

ANNUAL REPORT FOR
906 GRAND COMMUNITY IMPROVEMENT DISTRICT (the "District")
FOR FISCAL YEAR ENDING APRIL 30, 2025

SECTION I

Date: August 25, 2025

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

Political Subdivision or Not for Profit: Political Subdivision

/Date of and Ordinance No: Ordinance No. 220087, passed on February 3, 2022

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District shall be to provide funding for the construction of certain improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated are demolition, removal, renovation, reconstruction, and/or rehabilitation of one or more buildings within the District, as well as any other improvements permitted by the CID Act. Services are expected to include cleaning, maintenance, and other services within the District. No such services were provided during FYE 4/30/2025.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

/

Name	Email	Term
Gib Kerr	kib.kerr@cushwake.com	8/9/2024 – 8/9/2027
David Mashburn	Dave.mashburn@gmail.com	8/9/2024 – 8/9/2027
Roger Summers	rsummers@fogel-anderson.com	8/10/2025 – 8/10/2029
Babette Macy	Babette.macy@link2built.com	8/10/2025 – 8/10/2029
Vacant		

SECTION IV

Date FYE 4/30/2024 Annual Report was submitted to City: August 15, 2024

Date FYE 4/30/2026 budget was submitted to City: January 3, 2025

Date FYE 4/30/2026 budget was adopted: March 26, 2025

See attached *actual* budget for FYE 4/30/2026

SECTION V

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

Resolution #	Resolution
2025-1	Approve Minutes of 3/25/2024 Board Meeting
2025-2	Appoint Officers of the District
2025-3	Adopt Budget for FYE 4/30/2026 and appropriate funds
2025-4	Adopt Amended Budget for FYE 4/30/2025 and appropriate funds
2025-5	Authorize Preparation and Submittal of FYE 4/30/2025 Annual Report to City Clerk and Department of Economic Development
2025-6	Authorize Preparation and Submittal of FYE 4/30/2025 Annual Report to State Auditor
2025-7	Nominate Successor Directors
2025-8	Certify Formation, Operating, and Improvement Costs

***Per Ordinance No. 249079, attached please find a copy of the CID's currently adopted Bylaws that were adopted on August 10, 2023.**

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: reddevelopment@ded.mo.gov	City Clerk 25th Floor, City Hall 414 E. 12 th Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 Email: Marilyn.Sanders@kcmo.org
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906 GRAND COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2025 BUDGET

	<u>FYE 4/30/2025</u> (actual)		<u>FYE 4/30/2025*</u> (amended)		<u>FYE 4/30/2025*</u> (proposed)
FUNDS AVAILABLE:					
- Cash on Hand (Beginning of Fiscal Year) ^{^^}	\$	-	\$	-	\$ 19,000
ESTIMATED REVENUE:					
- 1% CID Sales and Use Tax (Commence on 7/1/2024)	\$	10,504.39	\$	500.00	\$ 130,000
- Developer Advances	\$	2,200	\$	7,200	\$ -
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	12,704	\$	7,700	\$ 149,000
ESTIMATED EXPENDITURES:					
- Operating/Administrative Costs					
D&O Insurance for Board of Directors	\$	1,200.00	\$	1,200.00	\$ 1,200
Legal Fees	\$	-	\$	5,000.00	\$ 5,000
- City Annual Submission Review Fee	\$	1,000.00	\$	1,000.00	\$ 1,000
- Services	\$	-	\$	-	\$ -
- Developer Reimbursement of Formation Costs - Legal Fees	\$	-	\$	-	\$ 19,799
- Developer Reimbursement of Operating Costs - Legal Fees	\$	-	\$	-	\$ -
- Developer Reimbursement of Advanced Project Costs	\$	-	\$	-	\$ 100,000
See attached Budget of Estimated Costs from the 5-Year District Management Plan					
TOTAL ESTIMATED EXPENDITURES:	\$	2,200	\$	7,200	\$ 126,999
FUNDS AVAILABLE:					
- Cash on Hand End of Fiscal Year	\$	10,504	\$	500	\$ 22,001

* Estimated values.

[^] The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.

^{^^} The first distribution received by the Missouri Department of Revenue was on September 6, 2024.

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-1

**APPROVING THE MINUTES OF THE MARCH 25, 2024
SPECIAL BOARD OF DIRECTORS MEETING**

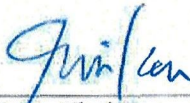
WHEREAS, the Bylaws of the 906 Grand Community Improvement District (the "District") require the District to keep minutes of Board of Directors meetings;

WHEREAS, the Board of Directors of the District conducted an initial Board of Directors meeting on March 25, 2024; 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 906 Grand Community Improvement District that the minutes of the Board of Directors meeting held on March 25, 2024 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

EXHIBIT A

MARCH 25, 2024 MEETING MINUTES

**THE 906 GRAND COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF THE 2024 ANNUAL CID BOARD MEETING OF
THE BOARD OF DIRECTORS OF THE DISTRICT**

The 2024 annual meeting of the Board of Directors (the "Board") of the 906 grand Community Improvement District (the "District") was held on March 25, 2024 commencing at 2:00 p.m., at 900 W. 48th Place, Suite 900, Kansas City, Missouri pursuant to notice duly given.

The following members of the Board were present: Gib Kerr, Roger Summers, and Babette Macy (Director David Mashburn was absent and Director Christian Arnold has resigned). Also present was Patrick Daly, Paralegal with Polsinelli PC, legal counsel for the District.

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

Gib Kerr made a motion to adopt Resolution 2024-1, approving minutes of the August 10, 2023 board meeting. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution.

Gib Kerr made a motion to adopt Resolution 2024-2, appointing officers of the District. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution.

Gib Kerr made a motion to adopt Resolution 2024-3, adopting a budget for the fiscal year end April 30, 2025 and appropriating funds. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution.

Gib Kerr made a motion to adopt Resolution 2024-4, adopting an amended budget for fiscal year end April 30, 2024 and appropriating funds. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution.

Gib Kerr made a motion to adopt Resolution 2024-5, authorizing preparation and submittal of fiscal year end April 30, 2024 Annual Report to City Clerk and Department of Economic Development. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution.

Gib Kerr made a motion to adopt Resolution 2024-6, authorizing preparation and submittal of fiscal year end April 30, 2024 Financial Report to the State Auditor. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution.

Under other business, the Board asked for confirmation that the developer has secured the appropriate director and officer insurance for the directors and also indicated that they would like to coordinate a tour of the project with Rocky Govind once the project has been completed.

Under other business, the Board discussed the need to open a bank account for the CID revenues. The Board directed Ms, Grant to add a new resolution authoring the opening of a bank account with Encore Bank and appointing agents of the District to handle all banking matters. Gib Kerr made a motion to adopt Resolution 2024-7, authorize opening a bank account and authorizing other agents as signers for the bank account. Roger Summers seconded the motion, a vote was held, and the Board unanimously adopted the resolution

There being no other official business to come before the meeting, Gib Kerr made a motion to adjourn the meeting, which was seconded by Roger Summers. A vote was held, the motion unanimously carried, and the meeting was adjourned.

Respectfully submitted,

Roger Summers, Secretary

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-2

APPOINTING OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the 906 Grand Community Improvement District (the “**District**”) require the District’s Board of Directors (the “**Board**”) to appoint a Chairman, Executive Director, Secretary, Treasurer and such other officers or employees as it deems necessary;

WHEREAS, the Board desires to appoint a Chairman, Executive Director, Secretary, and Treasurer as the officers of the District in accordance with the Bylaws; and

WHEREAS, the Chairman, Executive Director, 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 906 GRAND COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:

1. Gib Kerr is appointed as the Chairman/Executive Director of the District.
2. Roger Summers is appointed as the Secretary and Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-3

APPROVE A BUDGET FOR FYE 4/30/2026 AND APPROPRIATE FUNDS

WHEREAS, the 906 Grand 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 4/30/2026, which is attached hereto as Exhibit A; and

WHEREAS, the Board of Directors desires to approve a budget for FYE 4/30/2026 and appropriate funds for payment of the District’s expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 906 GRAND COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:

1. The District hereby adopts a Budget for the District’s FYE 4/30/2026, 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 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

EXHIBIT A

FYE 4/30/2026 BUDGET

**Proposed Budget for
906 Grand
Community Improvement District
Fiscal Year Ending April 30, 2026**

Date of Budget Submittal:	January 3, 2025
District Point of Contact Information:	Polsinelli PC c/o Curtis Petersen/Amy Grant (816) 753-1000 cpetersen@polsinelli.com agrant@polsinelli.com

BUDGET MESSAGES:

The 906 Grant Community Improvement District was established by the City Council of Kansas City, Missouri on February 3, 2022. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The source of revenue is a 1% CID District Sales and Use Tax. The term of the District is twenty-seven (27) years, commencing on 2/3/2022 and terminating on 2/3/2049.

The CID Sales Tax Election is scheduled for March 19, 2024 with collection of CID Sales Tax Revenues starting on July 1, 2024.

Services are expected to including cleaning, maintenance, and other services with the District and other services the District may provide or cause to be provided under Section 67.1461 of the CID Act. No such services are expected during the first five years of the District.

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2026 PROPOSED BUDGET

		<u>FYE 4/30/2026*</u> (proposed)
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year)	\$	19,000
ESTIMATED REVENUE:		
- 1% CID Sales and Use Tax (Commence on 7/1/2024)	\$	130,000
- Developer Advances		
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	<u>149,000</u>
ESTIMATED EXPENDITURES:		
- Operating/Administrative Costs		
D&O Insurance for Board of Directors	\$	1,200
Legal Fees	\$	5,000
- City Annual Submission Review Fee	\$	1,000
- Services	\$	-
- Developer Reimbursement of Formation Costs - Legal Fees	\$	19,799
- Developer Reimbursement of Advanced Project Costs	\$	100,000
See attached Budget of Estimated Costs from the 5-Year District Management Plan		
TOTAL ESTIMATED EXPENDITURES:	\$	<u>126,999</u>
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$	22,001

* Estimated values.

^ The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.

APPLICATION AND CERTIFICATE FOR PAYMENT

COMPUTERIZED COPY OF AIA DOCUMENT G702 (1992)

PAGE 1 OF 2

TO (OWNER): 906 Grand Boulevard Hospitality, LLC
119 South Izard Street
Little Rock, AR 72201

PROJECT: 1920-025 AC Marriott Kansas City - Demo/Model Room
906 Grand Blvd
Kansas City, MO 64106

APPLICATION NO: 28

PERIOD TO: January 31, 2024

Distribution to:
____ Owner
____ Architect
____ Contractor

FROM (CONTRACTOR):
VCC LLC
1 Information Way, Suite 300
Little Rock, AR 72202

VIA (ARCHITECT): Campo & Associates
400 Poydras, Suite 1410
New Orleans, LA 70130

ARCHITECT'S
PROJECT NO.: 1903

CONTRACT FOR: Demo/Model Room

CONTRACT DATE: 08/19/21

CONSULTANT'S APPLICATION FOR DISBURSEMENT

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

1. Original Contract Sum	1,260,413.00
2. Net Change by Change Orders	41,583,040.00
3. Contract Sum to Date (Line 1 and 2)	42,843,453.00
4. Total Completed & Stored to Date	39,199,016.20
5. Retainage:	
a. 10% of Completed Work	1,086,845.26
b. 10% of Stored Material	-
Total Retainage	1,086,845.26
6. Total Earned Less Retainage	38,112,170.95
7. Less Previous Certificates for Payment	36,344,170.95
8. Current Payment Due	1,768,000.00
9. Balance to Finish, Including Retainage	4,731,282.08

CHANGE ORDER SUMMARY		ADDITIONS	DEDUCTIONS
Total changes approved in previous months.		41,583,040.02	(0.02)
Total approved this Month			
	TOTALS	41,583,040.02	(0.02)
NET CHANGES BY Change Order			41,583,040.00

The undersigned Contractor certifies that to the best of the contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is not due.

Contractors: VCC LLC

By: _____ 01/23/2024
Al Malzewski, Controller

State of: Arkansas

County of: Pulaski

Subscribed and sworn to me this Tuesday, January 23, 2024

Notary Public: _____

My Commission expires: _____

ARCHITECT'S CERTIFICATE FOR PAYMENT

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

AMOUNT CERTIFIED \$

(Attached explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to conform to the amount certified)

ARCHITECT:

By: _____ Date _____

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

1920-025 AC Marriott Kansas City -G703-JAN



Item #	Description	Division Number	Base Contract	Net Change By C/O	Contract Sum to Date	Previous Billed	This Period	Stored Materials	Total Billed to Date	% Complete	Balance To Complete	Retainage W/H	Total Ret Billed	Retainage Balance
1	Model Rooms		303,525.00	0.00	303,525.00	303,525.00	0.00	0.00	303,525.00	100%	0.00	30,352.50	15,176.25	15,176.25
23	Select Demolition		956,888.00	0.00	956,888.00	956,888.00	0.00	0.00	956,888.00	100%	0.00	95,688.80	47,844.40	47,844.40
34	AC Hotel/Permit Drawing Set Dated 10-18-2021		0.00	40,674,622.63	40,674,622.63	36,119,236.20	1,768,000.00	0.00	37,887,236.20	93%	2,787,386.43	2,047,649.22	1,023,824.61	1,023,824.61
32	Demolition	02		946,086.00	946,086.00	929,853.00			929,853.00	98%	16,233.00	67,679.70	33,839.85	33,839.85
33	Concrete	03		303,511.99	303,511.99	285,360.00			285,360.00	94%	18,151.99	15,536.00	7,768.00	7,768.00
34	Tax Exemption Credit			-967,134.00	-967,134.00	-967,134.00			-967,134.00	100%	0.00	-96,713.40	-48,356.70	-48,356.70
35	Masonry	04		882,007.50	882,007.50	679,949.77	175,000.00		854,949.77	97%	27,957.73	10,396.40	5,198.20	5,198.20
36	Structural Steel	05		1,439,486.26	1,439,486.26	1,422,703.31			1,422,703.31	99%	16,782.95	113,848.31	56,924.16	56,924.16
37	Misc. Metal	05		23,100.00	23,100.00	0.00	15,000.00		15,000.00	65%	8,100.00	0.00	0.00	0.00
38	Doors & Frames	06		1,002,585.00	1,002,585.00	903,276.72	55,000.00		958,276.72	96%	44,308.28	25,634.17	12,817.09	12,817.09
39	Temporary Construction	06		1,457,629.44	1,457,629.44	1,423,597.87	15,000.00		1,438,597.87	99%	19,031.57	85,896.61	42,948.31	42,948.31
40	Milwork	09		1,369,689.80	1,369,689.80	598,829.00	338,000.00		936,829.00	68%	432,860.80	18,390.40	9,195.20	9,195.20
41	Damping & Waterproofing	07		223,603.70	223,603.70	75,000.00			75,000.00	34%	148,603.70	0.00	0.00	0.00
42	Misc. Equipment	10		448,932.98	448,932.98	422,970.00	15,000.00		437,970.00	98%	10,962.98	28,737.00	14,368.50	14,368.50
43	Roofing & Sheet Metal	07		451,528.00	451,528.00	385,764.00			385,764.00	85%	65,764.00	7,700.00	3,850.00	3,850.00
44	Glass and Glazing	08		1,976,926.09	1,976,926.09	1,808,281.00			1,608,281.00	81%	368,645.09	45,333.65	22,666.83	22,666.83
45	8B- L2 Framing and Drywall	09		1,102,177.30	1,102,177.30	1,039,826.25	45,000.00		1,084,826.25	98%	17,351.05	14,000.00	7,000.00	7,000.00
46	Guestroom Framing	09		1,607,029.56	1,607,029.56	1,607,029.56			1,607,029.56	100%	0.00	139,054.10	69,527.05	69,527.05
47	Guestroom Drywall	09		1,528,430.03	1,528,430.03	1,510,522.97	12,000.00		1,522,522.97	100%	5,907.06	140,451.14	70,225.57	70,225.57
48	Painting	09		669,180.00	669,180.00	583,378.00	55,000.00		638,378.00	95%	30,802.00	4,188.00	2,094.00	2,094.00
49	Lath, Plaster, & Fireproofing	09		454,543.28	454,543.28	454,543.28			454,543.28	100%	0.00	7,276.70	3,638.35	3,638.35
50	Ceramic Tile	09		826,362.00	826,362.00	622,850.64	25,000.00		647,850.64	78%	178,511.36	5,378.81	2,689.41	2,689.41
51	Res. Flooring & Carpet	09		507,458.80	507,458.80	447,944.64			447,944.64	88%	59,514.16	18,794.46	9,397.23	9,397.23
52	Sprinkler System	21		701,904.71	701,904.71	657,335.00	10,000.00		667,335.00	95%	34,569.71	37,404.00	18,702.00	18,702.00
53	HVAC Equipment	23		1,706,204.90	1,706,204.90	1,706,204.90			1,706,204.90	100%	0.00	149,355.40	74,677.70	74,677.70
54	HVAC Piping	23		1,428,100.00	1,428,100.00	1,402,401.37	15,000.00		1,417,401.37	99%	10,698.63	119,040.14	59,520.07	59,520.07
55	HVAC Ductwork	23		887,866.00	887,866.00	876,798.00			876,798.00	99%	11,068.00	66,679.80	33,339.90	33,339.90
56	HVAC Labor	23		3,022,134.32	3,022,134.32	2,942,776.95	40,000.00		2,982,776.95	99%	39,357.37	140,413.11	70,206.55	70,206.55
57	Plumbing Equipment	22		250,000.00	250,000.00	250,000.00			250,000.00	100%	0.00	21,300.00	10,650.00	10,650.00
58	Plumbing Material / Fixtures	22		2,706,281.07	2,706,281.07	2,177,474.96	350,000.00		2,527,474.96	93%	178,806.11	127,967.31	63,983.66	63,983.66
59	Plumbing Labor	22		1,819,461.06	1,819,461.06	1,721,012.60			1,721,012.60	95%	98,448.46	135,382.53	67,691.26	67,691.26
60	Electrical Material	26		1,636,402.11	1,636,402.11	1,592,842.00	15,000.00		1,607,842.00	98%	28,560.11	83,626.75	41,813.38	41,813.38
61	Electrical Equipment	26		1,612,328.08	1,612,328.08	1,473,447.50			1,473,447.50	91%	138,880.58	74,819.75	37,409.88	37,409.88
62	Electrical Labor	26		1,413,100.77	1,413,100.77	1,220,907.50	100,000.00		1,320,907.50	93%	92,193.27	57,603.45	28,801.73	28,801.73
63	Light Fixtures	26		1,205,449.89	1,205,449.89	954,918.70	125,000.00		1,079,918.70	90%	125,531.19	37,500.00	18,750.00	18,750.00
64	Vertical Transportation	14		528,922.76	528,922.76	264,461.38	185,000.00		449,461.38	85%	79,461.38	12,003.70	6,001.85	6,001.85
65	Sitework	32		204,529.00	204,529.00	0.00	58,000.00		58,000.00	28%	146,529.00	0.00	0.00	0.00
66	General Conditions			1,814,513.80	1,814,513.80	1,588,312.48	70,000.00		1,658,312.48	91%	156,201.32	91,831.25	45,915.62	45,915.62
67	Insurance			1,524,460.50	1,524,460.50	1,523,375.93			1,523,375.93	100%	1,084.57	144,807.89	72,403.94	72,403.94
68	Fee			1,959,829.93	1,959,829.93	1,733,320.92	50,000.00		1,783,320.92	91%	176,509.01	96,332.09	48,166.05	48,166.05
72	Allowances		0.00	560,427.90	560,427.90	51,367.00	0.00	0.00	51,367.00	9%	509,060.90	0.00	0.00	0.00
91	Contingency		0.00	347,989.47	347,989.47	0.00	0.00	0.00	0.00	0%	347,989.47	0.00	0.00	0.00
92	Contingency			347,989.47	347,989.47	0.00	0.00	0.00	0.00	0%	347,989.47	0.00	0.00	0.00
93			1,880,413.00	41,883,040.00	42,843,453.00	37,351,916.20	1,768,000.00	0.00	39,199,916.20	91%	3,644,438.80	2,173,890.62	1,088,845.28	1,088,845.28
94														
95	Billing Status													
96														
111														
112														
113														
114														
115														
116														
117														
118														
119														
120														

STATE OF Arkansas

COUNTY OF Pulaski

) ss.

THE AFFIANT, Al Malzewski being first duly sworn, on oath deposes

and says that he is Controller

of VCC LLC that he has a

contract with 906 Grand Boulevard Hospitality, LLC owner(s)

for General Construction

on the following described premises in said County, to-wit:

That, for the purpose of said contract, the following persons have been contracted with, and have furnished, or are furnishing and preparing materials for, and have done or are doing labor on said improvement. That there is due and to become due them, respectively, the amounts set opposite their names for materials or labor as stated. That this statement is a full, true and complete statement of all such persons, and of the amounts paid.

1 Name and Address	2 Kind of Work	3 Adjusted Total Contract Incl. Extras and Credits	4 Total Retained Including this Application	5 Net Previously Paid	6 Net Amount of this Payment	7 Balance to Become Due (Incl. Retention)
101 - New Horizons Enterprises LLC	Asbestos Abatement	324,067.00	28,635.70	324,067.00	0.00	0.00
102 - Total Flooring Contractors LLC	Model Room Flooring	1,525,635.42	116,195.35	1,035,241.13	10,516.89	479,877.39
103 - Vista Drywall LLC	Drywall and Framing	4,238,073.14	423,807.38	3,814,266.28	(0.00)	423,806.86
104 - Industrial Salvage & Wrecking Co Inc Dba Indu	Demolitions	1,223,614.00	121,541.42	1,093,872.58	0.00	129,741.42
105 - Martin Mechanical Inc.	Plumbing	4,376,777.87	419,786.95	3,741,891.36	36,191.63	598,694.90
106 - Pro Metals LLC	HVAC	6,455,180.47	633,647.34	5,649,835.83	52,987.98	752,356.62
107 - CBS Manhattan LLC	Doors, Frames, and hardware	979,224.00	82,342.60	702,941.40	38,142.00	238,140.60
108 - Brand Industrial Services Inc. Dba Brandsafwa	Exterior Material Hoist	416,430.97	0.00	410,655.50	0.00	5,775.47
109 - North Kansas City Electric Company Inc.	Electrical	5,897,231.51	488,861.55	4,151,285.89	248,468.08	1,497,477.54
110 - Pullman SST Inc.	Carbon Fiber Reinforcing	779,557.65	77,955.77	606,598.81	95,003.07	77,955.77
111 - Blue Star Erectors LLC	Steel Fabrication & Erection	1,072,828.61	106,622.96	959,606.65	(0.00)	113,221.96
112 - JR & Co. Inc	Roofing	474,574.67	39,811.90	358,307.06	0.00	116,267.62
113 - Phoenix Millwork Inc Dba Phoenix Constructio	Millwork	891,214.12	62,837.60	262,158.30	303,380.10	325,675.72
114 - ISQ Interiors LLC	Guestroom Install - Showers, Vanities, Glass Doors, Ac	378,272.16	32,466.40	256,958.10	35,239.50	86,074.56
115 - Falcon Fire Protection Inc.	Fire Suppression	666,562.26	65,682.28	583,381.62	7,758.90	75,421.74
116 - JPI Glass LLC Dba 8G Solutions	Glass and Glazing	1,111,354.01	100,638.31	874,244.79	31,500.00	205,609.22
117 - M & M Painting	Painting & Wall Covering	1,249,386.35	101,301.59	807,904.30	103,810.01	337,672.05
118 - Pro-Bel Enterprises Limited	Roof Anchor System	89,881.94	5,260.00	47,340.00	0.00	42,541.94
119 - Otis Elevator Company OTI106	Kitchen Hoist	157,700.00	9,462.00	85,158.00	0.00	72,542.00
120 - Callbox Storage LLC	FF&E Install	244,089.73	24,408.87	192,368.46	27,311.40	24,409.87
121 - Clean It All LLC	Elevator Operator	379,918.60	30,951.85	262,978.65	15,588.00	101,351.85
122 - Overhead Door Company of Kansas City A D.H	Doors & Frames	53,926.00	5,392.60	0.00	48,533.40	5,392.60
123 - Installtec Inc	Applied Fireproofing	144,533.30	14,453.33	128,391.57	1,688.40	14,453.33
124 - Martin Construction Specialties LLC	Linen Chute	37,962.00	3,796.20	34,165.80	0.00	3,796.20
125 - Epic Concrete Construction Inc	Concrete work	398,754.77	31,760.48	285,844.28	0.00	112,910.49
126 - MEI Total Elevator Solutions Dba of Minnesota	Vertical Transportation	399,977.00	18,599.98	0.00	167,399.78	232,577.23
127 - Carpio Masonry LLC	Masonry	147,582.59	14,758.26	128,379.23	4,445.10	14,758.26
128 - Hadco Safety Solutions LLC	Stair Markings	57,039.30	3,860.10	34,740.90	0.00	22,298.40
129 - Retrochem Inc.	Restoration - Terra Cotta	597,906.51	45,172.42	293,378.40	113,173.38	191,354.73
130 - Mid-Continental Restoration Co Inc	Exterior Restoration	390,711.10	19,152.51	172,372.54	0.00	218,338.56
131 - Apex Construction Systems LLC	Stucco	255,244.99	24,500.16	220,501.43	0.00	34,743.56
132 - TLDB Inc. DBA AmeriFence Corporation	Structural Steel Fabrication	145,239.00	5,813.10	0.00	52,317.90	92,921.10
001 - Mincey Marble	Shower Surrounds	275,535.75	0.00	275,535.75	0.00	0.00
002 - Osman Consultants LLC	WBE / MBE Participation Consulting Services	50,700.00	0.00	30,900.00	1,800.00	18,000.00
003 - WingItSales LLC	Guestroom Misc. Equipment Accessories	83,854.39	0.00	80,276.33	0.00	3,578.06
004 - Bruskin International LLC Dba ProjectStone By	Guestroom Vanity and Barn and Shower Door	560,008.55	0.00	501,649.09	0.00	58,359.46
005 - A&M Hardware Inc.	Vanity Support Brackets	28,288.62	0.00	28,261.81	0.00	26.81
006 - PC Hardware LLC	Misc. Equipment	124,200.00	0.00	37,300.00	25,870.00	61,030.00
VCC LLC	Misc. Construction	6,160,414.75	(2,072,631.67)	7,871,412.12	346,874.46	(2,057,871.79)
TOTAL		\$ 42,843,453.00	\$ 1,086,845.26	\$ 36,344,170.95	\$ 1,767,999.97	\$ 4,731,282.08
AMOUNT OF ORIGINAL CONTRACT		\$ 1,260,413.00	WORK COMPLETED TO DATE	\$ 39,199,016.20		
EXTRAS TO CONTRACT		\$ 41,583,040.02	LESS 10 % RETAINED	\$ 1,086,845.26		
TOTAL CONTRACT AND EXTRAS		\$ 42,843,453.02	NET AMOUNT EARNED	\$ 38,112,170.95		
CREDITS TO CONTRACT		\$ -0.02	NET PREVIOUSLY PAID	\$ 36,344,170.95		
ADJUSTED TOTAL CONTRACT		\$ 42,843,453.00	NET AMOUNT OF THIS PAYMENT	\$ 1,768,000.00		
			BALANCE TO BECOME DUE (Incl. Retention)	\$ 4,731,282.08		

It is understood that the total amount paid to date plus the amount requested in this application shall not exceed _____% of the cost of work completed to date. I agree to furnish Waivers of Lien for all materials under my contract when demanded.

SIGNED

Al Malzewski, Controller
(position)

Subscribed and sworn to before me this day of Tuesday, January 23, 2024

Notary Public

The above sworn statement should be obtained by the owner before each and every payment.

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-4

APPROVE AN AMENDED BUDGET FOR FYE 4/30/2025 AND APPROPRIATE FUNDS

WHEREAS, the Developer has prepared an amended budget for FYE 4/30/2025 to reflect revised estimated revenues and expenditures for said fiscal year; and

WHEREAS, the Board of Directors desires to approve the amended budget for FYE 4/30/2025 and appropriate funds for payment of the District's expenses.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 906 GRAND COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:

1. The District hereby adopts an Amended Budget for the District's FYE 4/30/2025, 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 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

EXHIBIT A

FYE 4/30/2025 AMENDED BUDGET

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2026 AMENDED BUDGET

	<u>FYE 4/30/2026*</u> (amended)		<u>FYE 4/30/2026*</u> (proposed)	
FUNDS AVAILABLE:				
- Cash on Hand (Beginning of Fiscal Year)	\$	-	\$	19,000
ESTIMATED REVENUE:				
- 1% CID Sales and Use Tax (Commence on 7/1/2024)	\$	500.00	\$	130,000
- Developer Advances	\$	7,200	\$	-
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$	7,700	\$	149,000
ESTIMATED EXPENDITURES:				
- Operating/Administrative Costs				
D&O Insurance for Board of Directors	\$	1,200.00	\$	1,200
Legal Fees	\$	5,000.00	\$	5,000
- City Annual Submission Review Fee	\$	1,000.00	\$	1,000
- Services	\$	-	\$	-
- Developer Reimbursement of Formation Costs - Legal Fees	\$	-	\$	19,799
- Developer Reimbursement of Operating Costs - Legal Fees	\$	-	\$	-
- Developer Reimbursement of Advanced Project Costs	\$	-	\$	100,000
See attached Budget of Estimated Costs from the 5-Year District Management Plan				
TOTAL ESTIMATED EXPENDITURES:	\$	7,200	\$	126,999
FUNDS AVAILABLE:				
- Cash on Hand End of Fiscal Year	\$	500	\$	22,001

* Estimated values.

^ The Repayment of Developer Advances, including interest, will be done in compliance with the Construction and Financing Agreement entered into by the CID and the Developer.

The first distribution received by the Missouri Department of Revenue was on September 6, 2024.

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-5

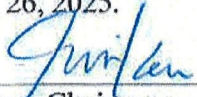
**AUTHORIZE PREPARATION AND SUBMITTAL OF FYE 4/30/2025 ANNUAL REPORT
TO CITY CLERK AND DEPARTMENT OF ECONOMIC DEVELOPMENT**

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 906 GRAND COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2025 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-6

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 4/30/2025 FINANCIAL REPORT TO STATE AUDITOR**

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE 906 GRAND COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2025 Financial 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 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-7

NOMINATION OF SUCCESSOR DIRECTORS

WHEREAS, by Ordinance No. 220087 adopted and approved on February 3, 2022 (the "Approving Ordinance"), the City Council approved a certain petition (the "Petition") and established the 906 Grand Community Improvement District (the "District") as a political subdivision of the State of Missouri, all pursuant to the Community Improvement District Act, sections 67.1401 through 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the "CID Act");

WHEREAS, the Petition states that each Director shall serve a four (4) year term or until his/her successor director is appointed in accordance with the Petition;

WHEREAS, the CID Act and the Petition provides for the Mayor to appoint Successor Directors of the CID, with the consent of the City Council; and

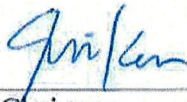
WHEREAS, Roger Summers and Babette Macy's terms as Directors will expire on August 9, 2025.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 906 GRAND COMMUNITY IMPROVEMENTS DISTRICT, AS FOLLOWS:

Section 1. The Board of Directors hereby submits to the Mayor and the City Council the following nominees to serve as Successor Directors of the CID:

- (a) Roger Summers is hereby nominated to serve an additional four-year term commencing on August 9, 2025 and expiring on August 10, 2029.
- (b) Babette Macy is hereby nominated to serve an additional four-year term commencing on August 9, 2025 and expiring on August 10, 2029.

PASSED by the Board of Directors of 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

906 GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2025-8

CERTIFY FORMATION, OPERATING, AND IMPROVEMENT COSTS

WHEREAS, the 906 Grand Community Improvement District (the "District") and 906 Grand Boulevard Hospitality, LLC (the "Developer") entered into a Construction and Financing Agreement on August 10, 2023.

WHEREAS, under the Agreement, Developer agreed to advance funds necessary to pay costs of the Improvements, Formation Costs and Operating Costs (collectively the "CID Costs") in exchange for the District's commitment to repay such amount to Developer, with interest, using the District's available revenues;

WHEREAS, the Developer has advanced \$44,798.70 for certain Formation Costs and has provided to the District documentation of such advances;

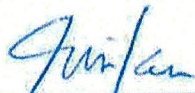
WHEREAS, the Developer has advanced \$2,500 for certain Operating Costs between May 3, 2022 and 2/21/2024 and has provided to the District documentation of such advances; and

WHEREAS, the Developer has advanced \$6,454,162.35 for certain Project Improvement Costs and has provided to the District documentation of such advances; and

WHEREAS, the Board wishes to recognize and certify the \$6,501,461.05 advanced by Developer as valid advances by Developer under the Agreement which the District intends to repay, with interest, pursuant to the terms of the Agreement.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the 906 Grand Community Improvement District, the Board hereby certifies the \$6,501,461.05 advanced by the Developer as Operating Costs under the Agreement, which the District intends to repay, with interest, pursuant to the terms of the Agreement.

PASSED by the Board of Directors of 906 Grand Community Improvement District on March 26, 2025.



Gib Kerr, Chairman

BYLAWS OF THE
906 GRAND COMMUNITY IMPROVEMENT DISTRICT

ARTICLE I
OFFICES, RECORDS, SEAL

1. **Principal Office.** The principal office of the District shall be located at such place as may from time to time be designated by the Board.

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 of Directors (the "Board") and each committee of the Board. The District shall keep a record of the name and place of residence of each director and each officer.

3. **Seal.** The Board may adopt, and may alter at its pleasure, a corporate seal, which shall have inscribed thereon the name of the District and the words: Corporate Seal – Missouri. The corporate seal may (but shall not be required to) be used by causing it, or a facsimile thereof, to be impressed or affixed or to be in any other manner reproduced.

ARTICLE II
PURPOSES

The purposes of the District shall be to provide those services and improvements set forth in the petition for creation of the District (the "Petition") and the Five-Year Plan attached thereto, and for all other lawful purposes that may be authorized by the Board and permitted under Sections 67.1401 through 67.1571, RSMo (the "Act").

ARTICLE III
BOARD

1. **Powers of Board.** The Board shall have and is vested with all powers and authorities granted by the Act, except as it may be expressly limited by law or these Bylaws, to supervise, control, direct and manage the property, affairs and activities of the District, to determine the policies of the District, to do or cause to be done any and all lawful things for and on behalf of the District, to exercise or cause to be exercised any or all of its powers, privileges or franchises, and to seek the effectuation of its objects and purposes.

2. **Official Actions.** In accordance with Section 67.1451.8, RSMo, all official acts of the Board shall be by written resolution approved by the Board.

3. Number of Directors; Qualifications. The number of directors of the District to constitute the Board shall be five (5). The initial directors constituting the Board (the "Initial Directors") were set forth in the Petition, and successors to the Initial Directors (the "Successor Directors") shall be appointed as set forth in the Petition.

4. Commencement of Term of Office of Directors. A director shall not be deemed to have commenced his or her term of office or to have any of the powers or responsibilities of a director until the time such director accepts the office of director either by a written acceptance or by participating in the affairs of the District at a meeting of the Board or otherwise.

5. Length of Term of Office of Directors. In accordance with Section 67.1451, RSMo, the length of the term of the Initial Directors is stated in the petition for formation of the District, and Successor Directors shall serve for a four (4) year term or until his/her successor is appointed in accordance with these Bylaws, the Petition, and the Act. If for any reason a director is not able to serve his/her term, the remaining directors shall elect an interim director ("Interim Director") to fill the vacancy for the unexpired term.

6. Removal for Cause. In accordance with Section 67.1451.7, RSMo, any director may be removed for cause by a two-thirds affirmative vote of the Board (four directors). Written notice of the proposed removal shall be given to all directors prior to action thereon. Any director's failure to meet the qualification requirements set forth above, either in a director's individual capacity or in a director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said director.

7. Resignation. Any director may resign from the Board. Such resignation shall be in writing addressed to the Secretary of the District and shall be effective immediately or upon its acceptance by the Board as such resignation may provide.

8. Vacancy. In accordance with Section 67.1451.4, RSMo, in the event of a vacancy on the Board prior to the expiration of a director's term, the remaining directors shall elect an Interim Director to fill the vacancy for the unexpired term. At the expiration of the remaining term of the Interim Director, a Successor Director shall be appointed as set forth in Section 3 above.

9. Compensation of Directors. No director shall receive compensation from the District for any service such director may render to it as a director. A director may be reimbursed for his or her actual expenses reasonably incurred in and about such director's performance of his or her duties as a director.

10. Committees. The Board shall have no authority to appoint an executive committee or any other committee having the authority of the Board. The Board may create and appoint such committees as it deems necessary and advisable to conduct studies and reviews and provide advice and recommendations to the Board.

ARTICLE IV
MEETINGS AND PROCEDURES

1. **Procedural Rules.** All meetings and proceedings of the District shall be in accordance with Robert's Rules of Order except as otherwise directed by these Bylaws.

2. **Place.** Meetings of the Board of the District shall be held at the principal office of the District, as designated by the Board, or at any other place as may be determined from time to time by the Board.

3. **Notice of Meetings.** Meetings may be called by the Chairman, the Secretary or by a majority of the Board by written notice calling the same and given in the manner hereinafter provided. Written notice stating the time, date, place and tentative agenda of a meeting shall be delivered to each director not less than twenty-four (24) hours before the time of the meeting, either personally, by mail or by facsimile. If mailed, such notice shall be deemed to be delivered three days after depositing such notice in the United States mail addressed to the director at such director's address as it appears on the records of the District, with postage thereon prepaid.

4. **Waiver of Notice.** Any notice provided or required to be given to the directors may be waived in writing by any of them whether before or after the time stated therein. Attendance of a director at any meeting shall constitute a waiver of notice of such meeting except where the director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

5. **Quorum.** The presence of a majority of the Board shall be requisite for and shall constitute a quorum for the transaction of business at all meetings. Vacant positions are not counted in determining a majority of the Board. The acts of directors, in accordance with Robert's Rules of Order, who are present at a meeting at which a quorum is present shall be valid as the act of the Board except in those specific instances in which a larger vote may be required according to Robert's Rules of Order, by law or these Bylaws.

6. **Adjournment.** Whether or not a quorum shall be present at any such meeting, the directors 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 that could have been transacted at the original session of the meeting.

7. **Voting.** Each director present at any meeting shall be entitled to cast one vote on each matter coming before such meeting for decision. If a roll call is taken, all votes shall be recorded so as to attribute each "aye" and "nay" vote, or abstinence if not voting, to the name of the respective director.

8. **Official Actions.** In accordance with Section 67.1451.8, RSMo, all official acts of the Board shall be by written resolution approved by the Board.

9. Meeting by Conference Telephone. Members of the Board may participate in a meeting of the Board by means of conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other, and participation in a meeting in this manner shall constitute presence in person at the meeting. Notice for such meetings shall designate a place where members of the public may hear the conference call for purposes of complying with Chapter 610 of the Revised Statutes of Missouri, as amended (the "Sunshine Law").

10. Compliance with State Sunshine Law. The District is a "public governmental body" pursuant to the Sunshine Law; therefore, notwithstanding any other provision of these Bylaws and in addition to any requirements of these Bylaws, the District shall give notice of and conduct all meetings of the Board in accordance with the Sunshine Law.

ARTICLE V

OFFICERS

1. General. The officers of the District shall be a Chairman, an Executive Director, a Secretary, a Treasurer and such other officers as the Board may appoint. The officers shall be appointed from among the members of the Board and shall at all times while holding such offices be members of the Board. Any two or more offices may be held by the same person.

2. Election and Terms of Office. Initially, the officers shall be appointed by the Board named in these Bylaws at the first meeting of that body, to serve until the first annual meeting of the Board and until their successors are duly elected and qualified.

At the first and each subsequent annual meeting of the Board, the Board shall appoint officers to serve until the next annual meeting of the Board and until their successors are duly appointed and qualified.

An officer shall be deemed qualified when such officer enters upon the duties of the office to which such officer has been appointed and furnishes any bond required by the Board or these Bylaws; but the Board may also require of such person a written acceptance and promise faithfully to discharge the duties of such office.

The term of office of each officer of the District shall terminate at the annual meeting of the Board next succeeding his or her appointment and at which any officer of the District is appointed unless the Board provides otherwise at the time of his or her appointment.

3. Removal. If for any reason any officer who is also a member of the Board ceases to be a member, then such officer shall be deemed automatically removed from office in the District.

4. Compensation of Officers. No officer who is also a member of the Board shall receive any salary or compensation from the District for any services such officer may render to it as an officer. Salaries and compensation of all other officers, agents and employees of the District, if any, may be fixed, increased or decreased by the Board, but until action is taken with respect thereto by the Board, the same may be fixed, increased or decreased by the Chairman, or such other officer or officers as may be empowered by the Board to do so; provided, however, that no person may fix, increase or decrease his or her own salary or compensation. Each officer may be reimbursed for such officer's actual expenses if they are reasonable and incurred in connection with the purposes and activities of the District.

5. Vacancies. Vacancies caused by the death, resignation, incapacity, removal or disqualification of an officer of the District shall be filled by the Board at any annual or other regular meeting or at any special meeting called for that purpose, and such person or persons so elected to fill any such vacancy shall serve at the pleasure of the Board until the next annual meeting of the Board, and until such officer's successor is duly elected and qualified.

6. The Chairman. The Chairman shall be the chief executive officer of the District, shall have such general executive powers and duties of supervision and management as are usually vested in the office of the chief executive officer of a District, and shall carry into effect all directions and resolutions of the Board. The Chairman shall preside at all meetings of the Board at which he or she may be present.

The Chairman may execute all bonds, notes, debentures, mortgages, and other contracts requiring a seal, under the seal of the District and may cause the seal to be affixed thereto, and all other instruments for and in the name of the District.

The Chairman shall have the right to attend any meeting of any committee of the Board and to express his or her opinion and make reports at such meeting; provided, however, that unless the Chairman shall be specifically appointed to any committee, the Chairman shall not be considered to be a committee member or have the right to vote or be counted for the purpose of determining a quorum at any such meeting.

The Chairman shall have such other duties, powers and authority as may be prescribed elsewhere in these Bylaws or by the Board.

7. The Secretary. The Secretary shall attend the meetings of the Board and shall record or cause to be recorded all votes taken and the minutes of all proceedings in the minute book of the District to be kept for that purpose. The Secretary shall perform like duties for any committee established pursuant to these Bylaws when requested by such committee to do so. The Secretary shall be the custodian of all the books, papers and records of the District and shall, at such reasonable times as may be requested, permit an inspection of such books, papers and records by any director of the District. The Secretary shall upon reasonable demand furnish a full, true and correct copy of any book, paper or record in his or her possession. The Secretary

shall be the administrative and clerical officer of the District under the supervision of the Chairman and the Board.

The Secretary shall keep in safe custody the seal of the District and when authorized to do so shall affix the same to any instrument requiring the seal, and when so affixed, the Secretary shall attest the same by his or her signature.

The Secretary shall have the principal responsibility to give or cause to be given notice of the meetings of the Board, but this shall not lessen the authority of others to give such notice as provided in these Bylaws.

The Secretary shall have the general duties, powers and responsibilities of a secretary of a district and shall have such other or further duties or authority as may be prescribed elsewhere in these Bylaws or from time to time by the Board.

8. Treasurer. The Treasurer shall have supervision and custody of all moneys, funds and credits of the District and shall cause to be kept full and accurate accounts of the receipts and disbursements of the District in books belonging to it. The Treasurer shall keep or cause to be kept all other books of account and accounting records of the District as shall be necessary, and shall cause all moneys and credits to be deposited in the name and to the credit of the District in such accounts and depositories as may be designated by the Board. The Treasurer shall disburse or supervise the disbursement of funds of the District in accordance with the authority granted by the Board, taking proper vouchers therefor. The Treasurer shall be relieved of all responsibility for any moneys or other valuable property or the disbursement thereof committed by the Board to the custody of any other person or district, or the supervision of which is delegated by the Board to any other officer, agent or employee.

The Treasurer shall render to the Chairman or the Board, whenever requested by them, an account of all transactions as Treasurer and of those under the Treasurer's jurisdiction and the financial condition of the District.

The Treasurer shall have the general duties, powers and responsibilities of a treasurer of a district, shall be the chief financial and accounting officer of the District and shall have and perform such other duties, responsibilities and authorities as may be prescribed from time to time by the Board.

9. The Executive Director. The Executive Director shall execute documents, take any action and perform any further duties as may be prescribed from time to time by the Board.

10. Other Agents. The Board from time to time may also appoint such other agents for the District as it shall deem necessary or advisable, each of whom shall serve at the pleasure of the Board or for such period as the Board may specify, and shall exercise such powers, have such titles and perform such duties as shall be determined from time to time by the Board or by an officer empowered by the Board to make such determinations.

11. Duties of Officers May Be Delegated. If any officer of the District be absent or unable to act, or for any other reason that the Board may deem sufficient, the Board may delegate, for the time being, some or all of the functions, duties, powers and responsibilities of any officer to any other officer, or to any other agent or employee of the District or other responsible person, provided a majority of the whole Board concurs therein.

ARTICLE VI

GENERAL PROVISIONS

1. Contracts. The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District. All contracts shall be approved by written resolution of the Board.

2. Depositories and Checks. The moneys of the District shall be deposited in such manner as the Board shall direct in such banks or trust companies as the Board may designate and shall be drawn out by checks or drafts signed in such manner as may be provided by resolution adopted by the Board.

3. Bonds. The Board may require that any officer or employee handling money of the District be bonded at the District's expense, in such amounts as may be determined by the Board.

4. Custodian of Securities. The Board may from time to time appoint one or more banks or trust companies to act for reasonable compensation as custodian of all securities and other valuables owned by the District, and to exercise in respect thereof such powers as may be conferred by resolution of the Board. The Board may remove any such custodian at any time.

5. Fiscal Year. The District's fiscal year shall begin on May 1 of each year and end on April 30 of the following year.

6. Certain Loans Prohibited. The District shall not make any loan to any officer or director of the District. No loans shall be contracted on behalf of the District and no evidence of any financial obligation shall be issued in its name unless authorized by resolutions of the Board of the District.

7. Indemnification and Liability of Directors and Officers. Each person who is or was a director or officer of the District (including the heirs, executors, administrators and estate of such person) shall be indemnified by the District as of right to the full extent permitted or authorized by the laws of Missouri, as now in effect and as hereafter amended, against any liability, judgment, fine, amount paid in settlement, cost and expense (including attorneys' fees) asserted or threatened against or incurred by such person in such person's capacity as or arising out of such person's status as a director or officer of the District. The indemnification provided by this Bylaw provision shall not be exclusive of any other rights to which those indemnified may

be entitled under any other bylaw provision or under any agreement, vote of disinterested directors or otherwise, and shall not limit in any way any right which the District may have to make different or further indemnifications with respect to the same or different persons or classes of persons.

No person shall be liable to the District for any loss, damage, liability or expense suffered by it on account of any action taken or omitted to be taken by such person as a director or officer of the District if such person (i) exercised the same degree of care and skill as a prudent person would have exercised under the circumstances in the conduct of his or her own affairs, or (ii) took or omitted to take such action in reliance upon advice of counsel for the District, or upon statements made or information furnished by directors, officers, employees or agents of the District which such person had no reasonable grounds to disbelieve.

8. Absence of Personal Liability. The directors and officers of the District are not individually or personally liable for the debts, liabilities or obligations of the District.

9. Budgets. The District will annually prepare a budget for the upcoming fiscal year and submit it to the City between October 31 and January 31. The budget shall set forth the expected expenditures, revenues, and rates of taxes for the following fiscal year. The City Council, in its discretion, may review and comment on the submitted budget, and if comments are given, the comments must be submitted to the District no later than March 2. At the District's annual meeting, which is to be held no later than April 1, the District must adopt a budget for the next fiscal year.

10. Annual Report. No later than August 29, the District must also submit a report to the City Clerk and the Missouri Department of Economic Development stating the services provided by the District, revenues collected and expenditures made by the District during the previous fiscal year, the dates the District adopted its annual budget, the date(s) the District submitted its annual budget to the municipality, the date(s) the District submitted its annual report to the municipal clerk, and copies of all resolutions approved by the Board during such fiscal year.

ARTICLE VII

AMENDMENTS

The Board of the District shall have the power to make, alter, amend and repeal the Bylaws of the District and to adopt new Bylaws, which power may be exercised by a vote of a majority of the members of the full Board. The District shall keep at its principal office a copy of the Bylaws, as amended, which shall be open to inspection by any member of the Board at all reasonable times during office hours.

CERTIFICATE TO BYLAWS

The foregoing Bylaws were duly adopted as and for the Bylaws of the 906 Grand Community Improvement District by the Board of said District at its meeting held on August 10, 2023.



Gib Kerr

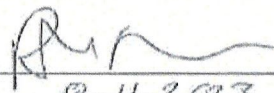
Executive Director of the District

Secretary of the District

CERTIFICATE TO BYLAWS

The foregoing Bylaws were duly adopted as and for the Bylaws of the 906 Grand Community Improvement District by the Board of said District at its meeting held on August 10, 2023.

Executive Director of the District


8-11-2023
Secretary of the District
Roger Summers