

ANNUAL REPORT FOR
VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT (the “District”)
FOR FISCAL YEAR ENDING APRIL 30, 2022

SECTION I

Date: August 29, 2022

CID Contact Information: c/o Curtis Petersen, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, Missouri 64112, cpetersen@polsinelli.com, (913) 234-7458

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 170797, passed on October 12, 2017

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the improvements, services, formation costs and operating/administrative costs. The improvements initially contemplated include Booth Avenue/E. Shoal Creek Valley Drive and W. Shoal creek Valley Drive, as well any other improvements permitted by the CID Act. Services are expected to include cleaning, maintenance, and other services within the District provider under the CID Act. No services were performed during FYE 4/20/2022.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Tim Harris	tharris@stardevcorp.com
Kelly Harris-Klein	Kklein0619@gmail.com
Robert de la Fuente	Robert@stardevcorp.com
Sheryl Giambalvo	Sheryl@stardevcorp.com
Blake Fulton	Blake@stardevcorp.com

SECTION IV

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

SECTION V

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

Resolution #	Resolution
2022-1	Approve Minutes of 3/17/2021 Board Meeting
2022-2	Appoint Officers of the District
2022-3	Adopt Budget for FYE 4/30/2023 and appropriate funds
2022-4	Accept Resignation and Elect Interim Director
2022-5	Nominate Successor Directors
2022-6	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to City Clerk and DED
2022-7	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to State Auditor

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
[Email: redevelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

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

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2022 ACTUAL BUDGET

BUDGET MESSAGE:

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 12, 2017.

The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on September 25, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 35-years from the date of the

		<u>FYE 4/30/2022</u> (actual)
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	\$	13,847.48
ESTIMATED REVENUE:		
- CID Sales Tax (effective January 1, 2019)^	\$	23,990.87
- Net Proceeds of Developer Advances	\$	<u>1,868.18</u>
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	39,706.53
ESTIMATED EXPENDITURES:		
- TIF Eats (45% of CID sales tax revenue)**	\$	-
- Bank Fees	\$	96.00
- Administrative costs (e.g., insurance)	\$	1,296.00
- Legal & Other Consultant fees	\$	572.18
- Principal and/or interest in repayment of Developer Advances^	\$	-
TOTAL ESTIMATED EXPENDITURES:	\$	<u>1,964.18</u>
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$	37,742.35

* Estimated values.

** During FYE 4/30/2023, the Developer anticipates paying TIF Economic Activity Taxes to the City for FYE 4/30/2021, FYE 4/30/2022 and FYE 4/30/2023

^ The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Construction and Financing Agreement by and between the CID and the Developer.

^^ The first CID Sales Tax Distribution was received from the Department of Revenue on December 7, 2020.

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-1

APPROVING THE MINUTES OF THE MARCH 17, 2021
BOARD OF DIRECTORS MEETING

WHEREAS, the Bylaws of the Valley View Community Improvement District (the "District") require the District to keep minutes of the Board of Directors meeting;

WHEREAS, the Board conducted a Board of Directors Meeting on March 17, 2021, and

WHEREAS, minutes of such meeting have been prepared and circulated to members of the Board,

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the Board of Directors Meeting held on March 17, 2021 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 10, 2022.

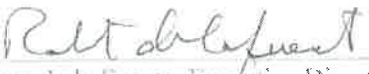

Robert de la Fuente, Executive Director

EXHIBIT A

March 17, 2021 Meeting Minutes

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

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

An annual meeting of the Board of Directors ("Board") of the Valley View Community Improvement District (the "District") was held on March 17, 2021 commencing at 2:05 p.m., at Polsinelli PC, 900 W. 48th Place, Suite 900, Kansas City, MO 64112, pursuant to notice duly given.

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

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

Robert de la Fuente made a motion to adopt Resolution 2021-1, approving the March 10, 2020 meeting minutes. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-1.

Robert de la Fuente made a motion to adopt Resolution 2021-2, appointing officers of the District. Robert de la Fuente was appointed as Executive Director and Chairman of the District and Sheryl Giambalvo was appointed as Secretary and Treasurer of the District. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-2.

Robert de la Fuente made a motion to adopt Resolution 2021-3, approving a budget for FYE April 30, 2022 and appropriating funds. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-3.

Robert de la Fuente made a motion to adopt Resolution 2021-4, authorizing preparation and submittal of FYE 4/30/2021 annual report to City Clerk and DED. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-4.

Robert de la Fuente made a motion to adopt Resolution 2021-5, authorizing preparation and submittal of FYE 4/30/2021 annual report to State Auditor. Sheryl Giambalvo seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-5.

Under other businesses, Amy Grant mentioned that she has contacted TIF Counsel regarding mechanics on remittance of EATs and provided a status update as to the IRS issuing an EIN number for the CID bank account. Robert de la Fuente also mentioned that he is working to compile CID project costs for certification by Board at a future meeting.

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

Respectfully submitted,

A handwritten signature in cursive script, appearing to read "Sheryl Giambalvo", written over a horizontal line.

Sheryl Giambalvo, Secretary

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-2

APPOINTING OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the Valley View 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 VALLEY VIEW 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 Valley View Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-3

APPROVING PROPOSED ANNUAL BUDGET FOR
FISCAL YEAR ENDING APRIL 30, 2023 AND APPROPRIATE FUNDS

WHEREAS, the Valley View 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 fiscal year ending April 30, 2023, 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 fiscal year ending April 30, 2023.

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

1. The District hereby adopts an annual Budget with respect to the District's fiscal year ending April 30, 2023, 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 Valley View Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

EXHIBIT A

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT
FYE 04/30/2023 PROPOSED BUDGET

See attached

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2023 PROPOSED BUDGET

BUDGET MESSAGE:

The Valley View Community Improvement District was established by the City Council of Kansas City, Missouri on October 12, 2017.

The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on September 25, 2018. The CID Sales Tax Election became effective on January 1, 2019. The life of the District expires 35-years from the date of the Ordinance approving the CID Petition.

	FYE 4/30/2023* (proposed)	FYE 4/30/2022* (as amended)	FYE 4/30/2021 (actual)
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ 29,501.48	\$ 13,847.48	\$
ESTIMATED REVENUE:			
- CID Sales Tax (effective January 1, 2019)**	\$ 40,000.00	\$ 40,000.00	\$ 13,875.78
- Net Proceeds of Developer Advances	\$	\$	\$ 1,296.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	<u>\$ 69,501.48</u>	<u>\$ 53,847.48</u>	<u>\$ 15,171.78</u>
ESTIMATED EXPENDITURES:			
- TIF Eats (45% of CID sales tax revenue)**	\$ 40,000.00	\$ 26,937.89	\$
- Bank Fees	\$ 50.00	\$ 50.00	\$ 28.30
- Administrative costs (e.g., insurance)	\$ 1,296.00	\$ 1,296.00	\$ 1,296.00
- Legal & Other Consultant fees	\$ 3,000.00	\$ 3,000.00	\$
- Principal and/or interest in repayment of Developer Advances*	\$ 20,000.00	\$ 20,000.00	\$
TOTAL ESTIMATED EXPENDITURES:	<u>\$ 24,346.00</u>	<u>\$ 24,346.00</u>	<u>\$ 1,324.30</u>
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ 45,155.48	\$ 29,501.48	\$ 13,847.48

* Estimated values

** During FYE 4/30/2022, the Developer anticipates paying TIF Economic Activity Taxes to the City for both FYE 4/30/2021 and FYE 4/30/2022

^ The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Construction and Financing Agreement by and between the CID and the Developer

^^ The first CID Sales Tax Distribution was received from the Department of Revenue on December 7, 2020

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-4

ACCEPT RESIGNATION AND ELECT INTERIM DIRECTOR

WHEREAS, the Pioneer Center Community Improvement District (the "District") established on February 20, 2020, by Ordinance No. 200093 of the City Council of the City of Kansas City, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1404 through 67.1574 of the RSMo, as amended (the "CID Act"); and

WHEREAS, the CID Act and Article III, Section 3 of the Bylaws provides that in the event of a vacancy on the Board prior to the expiration of a directors' term, the remaining directors shall elect an interim director to fill the vacancy for the unexpired term

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

1. The District hereby accepts Stephanie Harris' resignation as Director and elects Blake Fulton to serve as interim director (term will expire on 12/3/2024).
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 10, 2022.



Robert de la Fuente, Executive Director

PIONEER CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-5

NOMINATE SUCCESSOR DIRECTORS

WHEREAS, The Valley View Community Improvement District (the "District"), established on October 12, 2017, by Ordinance No. 170797 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,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT, as follows:

1. The District hereby nominates Tim Harris to serve a new four-year term as an Owner's Representative (new term is 3/14/2022 to 3/14/2026).
2. The District hereby nominates Kelly Harris-Klein to serve a new four-year term as an Owner's Representative (new term is 3/14/2022 to 3/14/2026).
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-6

AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2022 ANNUAL REPORT TO 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 17.1471.4, RSMo;

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

3. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2022 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
4. 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.
5. 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.
6. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Valley View Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director

VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-7

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

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

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE VALLEY VIEW COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS.

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

PASSED by the Board of Directors of the Valley View Community Improvement District on March 10, 2022.


Robert de la Fuente, Executive Director