

ANNUAL REPORT FOR  
KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT (the "District")  
FOR FISCAL YEAR ENDING APRIL 30, 2022

**SECTION I**

Date: August 26, 2022

CID Contact Information: c/o Roxsen Koch, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, rkoch@polsinelli.com, (816) 753-1000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 150597, passed on July 23, 2015 and Ordinance No. 170394, passed on June 8, 2017

**SECTION II**

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

The purpose of the District is to provide funding for construction of certain public and private improvements and the provision of certain services within the District. The improvements initially contemplated include the demolition of existing structures and buildings, the provision of fire protection improvements, site work, grading, infrastructure improvements, parking improvements, utility improvements, right-of-way improvements, landscaping, lawns, and trees, and the construction of a convention center hotel and related amenities on behalf of the Land Clearance for Redevelopment Authority if Kansas City, Missouri or such other similar corporate and politic or public agency, as well as any other improvements within the District. No services were provided during FYE 4/30/2022.

**SECTION III**

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

Kevin Kilkenny

Thomas Turner

Russ Edwards

Lance Tryon

Mark Ching

**SECTION IV**

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

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2022-1	Approve Minutes of 3/18/2021 Board Meeting
2022-2	Appoint Officers of the District
2022-3	Adopt Budget for FYE 4/30/2023 and appropriate funds
2022-4	Authorize Preparation and Submittal of FYE 4/30/2022 Annual Report to City Clerk and DED
2022-5	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. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-6401  
Fax: (816) 513-3353  
[Email: Marilyn.Sanders@kcmo.or](mailto:Marilyn.Sanders@kcmo.or)

# HISTORIC KANSAS CITY CLUB COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2022 ACTUAL BUDGET

**Budget Messages:**

The Historic Kansas City Club Community Improvement District was formed as a political subdivision of the State of Missouri on May 14, 2020 by the City of Kansas City, Missouri. The District was formed for the purpose of undertaking certain improvements and services within the District and to use or make available its revenue to pay the costs thereof, including without limitation debt service on any notes, bonds or other obligations issued and outstanding from time to time to finance all or any of such costs. The District's sources of revenue are: (a) 1%

		<u>FYE 4/30/2022</u>
		(actual)
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	11,405.36
<b>ESTIMATED REVENUE:</b>		
- Interest Earned on District Bank Accounts	\$	-
- CID Sales Tax (1% effective 10/1/2020)^	\$	93,944.09
- Special Assessments	\$	-
- Developer Advances	\$	-
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$</b>	<b>105,349.45</b>
<b>ESTIMATED EXPENDITURES:</b>		
- Administrative Costs (e.g., legal fees, insurance, etc.)**	\$	-
- Repayment of Developer Advances (principal and interest)^	\$	-
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$</b>	<b>-</b>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$	105,349.45

\* Estimated values.

\*\* Administrative Costs for FYE 4/30/2021 will include legal fees associated with formation of the District

^ The Hotel opened on October 1, 2020. Construction of the Office Building is currently on hold.

^^ The terms of the repayment of Developer Advances, including interest thereon, is addressed in the Reimbursement Agreement by and between the District and Developer.

THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-1

APPROVING THE MINUTES OF THE MARCH 18, 2021  
SPECIAL BOARD MEETING

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**WHEREAS**, the Bylaws of the Kansas City Convention Center Headquarters Hotel Community Improvement District (the “District”) require the District to keep minutes of Board of Directors meetings;

**WHEREAS**, the Board of Directors of the District conducted a special Board of Directors meeting on March 18, 2021; and

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

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Kansas City Convention Center Headquarters Hotel Community Improvement District that the minutes of the Board of Directors meeting held on March 18, 2021 are attached hereto as **Exhibit A** and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of Kansas City Convention Center Headquarters Hotel Community Improvement District on March 10, 2022.



Thomas Turner, Chairman

**EXHIBIT A**

March 18, 2021 Meeting Minutes  
[See Attached]

**THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT**

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

**MARCH 18, 2021**

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Time and Place

An annual meeting of the Board of Directors (the "Directors" or "Board") of the Kansas City Convention Center Headquarters Hotel Community Improvement District (the "District") was held on March 18, 2021, commencing at 2:00 p.m. at Polsinelli PC, 900 W. 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112 and/or by telephone conference, after giving due notice.

Attendees; Call to Order

The following Directors were present: Russ Edwards, Mark Ching, Thomas Turner, and Lance Tryon (Director Joel Smith was absent). Also present were Roxsen Koch, Patrick Swain and Amy Grant of Polsinelli, PC along with Kelly McCabe, Director of Finance for Loews Hotels & Co. After recognizing that a quorum of the Board was present, Thomas Turner called the meeting to order.

Resolution 2021-1

Thomas Turner explained that a copy of the meeting minutes were provided in the packet. There being no discussion, Mark Ching made a motion to adopt Resolution 2021-1, approving the minutes of the December 7, 2020 board meeting. Lance Tryon seconded the motion and it was adopted unanimously.

Resolution 2021-2

Thomas Turner stated that resolution reflects Mark Ching serving as Treasurer, Lance Tryon serving as Secretary, and Thomas Turner serving as Chair. There be no discussion, Mark Ching made a motion to adopt Resolution 2021-2, appointing officers of the district. Lance Tryon seconded the motion and it was adopted unanimously.

Resolution 2021-3

Thomas Turner explained that a copy of the proposed budget was included in the packet. Kelly McCabe stated that she needed a few minutes to review the budget prior to its adoption. Thomas Turner tabled the motion until the end of the meeting.

Resolution 2021-4

Thomas Turner briefly explained the resolution. There be no discussion, Mark Ching made a motion to adopt Resolution 2021-4, authorizing preparation and submittal of FYE 4/30/2021 Annual Report to the City Clerk and Department of Economic Development. Lance Tryon seconded the motion and it was adopted unanimously.

Resolution 2021-5

Thomas Turner briefly explained the resolution. There be no discussion, Mark Ching made a motion to adopt Resolution 2021-5, authorizing preparation and submittal of FYE 4/30/2021 Annual Report to the State Auditor. Lance Tryon seconded the motion and it was adopted unanimously.

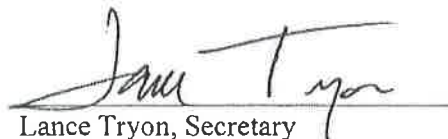
Resolution 2021-3

Kelly McCabe and Roxsen Koch had a brief discussion regarding how the CID can utilize the non-captured economic activity taxes. Roxsen Koch suggested that Kelly McCabe submit copies of invoices and other documents that the Developer is seeking reimbursement for further review and discussion and that the Board could define parameters of how future requests for reimbursement should be handled.

Kelly McCabe and Roxsen Koch also discussed that the Reimbursement Agreement states that CID Annual Administrative Costs shall not exceed \$30,000 per year, subject to incurring an extraordinary costs such as Extraordinary Collection Costs. The Reimbursement Agreement also states that the District shall utilize CID Revenues to create a Reserve Fund to pay annual CID Annual Administrative Costs. Kelly McCabe indicated that \$15,000 would be an acceptable Reserve Fund amount to handle annual administrative costs. Mark Ching made a motion to set the Reserve Fund amount at \$15,000 per year. Lance Tryon seconded the motion and it was unanimously approved by the Board.

With that, Mark Ching made a motion to approve Resolution 2021-3, approving a budget for FYE 4/30/2022. Lance Tryon seconded the motion and it was adopted unanimously.

There being no other business to come before the Board, the meeting was adjourned.

  
Lance Tryon, Secretary

THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-2

APPOINTING THE OFFICERS OF THE DISTRICT

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**WHEREAS**, the Bylaws of the Kansas City Convention Center Headquarters Hotel Community Improvement District (the “**District**”) require the District’s Board of Directors (the “**Board**”) 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 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 Kansas City Convention Center Headquarters Hotel Community Improvement District, as follows:

1. Thomas Turner is appointed Chair of the District.
2. Lance Tryon is appointed as the Secretary of the District.
3. Mark Ching is appointed as the 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. Each officer of the District appointed above shall serve for a term of one year and until his or her successor has been duly appointed.
6. This resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Convention Center Headquarters Hotel Community Improvement District on March 10, 2022.



Thomas Turner, Chairman



THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-3

APPROVE A BUDGET FOR FYE 4/30/2023 AND APPROPRIATE FUNDS

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**WHEREAS**, the Kansas City Convention Center Headquarters Hotel 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 4/30/2023, which is attached hereto as Exhibit A; and

**WHEREAS**, the Board of Directors desires to approve a budget for FYE 4/30/2023 and appropriate funds for payment of the District's expenses.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Kansas City Convention Center Headquarters Hotel Community Improvement District, as follows:

1. The District hereby adopts a Budget for the District's FYE 4/30/2023, 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 Kansas City Convention Center Headquarters Hotel Community Improvement District on March 10, 2022.



Thomas Turner, Chairman

**EXHIBIT A**

FYE 4/30/2023 Budget  
[See Attached]

KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL CID

FYE 4/30/2023 PROPOSED BUDGET

BUDGET MESSAGES:

The Kansas City Convention Center Headquarters Hotel Community Improvement District was formed as a political subdivision of the State of Missouri on July 23, 2015. The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The life of the District is for an initial term of fifty (50) years following the effective date of the Ordinance establishing the District, after which, the District shall be automatically continued for successive ten (10) year terms in perpetuity.

Resolution No. 2020-12, authorizes the Chair to take any and all other actions to certify, collect, and remit the Special Assessment Collections to the Trustee.

Resolution No. 2020-13, directs officers to take such action necessary to transfer the CID sales tax revenues to the Special Allocation Fund.

	FYE 4/30/2023* (proposed)	FYE 4/30/2022* (as amended)	FYE 4/30/2021 (actual)
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$	-	\$ -
<b>ESTIMATED REVENUE:</b>			
- CID Sales and Use Tax (1% tax - effective dated 4/1/2020)**	\$ 520,740.50	\$ 419,140.29	\$ 268,750.34
- CID Special Assessments (1st assessment will be levied on Feb 1 2021 tax bills)	\$ 3,999,697.00	\$ 3,995,617.00	\$ 201,238.39
- Developer Advances	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<u>\$ 4,520,437.50</u>	<u>\$ 4,414,757.29</u>	<u>\$ 469,988.73</u>
<b>ESTIMATED EXPENDITURES:</b>			
- Payment of TIF Eats to TIF Special Allocation Fund (50% of CID Sales Tax Revenue)	\$ 260,370.25	\$ 209,570.15	\$ 134,375.17
- CID Annual Administrative Costs^	\$ 30,000.00	\$ 30,000.00	\$ 30,000.00
- County Collection Fee (1% plus one \$5,000 annual fee)	\$ 44,996.97	\$ 44,956.17	\$ 7,012.38
- Bond Trustee Annual Fee (\$3,500)	\$ 3,500.00	\$ 3,500.00	\$ 3,500.00
- Series 2018 A Bond Payment (CID Special Assessment Bond)	\$ 3,951,200.03	\$ 3,947,160.83	\$ 190,726.01
- Repayment of Developer Advances (principal and interest)^	\$ 230,370.25	\$ 179,570.15	\$ 104,375.17
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<u>\$ 4,520,437.50</u>	<u>\$ 4,414,757.29</u>	<u>\$ 469,988.73</u>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$	-	\$ -

\* Estimated values

\*\* During FYE 4/30/2021 (i) the CID bank account was opened in August 2020; (ii) Use Tax revenues totaling \$7,436,98 for prior fiscal years were deposited into the CID bank account; and (iii) the District anticipates the Sales and Use tax revenues for this fiscal year to total approximately \$96,000.

^ Annual CID Administrative Costs shall not exceed more than \$30,000 per year pursuant to the Reimbursement Agreement entered into between the District and the Developer dated 1/18/2018.

^^ Repayment of Developer's Advances, including interest, is governed by the Reimbursement Agreement entered into between the District and the Developer dated 1/18/2018. Developer Advances to be certified upon project completion.

**THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2022-4**

**ACCEPT RESIGNATION AND ELECT INTERIM DIRECTOR**

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**WHEREAS**, the Kansas City Convention Center Headquarters Hotel Community Improvement District (the "District") established on July 23, 2015, by Ordinance No. 150597 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 67.1571 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 Kansas City Convention Center Headquarters Hotel Community Improvement District, as follows:

1. The District hereby accepts Joel Smith's resignation as Director and elects Kevin Kilkenny to serve as interim director (term will expire on 12/2/2024).
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of Kansas City Convention Center Headquarters Hotel Community Improvement District on March 10, 2022.



Thomas Turner, Chairman

THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
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 CITY CLERK AND DED

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WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Kansas City Convention Center Headquarters Hotel Community Improvement District, as follows:

3. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2021 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 Kansas City Convention Center Headquarters Hotel Community Improvement District on March 18, 2021.



Thomas Turner, Chairman

THE KANSAS CITY CONVENTION CENTER HEADQUARTERS HOTEL  
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2021-6

AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2021 ANNUAL REPORT TO STATE AUDITOR

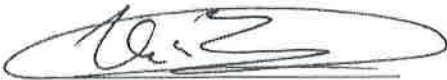
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**WHEREAS**, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Kansas City Convention Center Headquarters Hotel 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 Kansas City Convention Center Headquarters Hotel Community Improvement District on March 18, 2021.



Thomas Turner, Chairman