

August 28, 2020

BY U.S. MAIL AND E-MAIL

Missouri Department of Economic Development
Attn: CID Annual Report
301 W. High Street
P.O. Box 118
Jefferson City, MO 65102
E-mail: missouridevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
E-mail: Marilyn.Sanders@kcmo.org

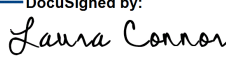
Re: 51st & Oak Community Improvement District (the "**District**")
2019-2020 Annual Report

To Whom It May Concern:

On behalf of Christy Soeken, the Executive Director of the District, please find enclosed herewith the 2019-2020 Annual Report for the District.

Should you have any questions, please do not hesitate to call me at (816) 460-2501.

Sincerely,

DocuSigned by:

7E6ED3B40E4141D...

Laura E. Connor
Associate

Enclosures

cc: Christy Soeken, by e-mail to christy.soeken@vantrustre.com
A. Brice Harrison, by e-mail to brice.harrison@vantrustre.com
Leah C. FitzGerald, by e-mail to leah.fitzgerald@vantrustre.com
Corey Hampton, by e-mail to corey.hampton@vantrustre.com
Jessica Van Tuyl, by e-mail to jessica.vantuyl@vantrustre.com
Bob Simmons, by e-mail to SimmonsR@umkc.edu

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the “District”)

SECTION I

Date: August 21, 2020

CID Contact Information: A. Brice Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary contemplated improvements are (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City, as well as the repayment of debt incurred to finance such improvements.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

A. Brice Harrison

Corey Hampton

Leah C. FitzGerald

Robert A. Simmons

Christy Soeken

SECTION IV

FISCAL YEAR 2019-2020 REVENUE AND EXPENSES:

INCOME:		
a) CID Revenues		\$ 295,828
b) Developer Advances		\$ 68,953
c)		
TOTAL INCOME		\$ 364,781
EXPENSES:		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 12,472	
b) Financing Costs	\$ 313,905	
c) Insurance	\$ 3,754	
SUB-TOTAL Administrative	\$ 330,131	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL Services	\$ 0	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 34,650	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 0	
e) General Development Costs	\$ 0	
f) Design/Engineering Costs	\$ 0	
SUB-TOTAL Capital Improvements	\$ 34,650	
IV. Other		
a)		
b)		
SUB-TOTAL Other	\$ 0	
EXPENSE TOTAL:		
I. Administrative	\$ 330,131	
II. Services	\$ 0	
III. Capital Improvements	\$ 34,650	
IV. Other	\$ 0	
TOTAL EXPENSES	\$ 364,781	
TOTAL INCOME		\$ 364,781
LESS TOTAL EXPENSES		\$ 364,781
BALANCE		\$ 0

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2019-06	Electing Interim Director
2019-07	Approving and Authorizing Submission of 2018-2019 Annual Reports
2019-08	Authorizing Submission of Slate of Successor Directors
2019-09	Ratifying Past Action
2020-01	Authorizing Submission of Proposed 2020-2021 Fiscal Year Budget
2020-02	Ratifying Past Action
2020-03	Adopting 2020-2021 Fiscal Year Budget
2020-04	Appointing Officers
2020-05	Ratifying Past Action

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

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.org

RESOLUTION 2019-06

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the "**District**"); and

WHEREAS, Thomas R. McGee is no longer legally authorized to represent 51st & Main, LLC and has resigned from his position as a Member of the Board of the Directors of the District; and

WHEREAS, Corey Hampton is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Thomas R. McGee's resignation is recognized and accepted.
2. Corey Hampton is hereby elected to the Board of Directors of the District as an interim director for the remainder of Thomas R. McGee's term.
3. A. Brice Harrison is hereby appointed Chairman of the District to fill the officer vacancy left by Thomas R. McGee's resignation.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 27, 2019.



A. Brice Harrison, Chairman

ATTEST:



Leah C. FitzGerald, Secretary

RESOLUTION 2019-07

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2018-2019 ANNUAL REPORTS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.4, RSMo., the Board of Directors of the District shall submit a report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the district during such fiscal year within one hundred twenty (120) days after the end of each fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor’s Office within four (4) months after the end of each fiscal year; and

WHEREAS, the 2018-2019 fiscal year of the District ended April 30, 2019; and

WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

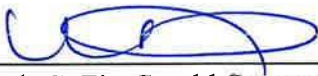
1. The Annual Report for the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**City/MDED Report**”) is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the City/MDED Report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development no later than August 28, 2019.
3. The Missouri Local Government Financial Statement attached as Exhibit “B” hereto and incorporated herein by reference (the “**Auditor Report**”) is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the Auditor Report to the Missouri State Auditor’s Office no later than August 30, 2019.
5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2018-2019 annual reports.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 27, 2019.



A. Brice Harrison, Chairman

ATTEST:



Leah C. FitzGerald Secretary

EXHIBIT A

**2018-2019 ANNUAL REPORT OF THE
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

ANNUAL REPORT FOR
51ST & OAK COMMUNITY IMPROVEMENT DISTRICT (the "District")

SECTION I

Date: August 26, 2019

CID Contact Information: A. Brice Harrison (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150507, passed on June 2, 2015

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public improvements as identified in the CID Act. The primary contemplated improvements are (i) the construction of a parking garage; (ii) the construction of streetscape improvements within the District; (iii) the construction of traffic improvements to the public right of way included within the District not otherwise financed by the City, and (iv) the construction of certain sewer improvements within the District not otherwise financed by the City, as well as the repayment of debt incurred to finance such improvements.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

A. Brice Harrison

Thomas R. McGee

Leah C. FitzGerald

Robert A. Simmons

Christy Soeken

SECTION IV

FISCAL YEAR 2018-2019 REVENUE AND EXPENSES:

INCOME:		
a) CID Revenues		\$ 284,146
b) Developer Advances		\$ 193,420
c)		
TOTAL INCOME		\$ 477,566
EXPENSES:		
I. Administrative:		
a) CID Legal/Formation Costs	\$ 5,239	
b) Financing Costs	\$ 337,642	
c) Insurance	\$ 3,754	
SUB-TOTAL Administrative	\$ 346,635	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL Services	\$ 0	
III. Capital Improvements		
a) Demolition/Clearing	\$ 0	
b) Structured Parking	\$ 65,157	
c) Grading/Excavation/Utilities	\$ 0	
d) Hardscape/Landscape/Signage	\$ 61,978	
e) General Development Costs	\$ 3,796	
f) Design/Engineering Costs	\$ 0	
SUB-TOTAL Capital Improvements	\$ 130,931	
IV. Other		
a)		
b)		
SUB-TOTAL Other	\$ 0	
EXPENSE TOTAL:		
I. Administrative	\$ 346,635	
II. Services	\$ 0	
III. Capital Improvements	\$ 130,931	
IV. Other	\$ 0	
TOTAL EXPENSES	\$ 477,566	
TOTAL INCOME		\$ 477,566
LESS TOTAL EXPENSES		\$ 477,566
BALANCE		\$ 0

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2018-04	Electing Interim Director
2018-05	Approving and Authorizing Submission of 2017-2018 Annual Reports
2018-06	Authorizing Execution of Cooperative Agreement
2018-07	Ratifying Past Action
2019-01	Authorizing Submission of Proposed 2019-2020 Fiscal Year Budget
2019-02	Ratifying Past Action
2019-03	Adopting 2019-2020 Fiscal Year Budget
2019-04	Appointing Officers
2019-05	Ratifying Past Action

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

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.org

EXHIBIT B

**2018-2019 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT
OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT**

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary for Month Year the Year Ended 4 2019	
2. Name of political subdivision 51st & Oak Community Improvement District	
3. Political subdivision number 17-048-0053	
4. Name of county Jackson	
5. Name of contact A. Brice Harrison	6. Mailing address 4900 Main Street, Suite 400 Kansas City, MO 64112
7. Telephone number 816-569-1441	8. Fax number 816-569-1442
9. Email address brice.harrison@vantrustre.com	

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")

1. _____
2. _____
3. _____

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Kelli A. Fitzpatrick
Preparer's Name

Dir. Of Acquisitions
Title

26-Aug 2019
Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail
the completed
form to

State Auditor's Office
P.O. Box 869
Jefferson City, MO 65102

OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

- Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
- Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
- Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
- Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
- Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
- Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
- Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
- Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
- Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
- Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
- Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
- Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

51st & Oak Community Improvement District

A. Receipts

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	\$
2. Total sales tax		284,146	284,146			
3. Amusement sales tax		0				
4. Motor fuel tax		0				
5. Public utilities sales tax		0				
6. Tobacco products tax		0				
7. Hotel/Motel and restaurant/meals tax		0				
8. Alcoholic beverages licensing and permit taxes		0				
9. Amusement licensing and permit taxes		0				
10. Motor vehicles licensing and permit taxes		0				
11. Franchise tax (public utilities tax)		0				
12. Occupation and business licensing and permit taxes		0				
13. Other licenses and permit fees		0				
14. Intergovernmental receipts						
a.		0				
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. TOTAL						
Sum of lines 14a-h	\$	0	\$	0	\$	0
15. SUBTOTAL						
Sum of items 1-14i	\$	284,146	\$	284,146	\$	0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

A. Receipts - Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL (from page 3)	\$	284,146	\$ 284,146	\$ 0	\$ 0	\$ 0
16. Charges for Services						
a.		0				
b.		0				
c.		0				
d. TOTAL Sum of lines 16a-c	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts						
a.		0				
b.		0				
c.		0				
d.		0				
e. TOTAL Sum of lines 17a-d	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned		0				
19. Fines, costs, and forfeitures		0				
20. Rents		0				
21. Donations		0				
22. Other receipts and transfers						
a. Developer Advances		193,420	193,420			
b.		0				
c. Interfund transfers		0				
d. TOTAL Sum of lines 22a-c	\$	193,420	\$ 193,420	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$	477,566	\$ 477,566	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)

		FUNDS - Report in whole dollars			
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	8,993	8,993			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	65,774	65,774			
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
23. SUBTOTAL Sum of lines 1-22	\$ 74,767	\$ 74,767	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by function)
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
23. SUBTOTAL <i>(from page 5)</i>	\$ 74,767	\$ 74,767	\$ 0	\$ 0	\$ 0
24. Electric power system	0				
25. Parking facilities	65,157	65,157			
26. Gas supply system	0				
27. Transit or bus system	0				
28. Sea and inland port facilities	0				
29. Miscellaneous commercial activities	0				
30. Other - Specify Interest on Developer					
a. Advances	299,139	299,139			
b. Construction Interest Carry	38,503	38,503			
c.	0				
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 477,566	\$ 477,566	\$ 0	\$ 0	\$ 0
C. Disbursements (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	0				
4. SUBTOTAL Sum of items C1-3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

B. Disbursements (by object) - Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL (from page 6)	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
5. Capital expenditures - Specify						
a. Structured Parking		65,157	65,157			
b. Grading/Excavation		0	0			
Hardscape/Landscape/						
c. Signage		61,978	61,978			
d. General Development Costs		3,796	3,796			
e. Legal/Formation/Finance		346,635	346,635			
f.		0				
g.		0				
6. Interfund transfers - Specify						
a.		0				
b.		0				
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$	477,566	\$ 477,566	\$ 0	\$ 0	\$ 0

		FUNDS - Report in whole dollars			
		Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
			Issued	Retired	
D. Statement of Indebtedness					
1. General obligation bonds					
a.					0
b.					0
c.					0
2. Revenue bonds					
a.					0
b.					0
c.					0
3. SUBTOTAL Sum of items D1 and 2	\$	0	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

51st & Oak Community Improvement District

D. Statement of Indebtedness Continued

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
4. Other debt - Specify				
a.				0
b.				0
c.				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

E. Interest on Debt

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

F. Statement of Assessed Valuation and Tax Rates

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	

TOTAL VALUATION

4. Sum of items F1-3	\$ 0
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Tax Rates Funds - Specify

	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Fund	Fund	Fund
A. Beginning balance	\$ 0	\$	\$	\$	\$
B. Total receipts	477,566	477,566	0	0	0
C. Total disbursements	477,566	477,566	0	0	0
D. Ending balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

Part III - TAX ABATEMENT SUMMARY

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

RESOLUTION 2019-08

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF SLATE OF SUCCESSOR DIRECTORS.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”) whereby the following initial directors were appointed in accordance with Section 67.1451.6, RSMo:

Tom McGee:	four (4) year term
Robert A. Simmons:	four (4) year term
Leah FitzGerald:	two (2) year term
Marty McDonnell:	two (2) year term
Jeff Smith:	two (2) year term

WHEREAS, the initial meeting of the Board of Directors of the District took place on January 21, 2016; and

WHEREAS, pursuant to Ordinance No. 180021 passed on January 18, 2018 by the City of Kansas City, Missouri, the following successor directors were appointed in accordance with Section 67.1451.5, RSMo., with terms commencing on January 21, 2018:

Leah C. FitzGerald:	four (4) year term
Christy Soeken:	four (4) year term
Jeff S. Smith:	four (4) year term

WHEREAS, on August 24, 2018, due to the resignation of Jeff S. Smith, A. Brice Harrison was elected as an interim director for the remainder of Jeff S. Smith’s term; and

WHEREAS, on August 27, 2019, due to the resignation of Thomas R. McGee, Corey Hampton was elected as an interim director for the remainder of Thomas R. McGee’s term; and

WHEREAS, the effective dates of the current terms of the initial and interim director of the District are as follows:

Corey Hampton:	remainder of four (4) year term (Aug. 27, 2019 - January 20, 2020)
Robert A. Simmons:	four (4) year term (January 21, 2016 - January 20, 2020)
Leah C. FitzGerald:	four (4) year term (January 21, 2018- January 20, 2022)
Christy Soeken:	four (4) year term (January 21, 2018- January 20, 2022)
A. Brice Harrison:	remainder of four (4) year term (Aug. 24, 2018 - January 20, 2022)

WHEREAS, pursuant to Section 5.e. of the Petition, successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Executive Director of the District to the City Clerk of the City of Kansas City, Missouri (the “**City Clerk**”); and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit a slate of names of suggested successor directors to the City Clerk prior to the expiration of the terms of Corey Hampton and Robert A. Simmons; and

WHEREAS, Corey Hampton is at least 18 years of age, is legally authorized to represent 51st & Oak, LLC, a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year; and

WHEREAS, Robert A. Simmons is at least 18 years of age, is legally authorized to represent the University of Missouri - Kansas City, both an owner of real property and a business operating within the District, and has been a resident of the State of Missouri for at least one (1) year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Pursuant to Section 5.e. of the Petition, the following slate of names of suggested successor directors (the “**Proposed Slate**”) are hereby approved by the Board of Directors for submission to the City Clerk for approval by the Mayor with the consent of the City Council:

Corey Hampton: four (4) year term (January 21, 2020 - January 20, 2024)

Robert A. Simmons: four (4) year term (January 21, 2020 - January 20, 2024)

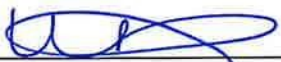
2. The Executive Director is authorized and directed to submit the Proposed Slate to the City Clerk.
3. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 27, 2019.



A. Brice Harrison, Chairman

ATTEST:



Leah C. FitzGerald, Secretary

RESOLUTION 2019-09

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the "**District**"); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on August 27, 2019.



A. Brice Harrison, Chairman

ATTEST:



Leah C. FitzGerald, Secretary

RESOLUTION 2020-01

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2020-2021 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and

WHEREAS, the next fiscal year of the District begins May 1, 2020; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2020-2021 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

The proposed 2020-2021 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by reference (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.

The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2020.

The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.

The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this resolution.

This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 27, 2020.

A handwritten signature in blue ink, appearing to read "A. Brice Harrison", written over a horizontal line.

A. Brice Harrison, Chairman

ATTEST:

A handwritten signature in blue ink, appearing to read "Christy Soeken", written over a horizontal line.

Christy Soeken, Acting Secretary

EXHIBIT A

Proposed 2020-2021 Budget

See attached.

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT

BUDGET - FISCAL YEAR ENDING APRIL 30, 2021

	<i>FY 2020-2021 Budget</i>
REVENUE	
Advances from Developer	\$ 23,420
CID Sales Tax Revenues	\$ 290,738
TOTAL REVENUES	<u>\$ 314,158</u>
EXPENDITURES	
Administrative	
Management Fee	\$ -
Legal Fees	\$ 5,000
Administrative, Accounting & Audit Fees	\$ 1,000
Insurance Costs	\$ 4,000
Services	
Ongoing Services	\$ -
Capital Improvements	
Hard Costs	
Demolition & Clearing	\$ -
Structured Parking	\$ -
Grading/Excavation (includes utility work)	\$ -
Hardscape (Concrete/Paving)	\$ -
Utility Improvements	\$ -
Landscape/Streetscape Improvements	\$ -
Signage/Monumentation	\$ -
Street Improvements/Signal Upgrades	\$ -
Offsite Infrastructure Improvements	\$ -
Contingency	\$ -
Soft Costs	
General Development Costs/Fees	\$ -
Design/Engineering	\$ -
Legal/Formation Costs	\$ -
Construction Interest Carry	\$ -
Financing Costs	\$ -
Other	
Developer Reimbursement	\$ -
Interest Carry on Developer Advances	\$ 304,158
TOTAL EXPENDITURES	<u>\$ 314,158</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u><u>\$ -</u></u>

RESOLUTION 2020-02

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

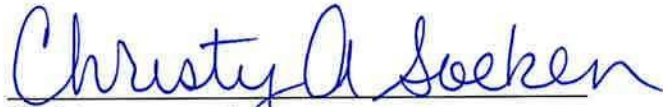
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on January 27, 2020.


A. Brice Harrison, Chairman

ATTEST:


Christy Soeken, Acting Secretary

RESOLUTION 2020-03

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2020-2021 FISCAL YEAR BUDGET.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

WHEREAS, the next fiscal year of the District begins May 1, 2020; and

WHEREAS, the Board of Directors of the District desires to adopt the 2020-2021 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2020-2021 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 31, 2020.

DocuSigned by:

Brice Harrison

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A. Brice Harrison, Chairman

ATTEST:

DocuSigned by:

Leah Fitzgerald

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Leah C. FitzGerald, Secretary

THE 51st and OAK COMMUNITY IMPROVEMENT DISTRICT

BUDGET - FISCAL YEAR ENDING APRIL 30, 2021

	<i>FY 2020-2021 Budget</i>
REVENUE	
Advances from Developer	\$ 23,420
CID Sales Tax Revenues	\$ 290,738
TOTAL REVENUES	<u>\$ 314,158</u>
EXPENDITURES	
Administrative	
Management Fee	\$ -
Legal Fees	\$ 5,000
Administrative, Accounting & Audit Fees	\$ 1,000
Insurance Costs	\$ 4,000
Services	
Ongoing Services	\$ -
Capital Improvements	
Hard Costs	
Demolition & Clearing	\$ -
Structured Parking	\$ -
Grading/Excavation (includes utility work)	\$ -
Hardscape (Concrete/Paving)	\$ -
Utility Improvements	\$ -
Landscape/Streetscape Improvements	\$ -
Signage/Monumentation	\$ -
Street Improvements/Signal Upgrades	\$ -
Offsite Infrastructure Improvements	\$ -
Contingency	\$ -
Soft Costs	
General Development Costs/Fees	\$ -
Design/Engineering	\$ -
Legal/Formation Costs	\$ -
Construction Interest Carry	\$ -
Financing Costs	\$ -
Other	
Developer Reimbursement	\$ -
Interest Carry on Developer Advances	\$ 304,158
TOTAL EXPENDITURES	<u>\$ 314,158</u>
EXCESS OF REVENUES OVER EXPENDITURES	<u>\$ -</u>

RESOLUTION 2020-04

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”);

WHEREAS, the District’s Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. A. Brice Harrison is the appointed Chairman of the District.
2. Leah C. FitzGerald is the appointed Secretary of the District.
3. Robert A. Simmons is the appointed Treasurer of the District.
4. Christy Soeken is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 31, 2020.

DocuSigned by:
A. Brice Harrison
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A. Brice Harrison, Chairman

ATTEST:

DocuSigned by:
Leah FitzGerald
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Leah C. FitzGerald, Secretary

RESOLUTION 2020-05

51ST & OAK COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

WHEREAS, pursuant to Ordinance No. 150507 passed on July 2, 2015, the City of Kansas City, Missouri approved the Petition to establish the 51st & Oak Community Improvement District (the “**District**”); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 51ST & OAK COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 51st & Oak Community Improvement District on March 31, 2020.

DocuSigned by:

Brice Harrison

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A. Brice Harrison, Chairman

ATTEST:

DocuSigned by:

Leah Fitzgerald

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Leah C. Fitzgerald, Secretary