

ANNUAL REPORT FOR  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT II (CID)  
FISCAL YEAR ENDING APRIL 30, 2025

**SECTION I**

Date of Report Submittal: August 27, 2025  
CID Contact Information: Kerrie D. Tyndall, Executive Director  
[kerrie@wrbl.org](mailto:kerrie@wrbl.org) or 816-500-7098

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No.: December 18, 2003 by Ordinance #031322; amended June 13, 2019 by Ordinance #190460

**SECTION II**

CURRENT MEMBERS OF THE BOARD OF DIRECTORS ARE AS FOLLOWS:

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**  
**Current Board Members**

Chairperson	Kyle Kelly Kelly's Westport Inn 500 Westport Road Kansas City, MO 64111 816.561.5800 <a href="mailto:kylekelly1953@gmail.com">kylekelly1953@gmail.com</a> Term: (3/4/2025 – 3/6/2029)
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Vice Chairperson	Brett Allred Allred Management P.O. Box 5810 Kansas City, MO 64111 913.832.6175 <a href="mailto:brett@allredmgt.com">brett@allredmgt.com</a> Term: (3/4/2024 – 3/7/2028)
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Secretary	Pam Ptacek Westport Coffee House 4010 Pennsylvania Avenue Kansas City, MO 64111 Office 816.756.3222 Cell 816.304.0267 <a href="mailto:pamptacek@hotmail.com">pamptacek@hotmail.com</a> Term: (3/4/2024 – 3/7/2028)
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Treasurer

Shane Snider  
Resident, 40 Penn  
3987 Pennsylvania Ave.  
Kansas City, MO  
816.806.7824  
[shanesnider1@gmail.com](mailto:shanesnider1@gmail.com)  
Term: (3/4/2024 – 3/7/2028)

Teressa Parker  
AC Hotel  
560 Westport Rd  
Kansas City, MO 64111  
940.391.3387  
[teressa.parker@hbmhotels.com](mailto:teressa.parker@hbmhotels.com)  
Term: (3/4/2025 – 3/6/2029)

Larry Goldman  
Broadway Westport Properties  
2409 W. 104th Terrace  
Leawood, KS 66206  
913.707.9030  
[lgoldman@ccim.net](mailto:lgoldman@ccim.net)  
Term: (3/4/2025 – 3/6/2029)

Laura Bennison (proxy Larry Goldman)  
Byram Asset Management LLC  
5350 W. 94<sup>th</sup> Terrace, Suite 104  
Prairie Village, KS 66207  
913.909.7869  
[laura@byrammgmt.com](mailto:laura@byrammgmt.com)  
Term: (3/4/2025 – 3/6/2029)

Matthew Vos  
Murfin Drilling Company, Inc.  
250 N. Water, Suite 300  
Wichita, KS 67202  
Office: 316.267.3247 x183  
Cell: 303.250.5797  
[mvos@murfininc.com](mailto:mvos@murfininc.com)  
Term: (3/4/2024 – 3/7/2028)

Jeremy Hurt  
Murfin Drilling Company, Inc.  
250 N. Water, Suite 300  
Wichita, KS 67202  
[jhurt@murfininc.com](mailto:jhurt@murfininc.com)  
Cell: 316.858.8682  
Term: (3/4/2024 – 3/7/2028)

Christie Montague  
Colliers International  
4520 Main Street, Suite 1000  
Kansas City, MO 64111  
816.556.1151  
[Christie.Montague@colliers.com](mailto:Christie.Montague@colliers.com)  
Term: (3/4/2024 – 3/7/2028)

Max Wasserstrom  
Block Real Estate Services  
4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
Office: 816.412.8428  
Mobile: 913.269.0611  
[mwasserstrom@blockllc.com](mailto:mwasserstrom@blockllc.com)  
Term: (3/4/2024 – 3/7/2028)

Josh Gordon  
Buzzard Beach  
4110 Pennsylvania Ave.  
Kansas City, MO 64111  
Mobile: 816.377.7965  
[jdgordon6@gmail.com](mailto:jdgordon6@gmail.com)  
Term: (3/4/2025 – 3/6/2029)

Kerrie Tyndall, Executive Director  
Westport Regional Business League  
4050 Pennsylvania Avenue, Suite M-100  
Kansas City, MO 64111  
Office 816.531.4370  
Hired: 2025

Total Number of Voting Members = 11

### **SECTION III**

The primary purpose of the CID is to facilitate economic development and continuously improve conditions that support an enhanced business and residential climate in the area.

The primary services provided by the CID during the prior year included public space maintenance and beautification (\$373,326.99), streetscape improvements (\$18,632.97), marketing (\$98,391.41), parking management (\$115,900.74), and administration/overhead (\$680,837.83). Total Expenses for the fiscal year were \$1,287,089.94

### **SECTION IV**

Date Proposed Budget Was Submitted: January 25, 2024 and January 29, 2025

Date Annual Budget Was Adopted: August 20, 2024 and August 19, 2025

Date Most Recent Prior Annual Report Sent To Municipality: August 27, 2024

### **SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Approving Political or Election Presentations Policy
2025-02	Authorizing RFQ-P to Secure Public Accounting Firm
2025-03	Authorizing the Purchase of Walkway Lighting
2025-04	Approving the amendment to the 2023-2024 budget to include \$25,209 in additional expenses for 2024
2025-05	Approving Establishment of Positive Pay
2025-06	Approving a Proposal for Auditing Services
2025-07	Approving the Proposed Budget for 2025
2025-08	Approving the Proposed Pedestrian Safety Improvements Planned for Broadway Boulevard
2025-09	Approving a Conflict of Interest Policy
2025-10	Approving Ratification of an Email Vote Approving a Contract to Implement the Westport Sidewalk Replacement and Improvement Program
2025-11	Approval to Declare the Croft Trailer as Surplus Property and Authorize a Public Bidding Process
2025-12	Approving the Budget Amendment to Increase the Allocation with WRBL for the Implementation of Additional Security Services
2025-13	Approve the Engagement Letter with Mendus & Associates for Accounting Services
2025-14	Authorizing the execution of the Cooperative Agreement with the City of Kansas City for the installation of speed tables
2025-15	Authorizing the changing of the Authorized Signatures on the Deposit and Checking Accounts with Country Club Bank
2025-16	Approving the request for Funding for Additional Security during the AFC Championship and Super Bowl

2025-17	Approving The Renewal of the Annual Line of Credit
2025-18	Approving a Contract with Hood & Associates CPAs P.C. for Professional Auditing Services
2025-19	Approving the Extension of the Interest Only Period of the Infrastructure Loan
2025-20	Approving the Election of Directors
2025-21	Approving the Election of Officers
2025-22	Approving the Election of Kerrie Tyndall as an Officer of the Board
2025-23	Authorizing Kerrie Tyndall as an Authorized Signer on the Bank Accounts

BOARD RESOLUTIONS:

☒ ATTACHED ☐ NONE APPROVED

CID BYLAW AMENDMENTS:

☐ ATTACHED ☒ NONE APPROVED

Current Bylaws - Attached

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE POLITICAL OR ELECTION PRESENTATIONS TO AND AT THE MEETINGS OF THE BOARD OF DIRECTORS**


WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to approve a new policy regarding presentations by candidates running for elected office or advocating on behalf of a ballot measure during scheduled board meetings and

WHEREAS; in order to deter the derailing of the established meeting schedule and ability to sustain a quorum, a new policy was proposed that would schedule all such presentations immediately after the adjournment of the Westport CID I board meeting so that members of the board could leave if needed at the conclusion of official CID II business

NOW, THEREFORE, BE IT RESOLVED, that the Board approved the new policy to move presentations by political candidates and advocates for ballot initiatives to immediately after the adjournment of the Westport CID I board meetings

Adopted this 21st day of May, 2024



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") AUTHORIZING TO ADVERTISE AN RFQ/P TO SECURE QUALIFIED PUBLIC ACCOUNTING FIRM TO AUDIT THE FY2023-2024 FINANCIAL STATEMENTS**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; Westport CID II IS needed to now produce and submit an annual audit of its financial records to the State of Missouri since the organization's budget surpassed the \$1,000,000 threshold in FY2023-2024 and

WHEREAS; It is the desire of the Board the intention to distribute an RFQ/P to qualified public accounting firms requesting bids for an audit of the organization's financial statements for the fiscal year ended April 30, 2024, with the option to audit its financial statements for two additional one-year terms

NOW, THEREFORE, BE IT RESOLVED, that the Board authorized to Advertise an RFQ/P to Secure a Qualified Public Accounting Firm to Audit the FY2023-2024 Financial Statements

Adopted this 21st day of May, 2024

  
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Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") AUTHORIZING UP TO \$500 IN EXPENSE TO PURCHASE AND INSTALL LED LIGHTING FOR THE ALLEY BEHIND ALADDIN ORIENTAL RUGS**


WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; information recently received and gathered that the pedestrian alley behind and west of Aladdin Oriental Rugs was being used as an openair latrine and


WHEREAS; It is the desire of the Board to spend up to \$500 to purchase and install LED lighting on the building to dissuade such activity in the now dark location

NOW, THEREFORE, BE IT RESOLVED, that the Board authorized an expense of up to \$500 for the purchase and installation of lighting to illuminate the pedestrian alleyway behind the Aladdin Oriental Rugs Building at 4118 Broadway Boulevard.

Adopted this 18th day of June, 2024

  
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Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary



**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE PROPOSED AMENDMENT TO THE 2024 BUDGET TO INCLUDE ADDITIONAL EXPENSES OF \$25,209**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the District is in need of hiring of a part-time, seasonal employee to assist the Special Events Manager during the summer and fall months, security expenses related to camera repairs within the District, and streetscape costs associated with damages made by a truck that backed into a trashcan in front of Harry's Bar & Tables on Pennsylvania Avenue and

WHEREAS; It is the desire of the Board to amend to 2024 Budget to include the expenditures of those items listed

NOW, THEREFORE, BE IT RESOLVED, that the Board approved the \$25,209 in additional expenses for 2024 and added that amount to the WRBL Contract for services.

Adopted this 18th day of June, 2024

  
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Kyle Kelly, Chairperson

ATTEST:

  
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Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE ESTABLISHMENT OF POSITIVE PAY SERVICES AT COUNTRY CLUB BANK**

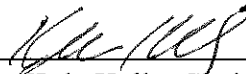
WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to implement additional safeguards to protect the financial integrity of the District's accounts and payables; and

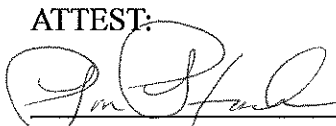
WHEREAS; Country Club Bank has proposed an agreement to establish "Positive Pay" services for the District's checking account, which would provide an additional layer of fraud protection for payables; and

NOW, THEREFORE, BE IT RESOLVED, that upon a motion duly made, seconded, and unanimously approved by the Board members present, the Board approves execution of the "Positive Pay" agreement with Country Club Bank as drafted.

Adopted this 18th day of June, 2024

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING A PROPOSAL FOR AUDITING SERVICES**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; an RFP/R was approved at the May 2024 Board meeting seeking a qualified accounting firm to provide audit services for the 2023-2024 year and

WHEREAS; the Executive Director recommended to the Board to move forward with securing an agreement with the firm for the desired audit. He further recommended that the Board seek to lock in a three-year rate with the intended Engagement Letter Agreement with Hood & Associates CPAs

NOW, THEREFORE, BE IT RESOLVED, the board authorized the Executive Director to secure a three-year agreement with Hood & Associates CPAs at annual costs in the middle of the fee ranges that the firm included in their proposal

Adopted this 16th day of July, 2024

  
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Kyle Kelly, Chairperson

ATTEST:

  
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Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**  
**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT**  
**COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE**  
**BUDGET FOR THE UPCOMING FISCAL YEAR**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to approve the District's proposed budget for the upcoming fiscal year as presented in order to advance the enhanced services and programs described in the Petition.

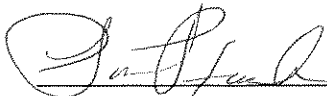
NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed budget for the upcoming fiscal year is approved as presented and the Executive Director of the District is authorized to take all further actions necessary to carry out the purposes and intent of this Resolution.

This resolution shall become effective as of the first day of the new fiscal year.

Adopted this 20th day of August, 2024

  
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Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE PROPOSED PEDESTRIAN SAFETY IMPROVEMENTS PLANNED FOR BROADWAY BOULEVARD**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; The Kansas City Department of Public Works has asked Westport CID II to forgo the \$85,000 PIAC grant it received to fund improvements to pedestrian safety along Archibald and Broadway so the City can combine those funds with their own and have the work done by their own crews. It was noted that such an agreement would take the WRBL out of the project management role and expedite the project's completion and

WHEREAS; Public Works has asked the Westport CID II to agree to maintain the new vegetation that will be installed in the area as part of the project in perpetuity.


NOW, THEREFORE, BE IT RESOLVED, that the board authorized the Executive Director to release the PIAC funds to the Public Works Department and endorse the Public Works Department's plans to manage the improvements. Additionally, the motion accepted the maintenance of the vegetation in the raised planters in the Broadway Boulevard median. All aspects of the project described were accepted and endorsed by those present. This resolution shall become effective as of the first day of the new fiscal year.

Adopted this 20th day of August, 2024



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE CONFLICT-OF-INTEREST POLICY FOR THE DISTRICT**

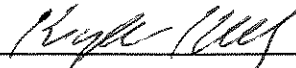
WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to reaffirm and re-approve the District's previously adopted Conflict-of-Interest Policy to protect the public interest when the District is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the existing Conflict-of-Interest Policy for the District has been reviewed and reapproved with no changes, amendments, additions, or deletions.

This resolution shall become effective upon passage by the board.

Adopted this 20th day of August, 2024



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE RATIFICATION OF AN EMAIL VOTE APPROVING A CONTRACT TO IMPLEMENT THE WESTPORT SIDEWALK REPLACEMENT AND IMPROVEMENT PROGRAM**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

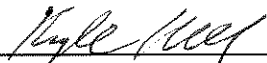
WHEREAS; the Board determined that it is in the best interests of the District to undertake sidewalk replacement and improvements to maintain safe, accessible, and functional pedestrian infrastructure within Westport; and

WHEREAS; a proposed contract with Phillip's Sitework Inc. for the implementation of such sidewalk replacement and improvements was circulated by the Executive Director to the Board by email vote; and

WHEREAS; the Board members unanimously approved the contract by email vote, subject to ratification at a duly convened Board meeting; and

NOW, THEREFORE, BE IT RESOLVED, that upon a motion duly made, seconded, and unanimously approved by the Board members present, the Board hereby ratifies the unanimous email vote approving the contract with Phillip's Sitework Inc. for sidewalk replacement and improvements within the District, as drafted

Adopted this 19th day of November, 2024

  
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Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE PROPOSAL TO DECLARE THE CROFT TRAILER AS SURPLUS PROPERTY AND AUTHORIZE A PUBLIC BIDDING PROCESS FOR ITS SALE**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

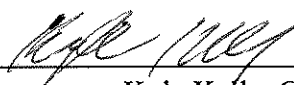
WHEREAS; The Executive Director of the District reminded the board members present that the purchase of the new Meridian mobile barriers required the additional purchase of two hydraulic trailers for their storage and transport and

WHEREAS; This purchase made the Croft trailer, previously utilized for the staging of "Westport Live," obsolete and

WHEREAS; The Executive Director of the District requested the Board declare the Croft trailer surplus equipment and recommended putting the trailer up for auction with a minimum opening bid of \$8,600

NOW, THEREFORE, BE IT RESOLVED, that the board unanimously authorized the designation of the Croft trailer as surplus equipment and the establishment of its sale via sealed bids with a minimum bid of \$8,600

Adopted this 19th day of November, 2024

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary



**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE BUDGET AMENDMENT TO INCREASE THE ALLOCATION WITH WRBL FOR THE IMPLEMENTATION OF ADDITIONAL SECURITY SERVICES**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; The Executive Director of the District reported that the 2024 budget for Westport Regional Business League was currently significantly overbudget due to unanticipated additional expenses related to contract security services, the repair and replacement of security cameras within the District, damage to security infrastructure, and unexpected body camera replacements for public safety and

WHEREAS; The Executive Director recommended utilizing \$100,000 in Westport CID II reserve funds to offset this additional security

NOW, THEREFORE, BE IT RESOLVED, that the board unanimously authorized the additional allocation of \$100,000 from reserve funds to offset the budget shortfall for security related activities and equipment within the District.

Adopted this 19th day of November, 2024



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE  
ENGAGEMENT LETTER WITH MENDUS & ASSOCIATES FOR ACCOUNTING  
SERVICES**

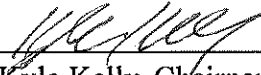
WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Board desires to enter into a new annual engagement with Mendus & Associates, P.C. for the production of the monthly and annual financial statements; and

WHEREAS; the Board desires to enter into a new agreement with <sup>Mendus</sup>~~Mendus~~ & Associates, P.C. for the production of a not-for-profit informational return and the filing of the same with the Internal Revenue Service.

NOW, THEREFORE, BE IT RESOLVED, by the Board that an appropriate officer is authorized to execute a new engagement letter with Mendus & Associates, P.C. for the production of monthly and annual financial statements during the calendar year ending on December 31, 2024 and for the production of the annual not-for-profit tax return for the calendar year ending on December 31, 2025

Adopted this 17th day of December, 2024

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE COOPERATIVE AGREEMENT WITH THE CITY OF KANSAS CITY FOR THE INSTALLATION OF SPEED TABLES**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; the Executive Director of the District presented to the Board a cooperative agreement with the City of Kansas City for a traffic calming project at the intersection of West 40th Street and Pennsylvania Avenue and

WHEREAS; The project, led by the Public Works Department would include the installation of three speed tables, utilizing resources from a PIAC grant issued to the District and up to \$35,000 as a contribution from the Westport CID II for the project and

WHEREAS; The \$35,000 contribution to the project would come from the previously approved Infrastructure Loan

WHEREAS; This project would put construction in the hands of the City and save on resources from the CID II Infrastructure Loan. The terms of the agreement outlined completion of the project no later than March 31, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board the board authorized execution of the cooperative agreement with the City of Kansas City for the installation of speed tables at West 40th Street and Pennsylvania Avenue. Resolution Changing the Authorized Signatures o

Adopted this 17th day of December, 2024

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") CHANGING THE AUTHORIZED SIGNATORIES ON THE DEPOSIT AND CHECKING ACCOUNTS**

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; Frankling Kimbrough resigned from the position of Executive Director of the District effective December 31, 2024 and

WHEREAS; the District desires to remove Franklin Kimbough as a signer on all District bank accounts and

WHEREAS; the District desires to add two board officers to be designated signatories for the accounts and

NOW, THEREFORE, BE IT RESOLVED, by the Board that authorized removal of Franklin Kimbrough's signature from the Country Club Bank Westport CID II accounts. 2. Additionally, a board member of the WRBL must be designated to move funds electronically between the WRBL and Westport CID I accounts. Cory Puckett, the WRBL's incoming Vice-president was appointed to serve in the interim role of electronic funds transfer facilitator by the WRBL

This resolution shall take effect immediately upon approval of the Board.

Adopted this 17th day of December, 2024



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING  
REQUEST FOR FUNDING FOR ADDITIONAL SECURITY DURING THE AFC  
CHAMPIONSHIP AND SUPERBOWL**

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; The Kansas City Police Department had asked Westport to close streets and to have additional security on hand for the AFC Championship game and the Super Bowl and

WHEREAS; This request would add unforeseen expenses to the security budget in the amount of \$2,200

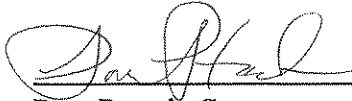
NOW, THEREFORE, BE IT RESOLVED, by the Board that the board unanimously approved \$2,200 in additional expenses to cover the costs of security related to the AFC Championship and Super Bowl.

Adopted this 18th day of February, 2025



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE  
RENEWAL OF THE ANNUAL LINE OF CREDIT**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

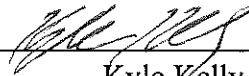
WHEREAS; the Board desires to renew its revolving line of credit to help pay for unexpected expenses should they occur during the coming year; and

WHEREAS; a lending proposal has been submitted by Country Club Bank to renew a revolving line of credit not to exceed \$100,000 for the next twelve months.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposal from Country Club Bank to renew its line of credit in the amount of \$100,000 for potential unexpected expenses during the coming year is hereby accepted and the Executive Director is authorized to execute the necessary documents to continue the line of credit.

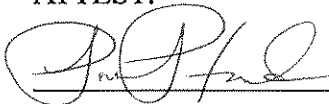
The resolutions shall take effect immediately upon approval of the Board.

Adopted this 18th day of February, 2025



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING A CONTRACT WITH HOOD & ASSOCIATES CPAs P.C. FOR PROFESSIONAL AUDITING SERVICES**

WHEREAS, the District was formed on December 18, 2003, by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act," Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS, at its May 2024 meeting, the Board authorized advertising for an RFQ/P to secure a qualified public accounting firm to provide auditing services for the fiscal year ended April 30, 2024; and

WHEREAS, at its July 2024 meeting, the Board approved entering into a three-year agreement with Hood & Associates CPAs to provide auditing services at annual costs in the middle of the fee ranges included in their proposal; and

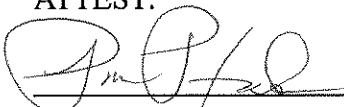
WHEREAS, Hood & Associates CPAs P.C. has provided an engagement letter for auditing services to be performed during 2025, with pricing consistent with the fee established in the initial three-year agreement approved by the Board; and

NOW, THEREFORE, BE IT RESOLVED, that upon a motion duly made, seconded, and unanimously approved by the Board members present, the Board approves the contract with Hood & Associates CPAs P.C. for professional auditing services as drafted.

Adopted this 18th day of February, 2025.

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN EXTENSION OF THE INTEREST ONLY PERIOD OF THE INFRASTRUCTURE LOAN TO JUNE 30, 2025**

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; As advised by Administrative Manager, Tia Simpson, at the February board meeting, the original loan for infrastructure improvements and repairs was scheduled to reach maturity March 31, 2025 and

WHEREAS; If the board was interested in completing the trashcan repairs and paver repairs identified as part of the Infrastructure Improvement Loan's targeted projects, the board would need to approve an extension of the interest only period through June 30, 2025.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the board unanimously approved extending the interest only period of the Infrastructure Loan thru June 30, 2025.

Adopted this 18th day of March, 2025

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary



**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE ELECTION OF DIRECTORS**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and

WHEREAS; in accordance with the District Bylaws, the Board of the District desires to fill vacancies on the Board when they occur and/or when terms of current members expire; and

WHEREAS; the following individuals are eligible to serve and have been slated by the Nominating Committee of the Board for new four-year terms on the Board subject to the requirements of their respective board classification and with a term ending at the Annual Meeting in 2029:

- Larry Goldman - Major Owner
- Kyle Kelly - Business Owner with a Liquor License
- Josh Gordon - Business Owner with a Liquor License
- Teresa Parker - Business Owner without a Liquor License

NOW, THEREFORE, BE IT RESOLVED, by the Board that those named in this resolution shall be duly elected to the Board filling the position listed opposite their name until the Annual Meeting of the District in 2029.

This resolution shall take effect immediately upon approval by the Board.

Adopted this 4th day of March, 2025



Kyle Kelly, Chairperson

ATTEST:



Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING THE ELECTION OF OFFICERS**

WHEREAS; the District was formed on December 18, 2003 by Ordinance No. 031322 adopted by the City Council of the City of Kansas City, Missouri, as a public body under the authority of the "Missouri Community Improvement Act", Section 67.1401, et seq., as amended (the Act); and is transacting business and exercising powers granted by the Act; and


WHEREAS; in accordance with the District Bylaws, the Board of the District desires to elect a Chair, Vice-Chair, Secretary, and Treasurer to serve one-year terms ending on the date of the next Annual Meeting.

NOW, THEREFORE, BE IT RESOLVED, by the Board, that the following individuals shall be duly elected to the positions listed opposite their respective names below until the next Annual Meeting of the District:

- Kyle Kelly, Chairperson
- Brett Allred, Vice-Chairperson
- Pam Ptacek, Secretary
- Shane Snider, Treasurer

This resolution shall take effect immediately upon approval by the Board.

Adopted this 4th day of March, 2025

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") APPROVING AN ELECTION OF AN OFFICER AS EXECUTIVE DIRECTOR**

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; a vacancy recently occurred in the office of Executive Director of the District and

WHEREAS; that vacancy was filled by Kerrie Tyndall as Executive Director of the District and

WHEREAS; in accordance with the District Bylaws, the Board of the District desires to elect Kerrie Tyndall as a Non-Voting Member of the Board

NOW, THEREFORE, BE IT RESOLVED, by the Board that Kerrie Tyndall shall be duly elected as a Non-Voting Member of the District Board.

This resolution shall take effect immediately upon approval by the Board.

Adopted this 15th day of April, 2025

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II  
RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT  
COMMUNITY IMPROVEMENT DISTRICT II ("THE DISTRICT") AUTHORIZING  
KERRIE TYNDALL AS AN AUTHORIZED SIGNER ON THE BANK ACCOUNTS**

WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance Number 031062; and

WHEREAS; the District desires to have Kerrie Tyndall Executive Director of the corporation to be authorized to sign on all bank accounts belonging to the District; and

WHEREAS; the District will still require two signatures on all conveyances from any of the five current officers of the District.


NOW, THEREFORE, BE IT RESOLVED, by the Board that Kerrie Tyndall as the Executive Director of the District is hereby authorized as an additional signer on all bank accounts belonging to the District and that appropriate signature card changes at the financial institution banking the District are to be amended to represent this change.

This resolution shall take effect immediately upon approval of the Board.

Adopted this 15<sup>th</sup> day of April, 2025

  
\_\_\_\_\_  
Kyle Kelly, Chairperson

ATTEST:

  
\_\_\_\_\_  
Pam Ptacek, Secretary

## EXHIBIT A

BYLAWS OF  
THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT II,  
a Missouri Political Subdivision and Community Improvement District

ARTICLE I  
DEFINED TERMS

- Section 1.1 Board. The Board of Directors of the District, which is the governing body of the District.
- Section 1.2 CID Act. Section 67.1401 through Section 67.1571, RSMo.
- Section 1.3 City Clerk. The City Clerk of the City.
- Section 1.4 City Council. The City Council of the City.
- Section 1.5 City. The City of Kansas City, Missouri.
- Section 1.6 Directors. Member(s) of the Board of Directors.
- Section 1.7 District. The Westport Community Improvement District II, a political subdivision created pursuant to Sections 67.1401 to 67.1571, of the Revised Statutes of Missouri ("RSMo"), and formed by the City Council of Kansas City, Missouri, by Ordinance number 031322 adopted on December 18, 2003.
- Section 1.8 Initial Directors. The initial directors set forth in the Petition.
- Section 1.9 Operator. An owner of a business operating within the District.
- Section 1.10 Owner. Any Owner of real property within the District.
- Section 1.11 Petition. The Petition to Establish the District.
- Section 1.12 Resident. A registered voter, owning and occupying a residence within the District.
- Section 1.13 Successor Directors. Any director appointed to the Board of Directors in accordance with Section B, Paragraph 6 of the Petition.
- Section 1.14 Sunshine Law. Section 610.010, RSMo, through Section 610.200, RSMo, governing meetings of public governmental bodies including the Board, as now or hereafter amended.
- Section 1.15 Undefined Terms. Any term undefined by this Article shall have the same meaning as such term is given pursuant to the Petition, as that term is defined under the

Community Improvement District Act if defined therein, otherwise as defined by the Sunshine Law, or other Missouri statute or case law.

**Section 1.16 Usable Area.** The American National Standard for measuring floor area in commercial structures as defined in BOMA/ANSI Z65.1-1996.

## **ARTICLE II**

### **OFFICES AND RECORDS**

**Section 2.1 Principal Office.** The principal office of the District shall be located at 423 Westport Road, Suite 200, Kansas City, Missouri, or such other office as determined by the Board of Directors. The District may have such other offices within Kansas City, Missouri, as the business of the District may require from time to time, located at such place or places as may be designated by the Board.

**Section 2.2 Records.** The District shall keep correct and complete books and records of account, and shall also keep minutes of the proceedings of the Board. The District shall keep at its principal office a record of the name and address of each Director.

## **ARTICLE III**

### **BOARD OF DIRECTORS**

**Section 3.1 General Powers.** The business and affairs of the District shall be managed by the Board.

**Section 3.2 Number, Term of Office and Qualifications.** The Board shall consist of eleven (11) Directors.

**Section 3.3 Qualifications.** Each Director shall meet the following requirements:

- A. Be a natural person;
- B. Be at least 18 years of age;
- C. Be either an Owner, Operator or Resident within the District
- D. Except for the Initial Directors, each be nominated according to a slate submitted by the Board to the Mayor of the City and the City Council according to the nominating procedures set forth below.

**Section 3.4 Board Representation.** In order to ensure a fair representation of the District, the Board representation shall meet the following requirements:

- A. Five (5) of the Directors shall be an Owner or such Owner's representative, which Owner, as determined by the Board of Directors, is one of the five (5) Owners owning the greatest amount of Usable Area which is occupied by a business generating sales subject to the sales tax authorized by the Petition;

- B. Three (3) of the Directors shall be Operators, or such Operator's representative, which Operator, as determined by the Board of Directors, operates a business that currently holds a valid liquor license authorizing the sale of liquor by the drink;
- C. Two (2) of the Directors shall be Operators, or such Operator's representative, which Operator, as determined by the Board of Directors, operates a business not licensed to conduct the sale of liquor by the drink;
- D. One (1) Director shall be a Resident, which Resident, as determined by the Board of Directors, currently owns and occupies a residence within the District;
- E. The failure of the Board to meet the preceding representation requirements shall not affect the Board's authority to hold meetings, exercise any of the District's powers or take any action otherwise lawful.

**Section 3.5 Terms.** The Initial Directors shall serve for the terms set forth in the Petition or until a Successor Director is appointed in accordance with the Petition and the procedures set forth below. Successor Directors shall serve for four-year terms or until a Successor Director is appointed in accordance with the Petition and the procedures set forth below. In the event a Director is unable to serve his or her full term, the Board vacancy shall be filled by a Successor Director in accordance Article IV, Section B, Paragraph 6 of the Petition.

**Section 3.6 Cause for Removal of Director:** The following constitutes cause for removal of a Director in accordance with Section 67.1451.6, RSMo:

- A. A Director's failure to attend greater than two (2) meetings within a period of six (6) calendar months; and
- B. A Director's becoming a party, officer, employee, agent, representative, shareholder, member or becoming affiliated in any way with any party bringing, supporting or maintaining any action challenging the validity of the CID Act, challenging the establishment of the District, challenging the levy of any District tax or assessment, or challenging any District action approved by the Board of Directors.

**Section 3.7 Successor Directors.** In accordance with the procedures set forth in the Petition, Successor Directors shall be appointed by the Mayor of the City with the consent of the City Council by resolution according to a slate submitted to the City Clerk by the Board of Directors. The Board shall select the slate as follows:

- A. Individuals meeting the qualifications stated above and set forth in the Petition must be nominated by two sitting Directors;
- B. The Directors shall then vote for a slate of nominees who shall consist of the number needed to fill vacancies and the seats of expiring terms; and

- C. The slate shall consist of the nominees classified so that the Board will meet the representation requirements stated above and set forth in the Petition.

**Section 3.8 Director Contact Information.** Each Director, which is a natural person, shall be responsible for providing the District Secretary with such Director's name and address for purposes of notices required to be given to such Director, in a written form acceptable to the Board. Each Director which is an entity or group of individuals and/or entities shall designate to the District Secretary a natural person as its representative ("Directors Authorized Representative") for purposes of notices required to be given to such Director, in a written form acceptable to the Board. Each such Director may change such Director's Authorized Representative by giving written notice to the Board of Directors in the same manner as the original designation.

**Section 3.9 Regular Meetings.** The Board shall hold regular meetings at such time, date and location as may from time to time be determined by the Directors, one of which regular meetings shall be the District's annual meeting, which shall be held on the second Tuesday of March of each year or at such other time as may be agreed by a majority of the Board. The Board may provide, by resolution the time and place within the City of Kansas City, Missouri, for the holding of Regular Meetings with notice of such resolution to all Directors being provided to those Directors not in attendance at the time of adoption of such resolution. Any Regular Meeting held as provided by a resolution of the Board shall be held without notice other than the resolution.

**Section 3.10 Special Meetings.** Special meetings of the Board may be called by or at the request of the Chairman, or one-third (1/3) of the Directors then in office, upon written notice as provided in Section 3.10 of this Article. The person or persons authorized to call Special Meetings of the Board may fix any place within the City as the place for holding any special meeting of the Board of Directors called by them.

**Section 3.11 Notices.**

A. Notice to Directors.

- (1) Annual and Regular Meetings. Written or printed notices of meetings of the Board, whether specifically required by the Community Improvement District Act, the Sunshine Law or any other Missouri statute regulating meetings of public governmental bodies, the definition of which includes the Board, shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least twenty-four (24) hours prior to each scheduled meeting; provided however, such Regular Meetings provided by a resolution of the Board shall be held without notice other than the resolution.
- (2) Special Meetings. Notice of any special meeting shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least two (2) days prior to the date of such special meeting; provided, however, in the event that two (2) days notice is impractical or impossible a special meeting may be called for the purpose of such emergency with less than two (2) days notice. If a Special Meeting is held, because of impossibility or impracticality, with less than two (2)



days notice, the nature of the good cause justifying the departure from this provision shall be stated in the Special Meeting's minutes. At such special meeting no business shall be considered other than as designated in the notice; however, if all of the Directors are present at a special meeting, any item of business, whether or not designated in the notice, may be transacted with their unanimous consent.

- (3) If mailed, the notice of any meeting given to a Director shall be deemed to be delivered when deposited in the United States mail, addressed to the Director at the address on the records of the District, with postage thereon prepaid.

B. Notice to the Public.

Notice of the time, date and place of each meeting of the Board, its tentative agenda, and whether any portion of the meeting will be closed shall be given to the public at least twenty-four (24) hours in advance of the meeting time, exclusive of weekends and holidays, in a manner reasonably calculated to advise the public of the matters to be considered and in compliance with the Sunshine Law, unless such notice is impossible or impractical, in which case as much notice as is reasonably possible shall be given. If a Board meeting is held, because of impossibility or impracticality, with less than twenty-four (24) hours notice the nature of the good cause justifying that departure from the Sunshine Law's normal requirements shall be stated in the minutes. Copies of this notice shall be posted on a bulletin board or other prominent place which is easily accessible to the public and clearly designated for that purpose at the principal office of the District. Copies of such notice shall at the same time be provided to any representative of the news media who requests notice of meetings of the District. In addition to the above requirements, if the Board proposes to hold a closed meeting, closed portion of a public meeting, or closed vote, the notice shall state the reason for holding such closed meeting, closed portion of a public meeting, or closed vote by reference to the specific exception allowed pursuant to the Sunshine Law.

**Section 3.12. Special Circumstances.** When it is necessary to hold a meeting of the Board on less than twenty-four (24) hours notice, at a place that is not reasonably accessible to the public, or at a time that is not reasonably convenient to the public, the nature of the good cause justifying departure from the normal requirements shall be stated at the beginning of the meeting and recorded in the minutes.

**Section 3.13. Quorum.** A majority of Directors serving at the time of any meeting shall constitute a quorum for the transaction of business at such meeting. If a quorum shall not be present at any such meeting, a majority of the Directors then present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present any business may be transacted which could have been transacted at the original session of the meeting.

**Section 3.14 Action.** The concurrence of the majority of the Directors present in any meeting at which a quorum is present shall bind the District.

**Section 3.15 Telephone/Electronic Participation in Meetings.** Directors may participate in any Board meeting by telephone or other electronic means so long as all persons participating in the meeting can hear one another, and a location has been identified in the notice of the meeting at which members of the public shall be allowed to observe and attend the public meeting so that the requirements of the Sunshine Law are met. Participation by a Director in Board meetings by telephone or other electronic means shall constitute the Director's presence in person at the meeting and any Director participating in this manner shall be entitled to vote and will count for the purpose of determining whether a quorum is present.

**Section 3.16 Manner of Voting.** Votes by the Board shall be by voice vote unless the presiding officer shall direct or any Director shall demand a vote by roll call or by ballot, provided however, that any votes taken during a closed meeting shall be taken by roll call. In the case of an abstention or a nay vote, the Director so abstaining or voting nay may be identified in the minutes of such meeting. However, when any Director is participating in a Board meeting by conference telephone or other similar communications equipment, the presiding officer of the meeting shall take all votes by roll call.

**Section 3.17 Compensation.** No Director shall receive compensation from the District for any services performed; provided, however, upon approval of the Board, Directors may receive reimbursement of actual and necessary expenses incurred by them on behalf of the District.

#### **ARTICLE IV** **OFFICERS**

**Section 4.1 Officers.** The officers of the District shall consist of Chairman, Vice Chairman, Secretary, Treasurer and such other offices as may from time to time be established by the Board.

**Section 4.2 Election and Term of Office.**

- A. **Chairman and Vice Chairman.** At the initial meeting of the Board, and at each annual meeting thereafter, the Board shall elect from its membership a Chairman and a Vice Chairman to serve for the ensuing year or until the next annual meeting.
- B. **Other Officers.** All other officers of the District shall be elected at the initial meeting of the Board, and annually thereafter, by the Board at the annual meeting of the District. If the annual election of officers shall not be held at such meeting, all previously elected officers shall continue to hold their respective offices and the annual election shall be held as soon thereafter as convenient to the Board. Any officer duly elected may succeed himself. Each officer shall hold office until his successor shall be duly elected and qualified or until his death, resignation or removal as provided by these By-Laws. Other than the Chairman and Vice Chairman, no officer need be a member of the Board.

**Section 4.3 Removal.** Any officer or agent elected or appointed by the Board may be removed by it whenever, in its judgment, the best interests of the District will be served thereby.

**Section 4.4 Vacancies.** A vacancy in any office for any reason shall be filled by the Board at any regular meeting or special meeting called for that purpose for the unexpired portion of the term of such officer.

**Section 4.5 General Powers.** The officers of the District shall have such powers and control in the District and management of the business and affairs of the District as is usual and proper in the case of, and incident to, such offices, except insofar as such power and control is limited by these By-Laws, by the Petition, by any resolution of the Board or by the Community Improvement District Act.

**Section 4.6 Duties of Chairman and Vice Chairman.** The Chairman shall preside at all Board meetings, and in his absence, the Vice Chairman shall preside.

**Section 4.7 Duties of Other Officers.**

A. **Secretary.** The Secretary shall have the following powers and duties:

- (1) Keep the minutes for the meetings of the Board as provided by law in one or more books provided for that purpose;
- (2) Assure that all notices are properly given, in accordance with these Bylaws and as required by law;
- (3) Be custodian of the records of the District;
- (4) Keep a register which includes the address and telephone number of each Director whose address and telephone number shall be furnished to the Secretary by the Director;
- (5) Perform all duties incidental to the office of Secretary and such other duties as may be assigned to the Secretary by the Chairman or the Board; and
- (6) Exercise such other duties as is from time to time delegated by the Board by resolution.

B. **Treasurer.** The Treasurer shall have the following powers and duties:

- (1) Cause all money paid to the District from all sources whatsoever to be properly receipted;
- (2) Cause all funds of the District to be deposited in such banks, trust companies or other depositories as shall be selected by the Board;

- (3) Authorize, pursuant to Board direction, all orders and checks for the payment of money and shall cause the District's money to be paid out as directed by the Board;
- (4) Assure that regular books of accounts are kept showing receipts and expenditures, and render to the Board, at each regular meeting (or more often when requested), an account of the District's transactions and also of the financial condition of the District;
- (5) Perform all duties incidental to the office of Treasurer and such other duties as may be assigned to the Treasurer by the Chairman or the Board; and

If required by the Board, the Treasurer shall give bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board shall determine. The costs, if any, of such bonds shall be paid by the District.

- C. Additional Officers. The powers and duties of any additional officers shall be determined by the Board when creating such offices.

**Section 4.8 Compensation.** No officer who is a member of the Board shall receive any salary or other compensation for services rendered unless the same shall first be set by the Board and is in accordance with the Community Improvement District Act or any other applicable law.

**Section 4.9 Employees and Independent Contractors.** The District, in accordance with the powers provided in the Petition, may employ or contract with any service provider for services including, but not limited to, technical experts and such other officers, agents and employees, permanent and temporary, as the District may require, and shall determine their qualifications and duties and, if they are employees of the District, their compensation. For such legal services as it may require, the District may retain its own counsel. The District may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

## ARTICLE V CONTRACTS, CHECKS AND DEPOSITS

**Section 5.1 Contracts.** The Board may authorize any officer or officers, agent or agents, employee or employees, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District, and such District may be general or confined to specific instances.

**Section 5.2 Checks, Drafts, etc.** All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the District shall be signed by such Officer or Officers, agent or agents, employee or employees, of the District and in such manner as shall from time to time be determined by the Board. Endorsement of instruments for deposit to the credit of the District in any of its duly authorized depository may be made by rubber stamp of the District or in such other manner as the Board may from time to time determine as acceptable.

**Section 5.3 Deposits.** All funds of the District not otherwise employed shall be deposited from time to time to the credit of the District in such bank, trust companies or other depositories as the Board may select.

#### **ARTICLE VI** **FISCAL YEAR**

The fiscal year of the District shall end on the same day as the last day of the fiscal year of the City, or in accordance with such other period approved by the Board pursuant to the Community Improvement District Act.

#### **ARTICLE VII** **WAIVER OF NOTICE**

Whenever any notice whatever is required to be given under the provisions of these By-Laws, waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the times stated therein, shall be deemed equivalent to the giving of such notice.

#### **ARTICLE VIII** **COMMITTEES**

The Board may from time to time establish such committees and confer upon them such powers as it deems expedient for the conduct of the District's business. The Board may similarly provide that the members of such committees need not be composed solely of members of the Board.

#### **ARTICLE IX** **CONFLICT OF INTEREST**

No officer, agent or employee of the District shall have or shall acquire any interest, direct or indirect, in any project which the District is promoting, or in any contract or proposed contract for materials or services in any lease, mortgage, sale, or contract of any nature whatever relating to any such project or the District without forthwith making written disclosure to the District of the nature and extent of his interest, and such disclosure shall be entered in writing upon the minute book of the District.

#### **ARTICLE X** **AMENDMENTS**

From time to time these By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the Board after ten (10) days' written notice of the proposed alteration, amendment or change has been given to each Director, provided that no alteration, amendment or change shall be made without the affirmative vote of a majority of the total number of Directors voting.

**ARTICLE XI**  
**ANNUAL REPORT AND AUDIT**

The Board shall have prepared and file annual reports as required by the Community Improvement District Act or any other applicable law, and shall provide for the annual independent audits of the accounts of the District.

**ARTICLE XII**  
**INDEMNIFICATION OF THE BOARD OF DIRECTORS**

Each person (and heirs and legal representatives of such person) who serves or has served as a Director, officer or employee of the District shall be indemnified by the District against all liability and reasonable expense, including but not limited to attorneys fees and disbursements and amounts of judgments, fines or penalties, incurred by or imposed upon him/her in connection with any claim, action, suit or proceeding, actual or threatened, whether civil, criminal, administrative or investigative, and appeals in which he/she may become involved as a party or otherwise by reason of acts or omissions in his/her capacity as and while a commissioner, officer or employee of the District, provided that such person is wholly successful with respect thereto, unless the Board of Directors of the District in its discretion shall determine that such person did not meet the standard of conduct required by these Bylaws.

The term "wholly successful" shall mean termination of any claim, action, suit or proceedings against such person without any finding of liability or guilt against him/her and without any settlement by payment, promise or undertaking by or for such person or the expiration of a reasonable period of time after the making of any claim or threat without action, suit or proceeding having been brought and without any settlement by payment, promise or undertaking by or for such person.

The standard of conduct required shall be that such person acted in good faith for a purpose which he/she reasonably believed to be in the best interest of the District, and that he/she, in addition, in any criminal action or proceeding, had not reasonable cause to believe his/her conduct to be unlawful.

Should indemnification be required under these Bylaws with respect to any claim, action, suit or other proceeding where the person seeking indemnification has not been wholly successful, such indemnification may be made only upon the prior determination by a resolution of a majority of those members of the Board of Directors who are not involved in the claim, action, suit or other proceeding, that such person met the standard of conduct required, or, in the discretion of the Board of Directors, upon the prior determination by non-employee legal counsel, in written opinion, that such person has met such standard and, where a settlement is involved, that the amount of the settlement is reasonable.

Indemnification under these Bylaws shall not include any amount payable by such person to the District in satisfaction of any judgment or settlement, and indemnification shall be reduced by the amount of any such judgment or settlement.

The termination of any claim, action, suit or other proceeding, by judgment, order, settlement (whether with or without court approval) or conviction or upon a plea of guilty or of nolo.

contendere, or its equivalent, shall not of itself create a presumption that such person did not meet the standard of conduct required.

Expenses incurred which are subject to indemnification may be advanced by the District prior to final disposition of the claim, action, suit or other proceeding upon receipt of any undertaking acceptable to the District by or on behalf of the recipient to repay such amount unless it shall ultimately be determined that he/she is entitled to indemnification.

The right of indemnification shall be in addition to other rights to which those to be indemnified may otherwise be entitled by agreement, operation of law or otherwise and shall be available whether or not the claim asserted against such person is based upon matters which antedate the adoption of these Bylaws. If any word, clause, or provision of these Bylaws or any indemnification made under these Bylaws shall for any reason be determined to be invalid, the other provisions of these Bylaws shall not be affected but shall remain in full force and effect.

**These Bylaws were ratified by the Board of Directors pursuant to Resolution No. 2004-01, adopted on January 7, 2004.**

## **SECTION VI**

### **REVENUES COLLECTED:**

Interest Income: \$9,019.67

Other Income: \$475.00

Parking Fees - \$58,665.66

Sales Tax Collections - \$1,076,405.12

Total Revenues for the Fiscal Year: \$1,144,565.45

Net Income (Loss): - \$142,524.49

### **EXPENDITURES & FINANCIALS:**

See Financial Statements dated April 30, 2025 that follow this page.



**Westport Community Improvement  
District #2**

**Financial Statement**

**April 30, 2025**

# Mendus & Associates, P.C.

CERTIFIED PUBLIC ACCOUNTANT  
107 Archibald Street  
KANSAS CITY, MISSOURI 64111-2214

VOICE (816) 756-1980

FACSIMILE (816) 756-1842

## Accountant's Compilation Report

Board of Directors  
Westport Community Improvement District #2  
Kansas City, Missouri 64111

City of Kansas City, Missouri

Missouri Department of Economic Development

We have compiled the accompanying Statement of Financial Position as of April 30, 2025, for the Westport Community Improvement District #2, a political subdivision of the State of Missouri that is exempt from income tax, and the Statement of Revenue and Expense for the twelve months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

Management is responsible for the preparation and fair presentation of the financial statements in the form prescribed by the City of Kansas City, Missouri and for designing, implementing, and maintaining internal control relevant to the preparation and fair presentation of the financial statements.

Our responsibility is to conduct the compilation in accordance with Statements on standards for Accounting and Review Services issued by the American Institute of Certified Public Accountants. The objective of a compilation is to assist management in presenting financial information in the form of financial statements without undertaking to obtain or provide any assurance that there are no material modifications that should be made to the financial statements.

These financial statements are not prepared on the basis of governmental accounting standards. These financial statements are prepared on a modified accrual basis of accounting. The modifications are that revenue is recorded on a cash basis.

These financial statements are presented in accordance with the requirement of the City of Kansas City, Missouri, and the Missouri Department of Economic Development which differ from generally accepted accounting principles. Accordingly, this financial statement is not designed for those who are not informed about such differences.

Management has elected to omit substantially all of the disclosures required by accounting principles generally accepted in the United States of America. If the omitted disclosures were included in the financial statement, they might influence the user's conclusions about the company's financial position, results of operations, and cash flows. Accordingly, the financial statements are not designed for those who are not informed about such matters.

We are not independent with respect to the Westport Community Improvement District #2 because we make decisions about how to classify transactions.

*Mendus & Associates, P.C.*

Mendus & Associates, P.C.  
Certified Public Accountant

August 15, 2025

**Westport Community Improvement District # 2**  
**Statement of Financial Position**  
**As of April 30, 2025**

	<u>Apr 30, 25</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
Country Club Bank Accounts	24,377.68
CCB Money Market Account	304,284.65
Total Checking/Savings	<u>328,662.33</u>
Other Current Assets	
Prepaid expense	31,641.48
Sales Tax Receivable	200,538.65
Total Other Current Assets	<u>232,180.13</u>
Total Current Assets	560,842.46
Fixed Assests	
Equipment & Vehicles	644,710.02
Improvements	136,248.00
Accumulated Depreciation	-38,859.00
Total Fixed Assets	<u>742,099.02</u>
<b>TOTAL ASSETS</b>	<u><u>1,302,941.48</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts Payable	375.00
Total Accounts Payable	<u>375.00</u>
Total Current Liabilities	375.00
Long Term Liabilities	
CCB Equipment Loan	214,202.45
Loan - Infrastructure Improvement	611,493.62
Total Long Term Liabilities	<u>825,696.07</u>
Total Liabilities	826,071.07
Equity	
Unrestricted Fund Deficits	619,394.90
Net Income	-142,524.49
Total Equity	<u>476,870.41</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>1,302,941.48</u></u>

**Westport Community Improvement District # 2**  
**Statement of Revenue and Expense**  
**For The Twelve Months May 1, 2024 through April 30, 2025**

	<u>May '24- Apr 25</u>
<b>Income</b>	
Interest Income	9,019.67
Misc. Income	475.00
Parking Income	58,665.66
Sales Tax Proceeds - Net	1,076,405.12
<b>Total Income</b>	<u>1,144,565.45</u>
<b>Expense</b>	
Accounting Fee	4,300.00
Amortization & Depreciation	10,795.18
Audit Fee	12,250.00
Bank Charges	4,974.42
City Review Fees	1,000.00
Committee, board meetings	770.93
Contingency	1,234.66
Equipment lease, repair	1,436.43
Infrastructure	66,421.79
Insurance	30,098.61
Interest	46,947.53
License, fees & taxes	4,535.54
Maintenance	373,326.99
Marketing	98,391.41
Membership Dues, Meetings & subscriptions	747.50
Misc.	316.50
Office supplies, postage	1,278.75
Parking Management	115,900.74
Professional Services	62,855.90
Rent	20,248.30
Salaries, Benefits & Taxes	144,978.69
Security	209,996.68
Special Events	45,996.65
Storage	438.75
Streetscape services	18,632.97
Telecommunications	4,779.43
Travel, Entertainment, Education	2,342.69
Utilities	2,092.90
<b>Total Expense</b>	<u>1,287,089.94</u>
<b>Net Income (Loss)</b>	<u>-142,524.49</u>