

ANNUAL REPORT FOR PERSHING AND GRAND  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

Date: August 28, 2023

CID Contact Information: Joe Garcia (Treasurer)

[Joe.Garcia@hallmark.com](mailto:Joe.Garcia@hallmark.com) (816) 274-5622

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: May 25, 2017, Ordinance No. 170362

**SECTION II**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

**Purposes of the District**

The purpose of the CID is to provide site improvement, maintenance, repair, renovation, and transportation-related improvements within the CID, including but not necessarily limited to, improvements to the existing parking garages, renovation of the Pershing Road and Grand Boulevard overhead pedestrian links, and exterior concrete, as well as to fund costs relating to the maintenance, repair and renovation of public areas within the CID, including but not necessarily limited to, holiday lights, grounds maintenance and snow removal, production and promotion of recreational, cultural and special events (including music), and provision of safety services. The CID imposes and collects a 1% sales tax within the District.

**Services Provided**

The services provided by the CID during the fiscal year include, but are not necessarily limited to, the services and activities mentioned above and itemized on Exhibit A to Resolution No. 2022-04, attached to this report.

### SECTION III

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

Steve Doyal – [sdoyal@me.com](mailto:sdoyal@me.com)

Nathan Guffey – [nguffey1@comcast.net](mailto:nguffey1@comcast.net)

Lisa Seever – [lisa.seever@hallmark.com](mailto:lisa.seever@hallmark.com)

Erin Brower – [erin.brower@hallmark.com](mailto:erin.brower@hallmark.com)

Elizabeth Rosin – [elizabeth@rosinpreservation.com](mailto:elizabeth@rosinpreservation.com)

**SECTION IV**

REVENUE AND EXPENSES (FYE MAY 1, 2022 TO APRIL 30, 2023):

<b>INCOME:</b>		
a)Sales Tax		\$505,062.30
b)Use Tax		\$31,102.52
c)Interest Income		\$128.56
<b>TOTAL INCOME</b>		<b>\$536,293.38</b>
<b>EXPENSES:</b>		
I. Administrative:		
a)Bank Fees	\$330.41	
b)Legal Fees	\$8,664.50	
c)Interest Expense	\$60,285.58	
<b>SUB-TOTAL</b>	<b>\$69,280.49</b>	
II. Services*		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
III. Capital Improvements*		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) Debt Service Payment*	\$424,714.42	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$424,714.42</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	<b>\$69,280.49</b>	
II. Services		
III. Capital Improvements		
IV. Other	<b>\$424,714.42</b>	
<b>TOTAL EXPENSES</b>	<b>\$493,994.91</b>	
<b>TOTAL INCOME</b>		<b>\$536,293.38</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$493,994.91</b>
<b>BALANCE</b>		<b>\$42,298.47</b>

\*District pays the District Manager for Reimbursables financed through the CID Revenue Notes. In addition, Crown Center Redevelopment Corporation, as part of its obligation in the Pershing and Grand Community Benefits Agreement, made a payment to the City in the amount of \$25,000 via check dated 12/05/2022, sent via FedEx on 12/08/2022, towards the City's Shared Success Fund.

**SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2023  
(ATTACH COPIES)

RESOLUTION NUMBER	DATE ADOPTED	RESOLUTION TITLE
2022-03	12/19/2022	Resolution Nominating and Confirming a Slate of Interim Directors
2022-04	12/19/2022	Resolution Certifying Reimbursable Project Costs and Authorizing the Issuance of CID Revenue Note (Series 2022-A)
2023-01	03/01/2023	Resolution Nominating and Confirming a Slate of Successor Directors
2023-02	03/01/2023	Appointing Officers for Fiscal Year 2024
2023-03	03/01/2023	Approving the Budget for Fiscal Year 2024

Date Proposed Annual Budget Submitted to City: 12/26/2021

Date Annual Budget Adopted: 03/24/2022

Date Last Annual Report Submitted to City: 8/25/2022

**SUBMIT FORM AND ATTACHMENTS TO:**

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

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

RESOLUTION NO.: 2022-03

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF INTERIM DIRECTORS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Petition to establish the District (the "Petition") authorizes the Board to select qualified individuals to serve as Interim Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, Mark Foster has resigned from the Board and the Board desires to appoint an Interim Director to serve Mr. Foster's remaining term; and

NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

1. The Board hereby appoints Elizabeth Rosin to serve as Interim Director for the remainder of Mark Foster's term;
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 19<sup>th</sup> day of December, 2022.



Nathan Guffey, Chairman

ATTEST:

  
Phyllis Leach, Secretary

**RESOLUTION NO. 2022-04**

**THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") CERTIFYING REIMBURSABLE PROJECT COSTS AND AUTHORIZING THE ISSUANCE OF CID REVENUE NOTE [SERIES 2022-A]**

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, et seq., RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the District approved Resolution No. 2017-13 on November 20, 2017, certifying One Million Ninety-Five Thousand Five Hundred Two and 21/100 Dollars (\$1,095,502.21) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2017-A] and that certain Reimbursement Agreement, dated as of November 20, 2017, by and between Crown Center Redevelopment Corporation, a Missouri corporation (the "Developer") and the District (the "Reimbursement Agreement");

WHEREAS, the District approved Resolution No. 2018-04 on December 18, 2018, certifying Four Hundred Ninety-Nine Thousand Two Hundred Fifty-Seven and 84/100 Dollars (\$499,257.84) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2018-A];

WHEREAS, the District approved Resolution 2019-05 on December 16, 2019, certifying Seven Hundred Twelve Thousand Eight Hundred Seventy-Nine and 03/100 Dollars (\$712,879.03) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2019-A];

WHEREAS, the District approved Resolution No. 2020-03 on December 14, 2020, certifying One Hundred Seventy-Five Thousand Fifty-Five and 92/100 Dollars (\$175,055.92) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2020-A];

WHEREAS, the District approved Resolution No. 2021-04 on December 14, 2021, certifying Three Hundred Ninety-Seven Thousand Eight Hundred Fifty-Two and 14/100 Dollars (\$397,852.14) in costs for public improvements benefiting the District and authorizing the CID Revenue Note (the "Series 2021-A Note");

WHEREAS, the Developer has validly incurred additional costs for public improvements benefiting the District (the "Reimbursables") and the Board desires to certify and approve these costs for reimbursement;

WHEREAS, pursuant to Section 3 of the Reimbursement Agreement, the Developer has requested that the District enter into a separate revenue note to evidence the District's obligations to repay the certified Reimbursables;

WHEREAS, the Board desires to issue CID Revenue Note [Series 2022-A] payable to the Developer in an aggregate principal amount equal to Six Hundred Thirteen Thousand Three Hundred Four and 03/100 Dollars (\$613,304.03) (the "Series 2022-A Note") to finance the costs of the Reimbursables.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

Section 1. The Board hereby finds and determines that the costs set forth in **Exhibit A** as a "Qualifying Amount," attached hereto and incorporated herein by this reference, constitute public improvement costs benefiting the District and that Developer is entitled to reimbursement for such costs in accordance with the amounts incurred by the Developer.

Section 2. The Board hereby determines that it is in the best interest of the District to issue the Series 2022-A Note to finance the Reimbursables.

Section 3. The Board hereby approves the execution and delivery by the District of the Series 2022-A Note, in the form substantially similar to that attached as **Exhibit B** hereto, for the purpose of providing funds to finance the costs of the Reimbursables. The Series 2022-A Note shall mature, shall be subject to redemption, shall bear interest at the rate and shall be secured as provided in the Series 2022-A Note.

Section 4. The Chairman and the Treasurer of the District are hereby authorized and directed to administer the payments and debt service on the Series 2022-A Note in accordance with the terms thereof and to maintain true and accurate records of debt service of the Series 2022-A Note including the receipt of CID revenues and application of the same as payment on the Series 2022-A Note in accordance with the terms thereof.

Section 5. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 6. This resolution shall take effect immediately.

Adopted this 19<sup>th</sup> day of December, 2022.



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Nathan Guffey, Chairman

ATTEST:



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Phyllis Leach, Secretary



## EXHIBIT A Schedule of Reimbursables

### Schedule of Reimbursables

Crown Center - expenses incurred on behalf of the Pershing and Grand CID (2022 CID Revenue Note)

Project Costs	Vendor	Name 1	Purchasing document	Amount	Purchase order text	Posting Date
CP-00007897-001-001	503805 WET ENTERPRISES INC		Invoice processed by KH	\$ 11,942.06	Light Assembly	9/29/2022
	503805 WET ENTERPRISES INC		Invoice processed by KH	\$ 874.58	Light Assembly	9/29/2022
	503805 WET ENTERPRISES INC		Invoice processed by KH	\$ 349.83	Light Assembly	9/29/2022
	503805 WET ENTERPRISES INC		Invoice processed by KH	\$ 4,732.21	Light Assembly	9/29/2022
<b>Grand Avenue Fountain Lights</b>				<b>\$ 17,898.68</b>		
CP-00007908-001-001	775275 Signature Landscape LLC		Invoice processed by KH	\$ 51,686.75	Installation of trees on CC Square	8/2/2022
<b>Crown Center Square (DEC22026)</b>				<b>\$ 51,686.75</b>		
CP-00007936-001-001	705455 Progressive Electronics			\$ 32,440.50	Ice Terrace Audio	9/23/2022
<b>Ice Terrace Speaker Replacement</b>				<b>\$ 32,440.50</b>		
EX-00000521	Cass County Coatings, Inc		Invoice processed by KH	\$ 33,765.00	Labor, Materials to repair metal supports of CC Ice Terrace	5/25/2022
<b>Ice Terrace Tent Support Paint</b>				<b>\$ 33,765.00</b>		
EX-00000527	765960 JA-Cor Contracting Inc			\$ 12,672.45	Labor, Materials to repair east retail and terrace walls	6/16/2022
	765960 JA-Cor Contracting Inc			\$ 29,420.55	Labor, Materials to repair east retail and terrace walls	7/19/2022
	765960 JA-Cor Contracting Inc			\$ 42,498.00	Labor, Materials to repair east retail and terrace walls	8/23/2022
	765960 JA-Cor Contracting Inc			\$ 9,399.00	Labor, Materials to repair east retail and terrace walls	11/22/2022
<b>East Retail and Terrace Walls (DEC 22010)</b>				<b>\$ 93,990.00</b>		
EX-00000546	748124 W Carter & Associates Glazing		Invoice processed by KH	\$ 5,698.31	Removal/Reinstall Glass at Corner of Grand & Pershing	10/4/2022
<b>Link Glass Repairs</b>				<b>\$ 5,698.31</b>		
CP-00007832	739541 Super Sky Products Inc		Invoice processed by KH	\$ 10,425.00	replaced broken glass panel	5/6/2022
<b>2022 Link Glass Replacement</b>				<b>\$ 10,425.00</b>		
1019-87108-816000	707918 4th Generation Lighting			\$ 10,527.00	Ornaments - Mayor's Christmas Tree	7/8/2022
1019-87108-816000	714754 Mpress			\$ 4,128.00	2022 Mayor's Christmas Tree Ornament Boxes	9/26/2022
1019-87108-824000	763827 Illusions Unlimited Productions			\$ 15,855.00	rentals - toys, drums, nutcrackers (2021 season not previously included)	12/2/2021
1019-87108-824000	725242 Waldo & Co. Inc			\$ 11,600.00	fireworks 11/26/21 (2021 season not previously included)	12/15/2021
1019-87108-824000	775197 O'Neill Marketing & Event Mgmt			\$ 2,400.00	event mgmt fee	4/18/2022
1019-87108-824000	735324 JCWard LLC			\$ 1,500.00	event ramps	4/29/2022
1019-87108-824000	764818 A to Z Theatrical			\$ 18,444.98	stage set up	6/7/2022
1019-87108-824000	775340 Damien Salazar			\$ 1,200.00	Weekender Event 7/8/22	6/20/2022
1019-87108-824000	775341 Marc Lancaster			\$ 1,200.00	Weekender Event 7/22/22	6/20/2022
1019-87108-824000	772037 William Todd Owen			\$ 1,200.00	Weekender Event 7/29/22	6/21/2022
1019-87108-824000	729449 Adam Fecht			\$ 1,800.00	Weekender Event 7/15/22	7/12/2022
1019-87108-824000	725676 SECT Theatre Supplies			\$ 8,925.00	Weekender Movie presentation - week 1	7/12/2022
1019-87108-824000	766087 American Waste Systems			\$ 550.00	Weekender Event 7/8/22	7/12/2022
1019-87108-824000	711835 Road Runner Safety			\$ 1,549.20	Boulevardia	7/15/2022
1019-87108-824000	766087 American Waste Systems			\$ 550.00	Weekender Event 7/15/22	7/20/2022
1019-87108-824000	725676 SECT Theatre Supplies			\$ 8,925.00	Weekender Movie presentation - week 1	7/20/2022
1019-87108-824000	766087 American Waste Systems			\$ 550.00	Weekender Event 7/22/22	7/26/2022
1019-87108-824000	725676 SECT Theatre Supplies			\$ 8,925.00	Weekender Movie presentation - week 3	7/26/2022
1019-87108-824000	725676 SECT Theatre Supplies			\$ 8,925.00	Weekender Movie presentation - week 4	8/3/2022
1019-87108-824000	766087 American Waste Systems			\$ 550.00	Weekender Event 7/29/22	8/3/2022
1019-87108-824000	775197 O'Neill Marketing & Event Mgmt			\$ 2,400.00	Mayor's Christmas tree	8/17/2022
1019-87108-824000	716312 Bradley M Fleming			\$ 7,086.40	Mayor's Christmas tree	9/15/2022
1019-87108-824000	711835 Road Runner Safety			\$ 1,849.20	Irish Fest	9/29/2022

**Schedule of Reimbursables**

Crown Center - expenses incurred on behalf of the Pershing and Grand CID (2022 CID Revenue Note)

Project Costs	Vendor	Name 1	Purchasing document	Amount	Purchase order text	Posting Date
1019-87108-816000	711835	Road Runner Safety		\$ 1,232.80	Boulevardia	11/7/2022
1019-87108-824000	775197	O'Neill Marketing & Event Mgmt		\$ 4,000.00	Mayor's Christmas tree - Event Mgmt	10/12/2022
1019-87108-824000	764818	A to Z Theatrical		\$ 39,802.80	Square - Holiday Toy Décor - Refurbishment	10/12/2022
1019-87108-832020	720743	Broadcast Music Inc		\$ 3,000.00	Square - Music	2/10/2022
1019-87108-832020	504395	Swank Motion Pictures Inc		\$ 4,000.00	Weekender Movies	2/17/2022
1019-87108-814500	723636	Ram Trucking, Inc		\$ 57,845.86	Mayor's Christmas Tree hauling	11/21/2022
<b>87108 Crown Center Square Admin</b>				<b>\$ 230,521.24</b>		
1019-87147-820050	717167	HOSPITAL HILL RUN		\$ 7,500.00	event sponsorship	4/21/2022
1019-87147-820050	717167	HOSPITAL HILL RUN		\$ 7,500.00	event sponsorship	5/5/2022
1019-87147-820050	767571	KC OKTOBERFEST LLC		\$ 7,500.00	event sponsorship	6/24/2022
1019-87147-820050	726928	BROOKSIDE IRISH FEST		\$ 25,000.00	event sponsorship	8/2/2022
1019-87147-820050	767571	KC OKTOBERFEST LLC		\$ 7,500.00	event sponsorship	8/2/2022
<b>87147 Crown Center Admin</b>				<b>\$ 55,000.00</b>		
1219-87827-812040	500879	WW GRAINGER INC	Invoice processed by KH	\$ 834.16	Electric Ceiling Heater	1/13/2022
1219-87827-812040	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 3,254.62	microshooter - solenoid valve assembly	1/20/2022
1219-87827-812040	718381	HD SUPPLY FACILITIES MAINTENAN	Invoice processed by KH	\$ 1,141.69	bromine tablets	1/26/2022
1219-87827-812040	717697	ASC PUMPING EQUIPMENT INC	Invoice processed by KH	\$ 861.99	fountain - pumping equipment	2/27/2022
1219-87827-812040	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 1,159.57	fountain equipment	3/6/2022
1219-87827-812040	501452	CARTHAGE STONEWORKS LLC	Invoice processed by KH	\$ 1,864.35	fountain pavers	3/13/2022
1219-87827-812040	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 541.46	fountain equipment	3/13/2022
1219-87827-812040	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 3,779.50	fountain equipment - light assembly	3/13/2022
1219-87827-812040	728670	MR ELECTRIC (UMB)	Invoice processed by KH	\$ 2,197.00	electric repairs	3/14/2022
1219-87827-812040	728670	NORTH AMERICA FILTRATION (UMB)	Invoice processed by KH	\$ 3,888.51	fountain - filters	3/14/2022
1219-87827-812040	764257	METAL ONE	Invoice processed by KH	\$ 1,709.64	fountains - custom fabrication	4/5/2022
1219-87827-812040	768122	ABCREATIVE INC	Invoice processed by KH	\$ 7,226.00	corner panel-urban access; lightport openings	4/7/2022
1219-87827-812040	718273	MCMMASTER CARR SUPPLY CO	Invoice processed by KH	\$ 437.23	fountain equipment	5/5/2022
1219-87827-812040	500879	WW GRAINGER INC	Invoice processed by KH	\$ 398.95	fountain equipment	5/5/2022
1219-87827-812040	728670	MEAD O'BRIEN INC (UMB)	Invoice processed by KH	\$ 1,618.59	lighting, cables	5/12/2022
1219-87827-812040	764257	METAL ONE	Invoice processed by KH	\$ 868.44	tree grates	6/16/2022
1219-87827-812040	764257	METAL ONE	Invoice processed by KH	\$ 2,158.08	tree grates	6/23/2022
1219-87827-812040	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 715.73	fountain - nozzle; microshooter	7/15/2022
1219-87827-812040	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 3,967.40	microshooter - solenoid valve assembly	11/1/2022
1219-87827-812040	718474	HAGGARD HAULING AND RIGGING IN	Invoice processed by KH	\$ 3,213.00	unload of Mayor's Christmas Tree	11/21/2022
1219-87827-812040	718474	HAGGARD HAULING AND RIGGING IN	Invoice processed by KH	\$ 1,969.00	assist with crane to decorate Mayor's Christmas Tree	11/21/2022
1219-87827-812040	718474	HAGGARD HAULING AND RIGGING IN	Invoice processed by KH	\$ 1,836.00	Mayor's Christmas Tree - lift and stand tree	11/21/2022
1219-87827-812040	718474	HAGGARD HAULING AND RIGGING IN	Invoice processed by KH	\$ 4,147.00	assist with Crane to decorate Mayor's Christmas Tree	11/21/2022
1219-87827-812250	764965	URBAN TREE SPECIALISTS	Invoice processed by KH	\$ 2,000.00	Square landscaping - london plane	7/31/2022
1219-87827-812250	500879	WW GRAINGER INC	Invoice processed by KH	\$ 813.27	fountain equipment	7/31/2022
1219-87827-812250	764257	METAL ONE	Invoice processed by KH	\$ 3,446.52	tree grates - custom fabrication	7/31/2022
1219-87827-812270	737090	PPG INDUSTRIES INC	Invoice processed by KH	\$ 298.52	paint - touch up repairs	4/28/2022
1219-87827-812270	737090	PPG INDUSTRIES INC	Invoice processed by KH	\$ 124.02	paint - touch up repairs	4/28/2022
1219-87827-812280	774239	BORDER STATES INDUSTRIES INC	Invoice processed by KH	\$ 358.56	repairs - inline resin splice kit	4/21/2022
1219-87827-812280	500879	WW GRAINGER INC	Invoice processed by KH	\$ 140.49	fountains - thermal unit	4/22/2022
1219-87827-812280	500879	WW GRAINGER INC	Invoice processed by KH	\$ 164.52	fountain equipment	6/17/2022
1219-87827-812290	500879	WW GRAINGER INC	Invoice processed by KH	\$ 335.03	fountain equipment	8/8/2022
1219-87827-812400	501125	HACH CO	Invoice processed by KH	\$ 794.37	fountains - chlorine	5/19/2022
1219-87827-812400	764257	METAL ONE	Invoice processed by KH	\$ 2,253.00	trench drains	9/1/2022
1219-87827-812400	764257	METAL ONE	Invoice processed by KH	\$ 474.32	steel grates	9/26/2022
1219-87827-812400	503805	WET ENTERPRISES INC	Invoice processed by KH	\$ 5,286.41	parts - solenoid valves, micro shooter	9/23/2022
1219-87827-816000	500879	WW GRAINGER INC	Invoice processed by KH	\$ 639.57	parts - strut channel, steel	6/17/2022
1219-87827-816000	500962	REGAL PLASTIC SUPPLY CO	Invoice processed by KH	\$ 256.73	parts - black hdpe	7/7/2022
1219-87827-816100	500879	WW GRAINGER INC	Invoice processed by KH	\$ 401.81	parts - utility pump	7/18/2022
1219-87827-824080	759676	ALLIED SERVICES LLC	Invoice processed by KH	\$ 206.95	disposal/recycling	1/13/2022
1219-87827-824080	759676	ALLIED SERVICES LLC	Invoice processed by KH	\$ 143.54	disposal/recycling	2/11/2022
1219-87827-824080	759676	ALLIED SERVICES LLC	Invoice processed by KH	\$ 154.10	disposal/recycling	3/13/2022
1219-87827-824080	759676	ALLIED SERVICES LLC	Invoice processed by KH	\$ 212.79	disposal/recycling	4/13/2022
1219-87827-824080	759676	ALLIED SERVICES LLC	Invoice processed by KH	\$ 393.67	disposal/recycling	6/17/2022
1219-87827-824080	759676	ALLIED SERVICES LLC	Invoice processed by KH	\$ 539.30	disposal/recycling	7/14/2022
1219-87827-824189	764965	URBAN TREE SPECIALISTS	Invoice processed by KH	\$ 500.00	remove brush/debris after MCT set up	3/6/2022
1219-87827-824189	710573	GRASS PAD INC	Invoice processed by KH	\$ 143.31	square landscaping - grass maintenance/materials	3/13/2022
1219-87827-824189	718425	INDUSTRIAL SALES CO INC	Invoice processed by KH	\$ 506.50	parts - fountains/square	4/13/2022
1219-87827-824189	500902	REEVES-WIEDEMAN CO	Invoice processed by KH	\$ 529.99	parts - fountains/square	4/13/2022

**Schedule of Reimbursables**

Crown Center - expenses incurred on behalf of the Pershing and Grand CID (2022 CID Revenue Note)

Project Costs	Vendor	Name 1	Purchasing document	Amount	Purchase order text	Posting Date
1219-87827-824189	740819	SOD SHOP INC	invoice processed by KH	\$ 2,491.49	landscaping - prep soil & install sod	4/28/2022
1219-87827-824189	740819	SOD SHOP INC	invoice processed by KH	\$ 3,355.22	landscaping - prep soil & install sod	4/28/2022
1219-87827-824189	500902	REEVES-WIEDEMAN CO	invoice processed by KH	\$ 886.91	parts - fountains/square	5/5/2022
1219-87827-824189	500753	FREE STATE GROWERS INC	invoice processed by KH	\$ 218.00	landscaping	5/16/2022
1219-87827-824189	707966	BJS QUALITY TROPICAL PLANTS	invoice processed by KH	\$ 172.72	landscaping	6/1/2022
1219-87827-824189	705653	HURST GREENERY	invoice processed by KH	\$ 3,654.00	landscaping	6/1/2022
1219-87827-824230	775283	INFINITY SIGNS INC	invoice processed by KH	\$ 195.00	updated signs	6/16/2022
<b>87827 - KH Square Operations</b>				<b>\$ 81,878.54</b>		
<b>Grand Total</b>				<b>\$ 613,304.03</b>		

**EXHIBIT B**  
**THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT**  
**CID REVENUE NOTE**  
**[SERIES 2022-A]**

HOLDER: Crown Center Redevelopment Corporation

PRINCIPAL AMOUNT: \$613,304.03

ISSUE DATE: **December 19, 2022**

MATURITY DATE: **December 19, 2042**

This CID Revenue Note, [Series 2022-A] is issued pursuant to Resolution No. 2022-04 (the “Resolution”) of the Board of Directors of the Pershing and Grand Community Improvement District (the “District”). The District, a political subdivision and Community Improvement District of the State of Missouri established in accordance with the Missouri Community Improvement District Act, Sections 67.1401, et seq, RSMo, as amended (the “CID Act”), respectively, for value received, hereby promises to pay Crown Center Redevelopment Corporation, a Missouri corporation (the “Developer”) or assigns, the amount Six Hundred Thirteen Thousand Three Hundred Four and 3/100 Dollars (\$613,304.03) (the “Principal Amount”) and interest thereon from the date hereof until the earlier of (i) the date of repayment, or (ii) twenty (20) years from the Issue Date (the “Maturity Date”), at the Rate of Interest per annum described below. Interest and principal shall be payable biannually on April 1<sup>st</sup> and October 1<sup>st</sup> of each year hereafter (the “Payment Date”). Interest shall be calculated on the basis of a 365-day year and actual days elapsed from the date hereof.

The Rate of Interest shall be five percent (5.0%) per annum. Interest and principal shall be payable beginning on the initial Payment Date and continuing on each Payment Date thereafter, in the amount of and to the extent of any and all Available Revenues in the revenue fund established by the District (the “Series 2022-A Fund”), which available revenues constitute the sum of all revenues generated from the sales tax imposed by the District upon all taxable retail sales within the District pursuant to Resolution No. 2017-05 of the District and the CID Act, less the (i) reasonable and actual annual operating costs of the District, (ii) the debt service for the CID Revenue Note [Series 2017-A], (iii) the debt service for the CID Revenue Note [Series 2018-A], (iv) the debt service for the CID Revenue Note [Series 2019-A], (v) the debt service for the CID Revenue Note [Series 2020-A], and (vi) the debt service for the CID Revenue Note [Series 2021-A] (the “Available Revenues”). Any interest accruing and remaining unpaid shall be added to the principal. Subject to the consent of the Holder in its sole discretion, Available Revenues may be used to pay extraordinary expenses of the District prior to the payment of principal and interest hereunder. The principal sum of this Note shall be repaid to the extent of Available Revenues, after the payment of all accrued interest. If not sooner repaid, the entire remaining outstanding principal balance hereof, together with all interest thereon, shall be payable on the Maturity Date.

NOTWITHSTANDING ANY OF THE FOREGOING, THE OBLIGATIONS OF THE DISTRICT WITH RESPECT TO THIS NOTE TERMINATE ON THE 19<sup>TH</sup> DAY OF

DECEMBER, 2042, WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST THEREON HAS BEEN PAID IN FULL.

This Note constitutes a special, limited obligation of the District payable as to principal and interest solely from the Available Revenues on deposit in the Fund.

This Note is secured only by Available Revenues and shall not constitute a general obligation of the City of Kansas City, the State of Missouri or any other political subdivision thereof and does not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

IN WITNESS WHEREOF, the Pershing and Grand Community Improvement District has executed this Note by causing it to be signed its Chairman and attested by its Secretary.

THE PERSHING AND GRAND COMMUNITY  
IMPROVEMENT DISTRICT

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Nathan Guffey, Chairman

ATTEST:

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Phyllis Leach, Secretary

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Petition authorizes the Board to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, the terms of Lisa Seever and Elizabeth Rosin are set to expire in May; and

WHEREAS, the Board wishes to reappoint Lisa Seever and Elizabeth Rosin for four (4) year terms; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Pershing and Grand Community Improvement District as follows:

1. The Board appoints Lisa Seever and Elizabeth Rosin as Successor Directors to serve four (4) year terms.
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
3. This Resolution shall take effect immediately.

Adopted this 1<sup>st</sup> day of March, 2023.

DocuSigned by:

NATHAN GUFFEY

Nathan Guffey, Chairman

ATTEST:

DocuSigned by:

Phyllis Leach

Phyllis Leach, Secretary

RESOLUTION NO.: 2023-02

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS FOR THE FISCAL YEAR 2024

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. Nathan Guffey is appointed Chairman of the District.
2. Erin Brower is appointed Vice Chairman of the District.
3. Phyllis Leach is appointed Secretary of the District.
4. Joe Garcia is appointed Treasurer of the District.
5. Crown Center Redevelopment Corporation is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 1<sup>st</sup> day of March, 2023.

DocuSigned by:  
NATHAN GUFFEY  
72063700F3406400  
\_\_\_\_\_  
Nathan Guffey, Chairman

ATTEST:

DocuSigned by:  
Phyllis Leach  
6200728121a28a20  
\_\_\_\_\_  
Phyllis Leach, Secretary



RESOLUTION NO. 2023-03

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2024

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for fiscal year 2024, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

- Section 1. The Board approves the proposed budget for fiscal year 2024.
- Section 2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution.
- Section 3. This resolution shall take effect immediately.

Adopted this 1<sup>st</sup> day of March, 2023.

DocuSigned by:  
NATHAN GUFFEY  
Nathan Guffey, Chairman

ATTEST:

DocuSigned by:  
Phyllis Leach  
Phyllis Leach, Secretary



**EXHIBIT A**

**PERSHING & GRAND COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2023 – APRIL 30, 2024 BUDGET (FY-2024)**

**BUDGET MESSAGE:**

The Pershing & Grand Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on May 25, 2017 by virtue of Ordinance No. 170362 approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District adopted a fiscal year of May 1 to April 30.

**Important Budget Features:**

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by a sale tax election held on June 29, 2017.

The District was formed to (i) provide or cause to be provided for the benefit of the District, certain services ("the Eligible Services"), (ii) issue obligations ("CID Debt") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt, (iii) authorize and collect a sales and use tax ("District Sales Tax"), (iv) coordinate efforts to improve the District and meet the District purposes, (v) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District, (vi) implement the Eligible Services and public improvements, (vii) share the costs incurred by the District through sales and use taxes; and (viii) support the financing of other economic development undertakings within the boundaries of the District. The Eligible Services may generally include, but are not necessarily limited to, (i) providing maintenance, repair, and renovation of public areas within the District, and (ii) providing site improvement, maintenance, repair, renovation, and transportation-related improvements within the District, which shall include but not necessarily be limited to improvements to the existing parking garages, renovation of the Pershing Road and Grand Boulevard overhead pedestrian links, and exterior concrete work.

**Major Changes:** None

	<u>FYE 2024**</u>	<u>FYE 2023**</u>	<u>FYE 2022*</u>	<u>FYI 2021*</u>
<b>FUNDS AVAILABLE:</b>				
- Cash on Hand (Beginning of Fiscal Year)	\$61,104.00	\$61,104.00	\$38,582.00	\$111,523.00
<b>ESTIMATED REVENUE:</b>				
- Sales/Use Tax (Rate: 1% effective June 29, 2017)	\$525,000.00	\$475,000.00	\$286,286.00	\$84,673.00
-Interest Earned	\$ 0.00	\$0.00	\$11.00	\$0.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$586,104.00</b>	<b>\$536,000.00</b>	<b>\$324,879.00</b>	<b>\$84,679.00</b>
<b>ESTIMATED EXPENDITURES:</b>				
-Administrative	\$ 1,500.00	\$500.00	\$1,733.00	\$1,500.00
-Legal Costs	\$ 5,000.00	\$5,000.00	\$1,809.00	\$1,120.00
-Debt Service on CID Revenue Notes***	\$569,604.00	\$469,500.00	\$260,233.00	\$155,000.00
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$576,104.00</b>	<b>\$475,000.00</b>	<b>\$263,775.00</b>	<b>\$157,620.00</b>
<b>FUNDS AVAILABLE:</b>				
- Cash on Hand End of Fiscal Year	\$10,000.00	\$61,104.00	\$61,104.00	\$38,582.00

\*Estimated values.

\*\*Actual values.

\*\*\* District issued various CID Revenue Notes to the District Manager for the purpose of reimbursing the District Manager for the cost of certain public improvements benefiting the District.