalvo	<a href="mailto:Sheryl@stardevcorp.com">Sheryl@stardevcorp.com</a>
Blake Fulton	<a href="mailto:Blake@stardevcorp.com">Blake@stardevcorp.com</a>

**SECTION IV**

**BUDGET / REVENUES/ EXPENDITURES**

Date proposed FYE 4/30/2025 budget was submitted to City:	March 22, 2024
Date FYE 4/30/2025 annual budget was adopted by the Board of Directors (see attached actual budget for FYE 4/30/2024)	March 6, 2024
Date FYE 4/30/2023 Annual Report was submitted to City:	September 15, 2023

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2024-1	Appoint Officers of the District
2024-2	Adopt Budget for FYE 4/30/2024 and appropriate funds
2024-3	Adopt Budget for FYE 4/30/2025 and appropriate funds
2024-4	Authorize FYE 4/30/2024 Annual Report
2024-5	Authorize FYE 4/30/2024 Financial Report
2024-6	Nominate Successor Directors

**SUBMIT FORM AND ATTACHMENTS TO:**

<b>Missouri Dept of Economic Development</b> 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 <a href="mailto:redvelopment@ded.mo.gov">Email: redevelopment@ded.mo.gov</a>	<b>City Clerk</b> 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 <a href="mailto:Marilyn.Sanders@kcmo.org">Email: Marilyn.Sanders@kcmo.org</a>
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RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 ACTUAL BUDGET

	<u>FYE 4/30/2024</u>	
	(ACTUAL)	
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	-
<b>ESTIMATED REVENUE:</b>		
- 1% CID Sales and UseTax (n/a)	\$	-
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<u>\$</u>	<u>-</u>
<b>ESTIMATED EXPENDITURES:</b>		
Developer cost to establish CID		
- Management Fees	\$	-
- Legal Fees	\$	-
- Insurance Fees	\$	-
- Utility Fees	\$	-
- Landscape Services	\$	-
- Promotions	\$	-
- Security	\$	-
- Trash	\$	-
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$	-
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$	-

\* Estimated values.

**RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-1**

**APPOINTING OFFICERS OF THE DISTRICT**

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**WHEREAS**, the Bylaws of the Renaissance Plaza Community Improvement District (the “District”) require the District’s Board of Directors to appoint a chairman, executive director, 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, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

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

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

1. Robert de la Fuente is appointed Executive Director/Chairman of the District.
2. Sheryl Giambalvo is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Renaissance Plaza Community Improvement District on March 6, 2024.

*Robert de la Fuente*

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Robert de la Fuente, Executive Director

**RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-2**

**APPROVING A BUDGET FOR  
FISCAL YEAR ENDING 4/30/2024 AND APPROPRIATE FUNDS**

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**WHEREAS**, the District has prepared a budget for FYE 4/30/2024 to reflect the anticipated revenues and expenditures for said fiscal year; and

**WHEREAS**, the Board of Directors desires to approve the budget for FYE 4/30/2024 and appropriate funds for payment of the District's expenses.

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

1. The District hereby adopts a Budget for the District's FYE 4/30/2024, 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 Renaissance Plaza Community Improvement District on March 6, 2024.

*Robert de la Fuente*

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Robert de la Fuente, Executive Director

**EXHIBIT A**

**AMENDED FYE 04/30/2024 BUDGET**

**Proposed Budget for  
Renaissance Plaza  
Community Improvement District  
Fiscal Year Ending April 30, 2024**

Date of Budget Submittal to City: June 13, 2024  
District Point of Contact Information: Robert de la Fuente  
(816) 831-1794  
[robert@stardevcorp.com](mailto:robert@stardevcorp.com)

**BUDGET MESSAGES:**

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs as defined in the CID Petition. A CID Sales Tax Election has not yet been conducted for this CID. Therefore, there are no revenues or expenses to report.

The Renaissance Plaza Community Improvement District was established by the City Council of Kansas City, Missouri on August 13, 2006. A CID Sales Tax Election has not yet been held. The life of the District shall be for a minimum of twenty (20) years following the effective date of the Ordinance establishing the District, after which, the District shall continue in perpetual existence unless terminated in accordance with the Act.

Services are expected to include but are not necessarily limited to, the following: capital improvements and maintenance, marketing and public relations, administration and operations, maintenance, investment, security services, and additional services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO.

RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 PROPOSED BUDGET

	<u>FYE 4/30/2024*</u> (proposed)	<u>FYE 4/30/2023*</u> (as amended)	<u>FYE 4/30/2022</u> (actual)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ -	\$ -	\$ -
<b>ESTIMATED REVENUE:</b>			
- 1% CID Sales and UseTax (n/a)	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>ESTIMATED EXPENDITURES:</b>			
Developer cost to establish CID			
- Management Fees	\$ -	\$ -	\$ -
- Legal Fees	\$ -	\$ -	\$ -
- Insurance Fees	\$ -	\$ -	\$ -
- Utility Fees	\$ -	\$ -	\$ -
- Landscape Services	\$ -	\$ -	\$ -
- Promotions	\$ -	\$ -	\$ -
- Security	\$ -	\$ -	\$ -
- Trash	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ -	\$ -	\$ -

\* Estimated values.



**RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-3**

**APPROVING PROPOSED ANNUAL BUDGET FOR  
FISCAL YEAR ENDING 4/30/2025 AND APPROPRIATE FUNDS**

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**WHEREAS**, the Renaissance Plaza Community Improvement District (the “**District**”) is required to adopt an annual budget for the operation of the District;

**WHEREAS**, the District has submitted to the City a proposed annual budget for FYE 4/30/2025, which is attached as **Exhibit A**; and

**WHEREAS**, the District desires to adopt the proposed annual budget for the operation of the District with respect to the District’s FYE 4/30/2025.

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

1. The District hereby adopts an annual Budget with respect to the District’s FYE 4/30/2025, which is 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 Renaissance Plaza Community Improvement District on March 6, 2024.

*Robert de la Fuente*

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Robert de la Fuente, Executive Director

**EXHIBIT A**

**FYE 04/30/2025 PROPOSED BUDGET**

**Proposed Budget for  
Renaissance Plaza  
Community Improvement District  
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal to City: June 13, 2024  
District Point of Contact Information: Robert de la Fuente  
(816) 831-1794  
[robert@stardevcorp.com](mailto:robert@stardevcorp.com)

**BUDGET MESSAGES:**

The District is proposed to provide funding for the Improvements, Services, Formation Costs, and Operating/Administrative Costs as defined in the CID Petition. A CID Sales Tax Election has not yet been conducted for this CID. Therefore, there are no revenues or expenses to report.

The Renaissance Plaza Community Improvement District was established by the City Council of Kansas City, Missouri on August 13, 2006. A CID Sales Tax Election has not yet been held. The life of the District shall be for a minimum of twenty (20) years following the effective date of the Ordinance establishing the District, after which, the District shall continue in perpetual existence unless terminated in accordance with the Act.

Services are expected to include but are not necessarily limited to, the following: capital improvements and maintenance, marketing and public relations, administration and operations, maintenance, investment, security services, and additional services within the District and other services the District may provide or cause to be provided under Section 67.1461, RSMO.

RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2025 PROPOSED BUDGET

	<u>FYE 4/30/2025*</u> (proposed)	<u>FYE 4/30/2024*</u> (as amended)	<u>FYE 4/30/2023</u> (actual)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ -	\$ -	\$ -
<b>ESTIMATED REVENUE:</b>			
- 1% CID Sales and UseTax (n/a)	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>ESTIMATED EXPENDITURES:</b>			
- Developer cost to establish CID			
- Management Fees	\$ -	\$ -	\$ -
- Legal Fees	\$ -	\$ -	\$ -
- Insurance Fees	\$ -	\$ -	\$ -
- Utility Fees	\$ -	\$ -	\$ -
- Landscape Services	\$ -	\$ -	\$ -
- Promotions	\$ -	\$ -	\$ -
- Security	\$ -	\$ -	\$ -
- Trash	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ -	\$ -	\$ -

\* Estimated values.

**RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-4**

**AUTHORIZE PREPARATION AND SUBMITTAL OF FYE 4/30/2024 ANNUAL REPORT  
TO CITY CLERK AND DEPARTMENT OF ECONOMIC DEVELOPMENT**

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**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 RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT, AS  
FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 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 Renaissance Plaza Community Improvement District on March 6, 2024.

*Robert de la Fuente*

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Robert de la Fuente, Executive Director

**RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2024 ANNUAL REPORT TO STATE AUDITOR**

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**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 RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 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 Renaissance Plaza Community Improvement District on March 6, 2024.

*Robert de la Fuente*

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Robert de la Fuente, Executive Director

**RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-6**

**NOMINATE SUCCESSOR DIRECTORS**

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**WHEREAS**, The Renaissance Plaza Community Improvement District (the “District”), established on August 13, 2006 by Ordinance No. 060922 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 67.1401 through 67.1571 of the RSMo, as amended (the “CID Act”); and

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

**WHEREAS**, the Renaissance Plaza CID Petition states that each Director shall serve a four-year term or until his/her successor is appointed in accordance with this Petition.

**WHEREAS**, the original Board of Directors was comprised of Kurt Degenhardt, Ted Anderson, Shannon Wiesbach, John Koneck, and Dan Porrevecchio. These individuals are no longer eligible to serve as directors as they no longer meet the eligibility requirements under the CID Statute.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RENAISSANCE PLAZA COMMUNITY IMPROVEMENT DISTRICT**, as follows:

1. The District hereby nominates Robert de la Fuente to serve a four-year term as an Owner’s Representative (term 3/6/2024 – 3/5/2028).
2. The District hereby nominates Tim Harris to serve a four-year term as an Owner’s Representative (term 3/6/2024 – 3/5/2028).
3. The District hereby nominates Blake Fulton to serve a four-year term as an Owner’s Representative (term 3/6/2024 – 3/5/2028).
4. The District hereby nominates Sheryl Giambalvo to serve a four-year term as an Owner’s Representative (term 3/6/2024 – 3/5/2028).

5. The District hereby nominates Kelly Harris-Klein to serve a four-year term as an Owner's Representative (term 3/6/2024 - 3/5/2028).
6. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Renaissance Plaza Community Improvement District on March 6, 2024.

*Robert de la Fuente*

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Robert de la Fuente, Executive Director