

ANNUAL REPORT FOR  
 PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT (the "District")  
 FOR FISCAL YEAR ENDING APRIL 30, 2023

**SECTION I**

Date: August 15, 2023

CID Contact Information: c/o Matt Moriarity, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> 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 any other improvements permitted by the CID Act. No services were performed during FYE 4/20/2023.

**SECTION III**

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

Jason Swords	<a href="mailto:jswords@sunflowerkc.com">jswords@sunflowerkc.com</a>
Mark McHugh	<a href="mailto:mark@sunflowerkc.com">mark@sunflowerkc.com</a>
Mark Moberly	<a href="mailto:mmoberly@sunflowerkc.com">mmoberly@sunflowerkc.com</a>
Scott Lipovac	<a href="mailto:scot@scoredevelopment.com">scot@scoredevelopment.com</a>
Mike Beal	<a href="mailto:mikeb@ballsfoods.com">mikeb@ballsfoods.com</a>

**SECTION IV**

**See attached, final budget for FYE 4/30/2023**

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2023-1	Approve Minutes of 2/24/2022 Board Meeting
2023-2	Appoint Officers of the District
2023-3	Adopt Budget for FYE 4/30/2023 and appropriate funds
2023-4	Authorize Preparation and Submittal of FYE 4/30/2023 Annual Report
2023-5	Authorize Preparation and Submittal of FYE 4/30/2023 Financial Report

**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 Email: <a href="mailto:reddevelopment@ded.mo.gov">reddevelopment@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 Email: <a href="mailto:Marilyn.Sanders@kcmo.org">Marilyn.Sanders@kcmo.org</a>
<b>Missouri Department of Revenue</b> Email: <a href="mailto:localgov@dor.mo.gov">localgov@dor.mo.gov</a>	<b>Missouri State Auditor</b> Email: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2023 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 commenced on January 1, 2021 and will terminate after 20 years.

	<u>FYE 4/30/2023</u>
	(actual)
<b>FUNDS AVAILABLE:</b>	
- Cash on Hand (Beginning of Fiscal Year)	\$ 28,538.66
<b>ESTIMATED REVENUE:</b>	
- 1% CID Sales and Use Tax (effective 1/1/2021)	\$ 139,279.76
- Interest	\$ 8.63
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<u>\$ 167,818.42</u>
<b>ESTIMATED EXPENDITURES:</b>	
- Payment of TIF EATs to City (50% of CID Revenues)	\$ 72,358.92
- Bank Fees	\$ 20.00
- City Annual Submission Review Fee	\$ 1,000.00
- D&O Board of Directors Insurance	\$ 1,200.00
- Legal Fees	\$ 1,986.00
- Admin Costs	\$ 192.00
- Reimbursement to Developer Project Costs <sup>^</sup>	\$ 65,443.83
See attached Pay App for detailed breakdown of Project Costs	
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<u>\$ 142,200.75</u>
<b>FUNDS AVAILABLE:</b>	
- Cash on Hand End of Fiscal Year	\$ 25,617.67

\* Estimated values.

<sup>^</sup> The Repayment of Developer Advances, including interest, will be done in compliance with the Reimbursement Agreement entered into by the CID and the Developer.

**PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-1**

**APPROVING MINUTES OF THE FEBRUARY 24, 2022  
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 February 24, 2022; 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 February 24, 2022 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 March 22, 2023.

  
Jason Swords, Executive Director

**Exhibit A**

**February 24, 2022 Meeting Minutes**

[See Attached]

# PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

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

FEBRUARY 24, 2022

---

### 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 February 24, 2022, commencing at 11:00 a.m. at Polsinelli PC, 900 West 48<sup>th</sup> 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, and Scott Lipovac (Mike Beal was absent). 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 2022-1

The Board considered Resolution 2022-1, approving minutes of the March 31, 2021 board meeting. Following discussion, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-1 by a unanimous vote.

### Resolution 2022-2

The Board next considered Resolution 2022-2, 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, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-2 by a unanimous vote.

### Resolution 2022-3

The Board next considered Resolution 2022-3, adopting a budget for FYE 4/30/2023. Following discussion, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh stated that the Board would like to hire an accountant and asked if the budget needed to be revised to account for these fees. Amy Grant advised that the budget currently includes a line item labeled as "legal and other consultant fees" in the amount of \$10,000 and this amount should be sufficient to handle those fees. Following discussion, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-3 by a unanimous vote.

Resolution 2022-4

The Board next considered Resolution 2022-4, nominate successor directors. Following discussion, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-4 by a unanimous vote.

Resolution 2022-5

The Board next considered Resolution 2022-5, authorize preparation and submittal of FYE 4/30/2022 annual report to City Clerk and DED. Following discussion, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-5 by a unanimous vote.


Resolution 2022-6

The Board next considered Resolution 2022-6, authorize preparation and submittal of FYE 4/30/2022 annual report to State Auditor. Following discussion, Jason Swords moved to adopt Resolution 2022-1. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-6 by a unanimous vote.

Resolution 2022-7

Next, the Board again mentioned their desire to secure accounting services for the District and directed Amy Grant to prepare Resolution No. 2022-7, authorizing engagement of a firm for accounting services. Following discussion, Jason Swords moved to adopt Resolution 2022-7. Mark McHugh seconded the motion, and the Directors adopted Resolution 2022-7 by a unanimous vote.

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. 2023-2**  
**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 March 22, 2023.

  
\_\_\_\_\_  
Jason Swords, Executive Director



**PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-3**

**APPROVE A BUDGET FOR FYE 4/30/2024 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 4/30/2024, which is attached hereto as **Exhibit A**; and

**WHEREAS**, the Board of Directors desires to approve a 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 PIONEER 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 Pioneer Plaza Community Improvement District on March 22, 2023

  
\_\_\_\_\_  
Jason Swords, Executive Director

**EXHIBIT A**  
**FYE 4/30/2024 BUDGET**

Date Submitted: 1/23/2023

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2024 PROPOSED 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 purpose 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 commenced on January 1, 2021 and will terminate after 20 years.

	FYE 4/30/2024* (proposed)	FYE 4/30/2023* (as amended)	FYE 4/30/2022 (actual)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ 7,573.73	\$ 26,873.74	\$ -
<b>ESTIMATED REVENUE:</b>			
- 1% CID Sales and Use Tax (effective 1/1/2021) <sup>^</sup>	\$ 240,000.00	\$ 228,874.74	\$ 21,855.87
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$ 247,573.73	\$ 255,748.48	\$ 21,855.87
<b>ESTIMATED EXPENDITURES:</b>			
- Payment of TIF EATs to City (50% of CID Revenues)	\$ 100,000.00	\$ 100,000.00	\$ 34,870.08
- Bank Fees	\$ 1,200.00	\$ 1,200.00	\$ 20.00
- D&O Board of Director Insurance	\$ 10,000.00	\$ 10,000.00	\$ 1,200.00
- Legal Fees	\$ 180,000.00	\$ 210,000.00	\$ 9,792.08
- Reimbursement to Developer Project Costs <sup>^^</sup> See attached Pay App for detailed breakdown of Project Costs	\$ 191,000.00	\$ 221,000.00	\$ 42,982.14
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$ 482,200.00	\$ 542,200.00	\$ 89,864.30
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ 8,500.00	\$ 7,873.73	\$ 28,873.74

\* Estimated values

<sup>^</sup> The first CID sales tax distribution deposit was received from the Missouri Department of Revenue on 5/6/2021

<sup>^^</sup> The Repayment of Developer Advances, including interest, will be done in compliance with the Reimbursement Agreement entered into by the CID and the Developer

**APPLICATION AND CERTIFICATION FOR PAYMENT**

AIA DOCUMENT G702

PAGE ONE OF 3 PAGES

TO OWNER: LR-Kansas City 1, LLC  
327 W. Maple Avenue  
Monrovia, CA 91016

PROJECT: Price Chopper #17  
5615 E Bannister Rd  
KC MO 64137

APPLICATION NO: Thirteen (13)  
APPLICATION DATE 9/2/2021

Distribution to:

<input checked="" type="checkbox"/>	OWNER
<input type="checkbox"/>	ARCHITECT
<input type="checkbox"/>	CONTRACTOR
<input type="checkbox"/>	
<input type="checkbox"/>	

PERIOD TO: 9/2/2021

FROM CONTRACTOR:  
Fogel-Anderson Construction Co.  
1212 E. 8th. Street  
Kansas City, Missouri 64106  
CONTRACT FOR: Price Copper #17

VIA ARCHITECT:  
Gastinger Walker

PROJECT NO: 20-514

CONTRACT DATE: 9/18/2020

**CONTRACTOR'S APPLICATION FOR PAYMENT**

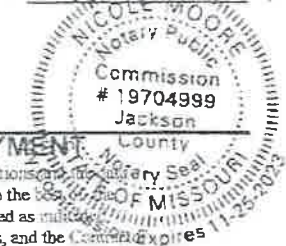
Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet, AIA Document G703, is attached.

The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due

1. ORIGINAL CONTRACT SUM	\$ 7,337,218.00
2. Net change by Change Orders	\$ 344,418.55
3. CONTRACT SUM TO DATE (Line 1 + 2)	\$ 7,681,636.55
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 7,681,636.55
5. RETAINAGE:	
a. _____ % of Completed Work (Column D ÷ E on G703)	\$ _____
b. _____ % of Stored Material (Column F on G703)	\$ _____
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ _____
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 7,681,636.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 7,557,785.00
8. CURRENT PAYMENT DUE	\$ 123,851.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ _____

CONTRACTOR: FOGEL-ANDERSON CONSTRUCTION CO

By: Stephen Springer Date: 9/2/2021  
Stephan Springer, Controller  
State of MISSOURI County of JACKSON  
Subscribed and sworn to before me this 2nd Day of September, 2021  
Notary Public Nicole Moore  
My Commission expires 11/25/2023



**ARCHITECT'S CERTIFICATE FOR PAYMENT**

In accordance with the Contract Documents, based on on-site observations comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$ \_\_\_\_\_

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)  
ARCHITECT: \_\_\_\_\_

By: \_\_\_\_\_ Date: \_\_\_\_\_

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$268,648.45	\$48,081.45
Total approved this Month	\$ 123,851.55	\$0.00
TOTALS	\$392,500.00	\$48,081.45
NET CHANGES by Change Order	\$344,418.55	

# CONTINUATION SHEET

"CONTRACT EXHIBIT C"

AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

APPLICATION NO: Thirteen (13)

APPLICATION DATE: 9/2/2021

In tabulations below, amounts are stated to the nearest dollar.

PERIOD TO: 9/2/2021

Use Column I on Contracts where variable retainage for line items may apply.

PROJECT NO: 20-514

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS	E WORK COMPLETED THIS APPLICATION		G TOTAL COMPLETED AND STORED TO DATE (G+E+F)	H % (G + C)	I BALANCE TO FINISH (C - G)	J RETAINAGE
				F WORK IN PLACE	F STORED MATERIALS NOT IN D OR E				
0001	Mobilization	\$ 10,000	\$ 10,000.00			\$ 10,000.00	100%	\$ -	\$ -
0002	General Conditions	\$ 357,948	\$ 357,948.00			\$ 357,948.00	100%	\$ -	\$ -
0003	Overhead & Fee	\$ 372,061	\$ 372,061.00			\$ 372,061.00	100%	\$ -	\$ -
0004	General Liability Insurance	\$ 34,451	\$ 34,451.00			\$ 34,451.00	100%	\$ -	\$ -
0005	Performance & Payment Bond	\$ 40,665	\$ 40,665.00			\$ 40,665.00	100%	\$ -	\$ -
0006	Winter Conditions	\$ 35,000	\$ 35,000.00			\$ 35,000.00	100%	\$ -	\$ -
0007	Demolition	\$ 57,490	\$ 57,490.00			\$ 57,490.00	100%	\$ -	\$ -
0008	Concrete	\$ 938,357	\$ 938,357.00			\$ 938,357.00	100%	\$ -	\$ -
0009	Masonry	\$ 331,460	\$ 331,460.00			\$ 331,460.00	100%	\$ -	\$ -
0010	Metals	\$ 633,528	\$ 633,528.00			\$ 633,528.00	100%	\$ -	\$ -
0011	Wood, Plastics and Composites	\$ 41,020	\$ 41,020.00			\$ 41,020.00	100%	\$ -	\$ -
0012	Thermal and Moisture Protection	\$ 401,871	\$ 401,871.00			\$ 401,871.00	100%	\$ -	\$ -
0013	Membrane Roofing	\$ 444,500	\$ 444,500.00			\$ 444,500.00	100%	\$ -	\$ -
0014	Doors, Windows and Glazing	\$ 181,607	\$ 181,607.00			\$ 181,607.00	100%	\$ -	\$ -
0015	Finishes	\$ 624,056	\$ 624,056.00			\$ 624,056.00	100%	\$ -	\$ -
0016	Specialties	\$ 18,105	\$ 18,105.00			\$ 18,105.00	100%	\$ -	\$ -
0017	Equipment	\$ 15,883	\$ 15,883.00			\$ 15,883.00	100%	\$ -	\$ -
0018	Fire Suppression	\$ 125,925	\$ 125,925.00			\$ 125,925.00	100%	\$ -	\$ -
0019	Plumbing	\$ 488,950	\$ 488,950.00			\$ 488,950.00	100%	\$ -	\$ -
0020	Mechanical HVAC	\$ 466,000	\$ 466,000.00			\$ 466,000.00	100%	\$ -	\$ -
0021	Electrical	\$ 802,189	\$ 802,189.00			\$ 802,189.00	100%	\$ -	\$ -
0022	Earthwork	\$ 328,379	\$ 328,379.00			\$ 328,379.00	100%	\$ -	\$ -
0023	Exterior Improvements	\$ 132,336	\$ 132,336.00			\$ 132,336.00	100%	\$ -	\$ -
0024	Site Utilities	\$ 204,210	\$ 204,210.00			\$ 204,210.00	100%	\$ -	\$ -
0025	Asphalt Paving	\$ 85,420	\$ 85,420.00			\$ 85,420.00	100%	\$ -	\$ -
0026	Landscaping & Irrigation	\$ 165,807	\$ 165,807.00			\$ 165,807.00	100%	\$ -	\$ -
0027	PCCO #001	\$ 77,155.21	\$ 77,155.21			\$ 77,155.21	100%	\$ -	\$ -
0028	PCCO #002	\$ (48,081.45)	\$ (48,081.45)			\$ (48,081.45)	100%	\$ -	\$ -
0029	PCCO #003	\$ 36,666.13	\$ 36,666.13			\$ 36,666.13	100%	\$ -	\$ -
0030	PCCO #004	\$ 63,414.34	\$ 63,414.34			\$ 63,414.34	100%	\$ -	\$ -
0031	PCCO #005	\$ 91,412.77	\$ 91,412.77			\$ 91,412.77	100%	\$ -	\$ -
0032	PCCO #006	\$ 123,851.55	\$ -	\$ 123,851.55		\$ 123,851.55	100%	\$ -	\$ -
	<b>PAGE TOTALS</b>	<b>\$ 7,681,636.55</b>	<b>\$ 7,557,785.00</b>	<b>\$ 123,851.55</b>	<b>\$ -</b>	<b>\$ 7,681,636.55</b>	<b>100%</b>	<b>\$ -</b>	<b>\$ -</b>

**PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-4**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO CITY CLERK, DEPARTMENT OF ECONOMIC  
DEVELOPMENT, DEPARTMENT OF REVENUE AND STATE AUDITOR**

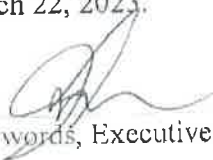
---

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 4/30/2023 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, Missouri Department of Economic Development, Missouri Department of Revenue and 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 March 22, 2023.

  
Jason Swords, Executive Director

**PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 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 4/30/2023 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 March 22, 2023.

  
Jason Swords, Executive Director