

Pioneer Center Community Improvement District
Report for the Fiscal Year Ending April 30, 2021

This report is prepared in compliance with RSMo 67.1471.4, requiring 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. The following information is for the District's fiscal year that ended April 30, 2021.

Services Provided – The District did not provide any services.

Beginning Account Balance - \$0*

Revenues Collected - \$0

Expenditures – \$0

End Account Balance - \$0

Written Resolutions Passed by the Board – The Board passed five (5) written resolutions, specifically:

<u>Resolution No. 2021-1</u>	Approve Minutes of the 4/9/2020 Board Meeting.
<u>Resolution No. 2021-2</u>	Appoint Officers of the District
<u>Resolution No. 2021-3</u>	Approve Budget for FYE 4/30/2022
<u>Resolution No. 2021-4</u>	Authorize Preparation and Submittal of FYE 4/30/2021 Annual Report to City Clerk and DED.
<u>Resolution No. 2021-5</u>	Authorize Preparation and Submittal of FYE 4/30/2021 Annual Report to State Auditor.

A copy of each of these resolutions is attached hereto.

*For FYE 4/30/2021, there were no businesses open with the District and, therefore, no CID revenues collected.

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-1

**APPROVING MINUTES OF THE APRIL 9, 2020
SPECIAL MEETING OF THE BOARD OF DIRECTORS**

WHEREAS, the Bylaws of the Pioneer Center Community Improvement District (the "District") requires the District to keep minutes of the Board of Directors meetings;

WHEREAS, the Board conducted a Special Board of Directors Meeting on April 9, 2020; 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 April 9, 2020 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 Center Community Improvement District on March 17, 2021.

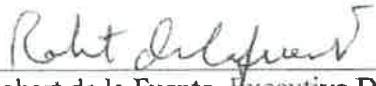

Robert de la Fuente, Executive Director

Exhibit A

April 9, 2020 Meeting Minutes
[See Attached]

**THE PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE INITIAL CID BOARD MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT**

The initial meeting of the Board of Directors (the "Board") of the Pioneer Center Community Improvement District (the "District") was held on April 9, 2020 commencing at 2:00 p.m., at Polsinelli PC law firm, 900 W. 48th Place, Suite 900, Kansas City, Missouri 64112, pursuant to notice duly given.

The following members of the Board were present: Tim Harris, Robert de la Fuente, and Sheryl Giambalvo (Board Members Kelly Klein and Stephanie Harris were absent). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel for the District.

After determining that a simple majority of Board members was present and a quorum was recognized, the meeting was commenced.

Mr. Harris made a motion to adopt Resolution 2020-1, acknowledging Oaths of Office. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-1.

Mr. Harris made a motion to adopt Resolution 2020-2, ratifying organization of the District and authorizing reimbursement of Formation Costs. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2012-2.

Mr. Harris made a motion to adopt Resolution 2020-3, adopting a fiscal year for the District. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-3.

Mr. Harris made a motion to adopt Resolution 2020-4, adopting Bylaws for the District. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-4.

Mr. Harris made a motion to adopt Resolution 2020-5, express District's intent to comply with Missouri Sunshine Act. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-5.

Mr. Harris made a motion to adopt Resolution 2020-6, appointing officers of the District. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-6.

Mr. Harris made a motion to adopt Resolution 2020-7, approve FYE 4/30/2020 and FYE 4/30/2021 budgets. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-7.

Mr. Harris made a motion to adopt Resolution 2020-8, authorize execution of engagement letter with Polsinelli PC and procurement of legal services. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-8.

Mr. Harris made a motion to adopt Resolution 2020-9, authorize procurement of Insurance for the Board of Directors. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-9.

Mr. Harris made a motion to adopt Resolution 2020-10, opt out of back-to-school sales tax holidays. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-10.

Mr. Harris made a motion to adopt Resolution 2020-11, authorize execution of a Cooperative Agreement. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-11.

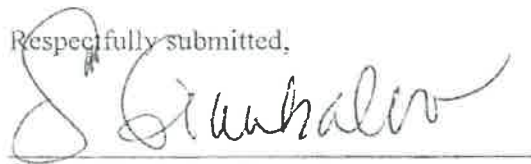
Mr. Harris made a motion to adopt Resolution 2020-12, authorize administrative matter. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-12.

Mr. Harris made a motion to adopt Resolution 2020-13, authorize execution of a Construction and Financing Agreement. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-13.

Mr. Harris made a motion to adopt Resolution 2020-14, authorize filing of a Missouri Sales Tax Exemption Application. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-14.

Mr. Harris made a motion to adopt Resolution 2020-15, approve a 1% CID Sales and Use Tax. Mr. de la Fuente seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2020-15.

There being no other business to come before the meeting, Mr. Harris made a motion to adjourn the meeting, which was seconded by Mr. de la Fuente. A vote was held, the motion unanimously carried, and the meeting was adjourned.

Respectfully submitted,

Sheryl Giambalvo, Secretary

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-2

APPOINT OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the Pioneer Center Community Improvement District (the "District") require the District's Board of Directors to annually 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 PIONEER CENTER 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 Pioneer Center Community Improvement District on March 17, 2021.


Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-3

APPROVE A BUDGET FOR FYE 4/30/2022 AND APPROPRIATE FUNDS

WHEREAS, the Pioneer Center 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 4/30/2022, which is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2022 and appropriate funds for payment of the District's expenses.

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

1. The District hereby adopts a Budget for the District's FYE 4/30/2022, 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 Center Community Improvement District on March 17, 2021.


Robert de la Fuente, Executive Director

EXHIBIT A
FYE 4/30/2022 BUDGET

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2022 PROPOSED BUDGET

BUDGET MESSAGE:

The Pioneer Center Community Improvement District was established by the City Council of Kansas City, Missouri on February 20, 2020.

The District's Board of Directors and the owner of the real property that constitutes the District anticipate approving a 1.0% CID sales and use tax on April 9, 2020. The CID Sales Tax Election was held on June 23 2020, with the tax becoming effective on October 1, 2020.

	FYE 4/30/2022* (proposed)	FYE 4/30/2021* (proposed)	FYE 4/30/2020* (actual)	
FUNDS AVAILABLE:				
- Cash on Hand (Beginning of Fiscal Year)	\$ -	(N/A)	(N/A)	
ESTIMATED REVENUE:				
- CID Sales Tax (effective date 10/1/2020)	\$ 30,000.00	\$ 30,000.00	\$ -	
- Net Proceeds of Developer Advances	\$ 700,000.00	\$ 700,000.00	\$ 9,961.00	
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 730,000.00	\$ 730,000.00	\$ 9,961.00	
ESTIMATED EXPENDITURES:				
- Administrative costs (e.g., insurance)	\$ 1,280.00	\$ 1,280.00	\$ -	
- Formation Costs	\$ -	\$ -	\$ 9,961.00	Polsinelli Invoices
- Legal & Other Consultant fees^	\$ 3,500.00	\$ 10,000.00	\$ -	
- Design & Construction Costs of Improvements	\$ 700,000.00	\$ 700,000.00	\$ -	
- Principal and/or interest in repayment of Developer Advances^^	\$ 25,220.00	\$ 18,720.00	\$ -	
TOTAL ESTIMATED EXPENDITURES:	\$ 730,000.00	\$ 730,000.00	\$ 9,961.00	
FUNDS AVAILABLE:				
- Cash on Hand End of Fiscal Year	\$ -	\$ -	\$ -	

* Estimated values.

^ For FYE 4/30/2021, the Legal and Other Consulting Fees will include legal fees associated with the Formation of the District.

^^ The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.



PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-4


**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2021 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 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 4/30/2021 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 Center Community Improvement District on March 17, 2021.


Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-5

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2021 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 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 4/30/2021 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 Center Community Improvement District on March 17, 2021.


Robert de la Fuente, Executive Director