

315 SE Main Street
Lee's Summit, MO 64063



Office: (816) 207-6032
www.bushyheadlaw.com

August 26, 2025

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Missouri Department of Economic Development
Attn: Community Improvement District Annual Report
P.O. Box 1157
Jefferson City, MO 65102

Re: Linwood Square Shopping Center CID

Dear Sir/Madame,

Please find attached the Annual Report for the **Linwood Square Shopping Center Community Improvement District** in both the City Form and State of Missouri DED form, as well as resolutions for the 2025 Fiscal Year, and budget. No attached exhibits of the resolutions have been included, with the exception of the FY 2026 budget. Attachments will be made available upon request.

Please also note that this is the Linwood Square Shopping Center CID. There is a similarly named Linwood Shopping Center CID, which will submit an Annual Report as required by city code. They are different Districts.

Please let me know if you have any questions or concerns.

Best Regards,
BUSHYHEAD, LLC

Stephanie Franklin
Administrative Assistant

SAF/saf
Attachments

c: Karen Curls via email

ANNUAL REPORT FOR
LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

DATE OF REPORT SUBMITTAL: 8/26/25

DISTRICT POINT OF CONTACT NAME: Karen Curls

POINT OF CONTACT PHONE AND EMAIL: curlsjudejoseph@yahoo.com
816-923-5700

SECTION II

CURRENT BOARD MEMBERS AND CONTACT INFORMATION

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Karen Curls	curlsjudejoseph@yahoo.com
Alice Ellison	ellisonalicem@gmail.com
Myron McCant	mmccant2@yahoo.com
Donald Lee	dlee3636dlee@gmail.com
Shannon Hesterberg	shesterberg@cb-kc.org

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Linwood Square Shopping Center Community Improvement District (Linwood Square CID) provides services to the properties within the District, including but not limited to property maintenance and repair, insurance, and security services.

Linwood Square CID does not provide financing for traditional public infrastructure of water, sewer and roads.

All services provided conformed to the approved budget.

To the best of its knowledge, the District believes it has adhered to the terms of its Cooperative Agreement with the City of Kansas City, Missouri.

SECTION IV

DATE PROPOSED BUDGET WAS SUBMITTED: 01/24/2025

DATE ANNUAL BUDGET WAS ADOPTED: 11/21/2024

DATE ANNUAL REPORT WAS SUBMITTED: 08/27/2024

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2024-04	A Resolution Adopting the Minutes of the January 9, 2024 Meeting of the Board of Directors
2024-05	A Resolution Approving and Authorizing Execution of the Cooperative Agreement Between the City of Kansas City, Missouri and the Linwood Square Shopping Center Community Improvement District
2024-06	A Resolution Adopting the Minutes of the September 19, 2024 Meeting of the Board of Directors
2024-07	A Resolution Appointing Officers and Executive Director for the Linwood Square Shopping Center Community Improvement District
2024-08	A Resolution Approving the Annual Budget for Fiscal Year May 1, 2025 – April 30, 2026, for the Linwood Square Shopping Center Community Improvement District
2024-09	A Resolution Adopting the Minutes of the November 21, 2024 Meeting of the Board of Directors
2024-10	A Resolution Appointing Donald Lee as an Interim Director of the Linwood Square Shopping Center Community Improvement District For the Remainder of the Term of Jai'esha Releford
2024-11	A Resolution Approving Certificatees of Reimbursable Community Improvement Project Costs Submitted by Linwood Shopping Center Redevelopment Company, LLC
2025-01	A Resolution Adopting the Minutes of the December 5, 2024 Meeting of the Board of Directors
2025-02	A Resolution Authorizing the Linwood Square Shopping Center Community Improvement District Executive Director to Execute the Acknowledgement for the Loan Modification between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A.

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales/Use Tax Collections	\$ 53,802.69	
b) Special Assessment Collections	\$ 0.00	
c) April 2025 sales tax collection due from DOR	\$ -2,391.28	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 51,411.41
EXPENSES:		
I Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
SUB-TOTAL		\$ 0.00
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0.00

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Landscaping	\$ 12,365.00	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 12,365.00
IV. Services		
a) Financial Administration	\$ 3,282.72	
b) Legal	\$ 8,958.00	
c) Security	\$ 18,272.31	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$30,513.03
V. Other Expenses		
a) Interest Expense	\$ 0.00	
b) City of KCMO – CID Annual Submission Review Fee	\$ 1,152.29	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL		\$ 1,152.29

EXPENSES SUB-TOTAL		
I. Public Infrastructure Improvements	\$ 0.00	
II. Interior Improvements	\$ 0.00	
III. Exterior Improvements	\$ 12,365.00	
IV. Services	\$ 30,513.03	
V. Other Expenses	\$ 1,152.29	
TOTAL EXPENSES		\$44,030.32
TOTAL REVENUE:		\$ 51,411.41
LESS TOTAL EXPENSES		\$ 44,030.32
BALANCE:		\$ 7,381.09

SUBMIT FORM AND ANY ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P.O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: reddevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

City Manager
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6559
Email: mario.vasquez@kcmo.org

MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

COMMUNITY IMPROVEMENT DISTRICT ANNUAL REPORT

05/01/2024 TO 04/30/2025 FISCAL YEAR

67.1471.4 RSMo “Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the Municipal Clerk and the Missouri Department of Economic Development stating the services provided, revenues collected, and expenditures made by the district during such fiscal year, and copies of written resolutions approved by the Board during the fiscal year. The Municipal Clerk shall retain this report as part of the official records of the municipality and shall also cause this report to be spread upon the records of the governing body.”

Section 1: Description

1. Name of C.I.D. **Linwood Square Shopping Center Community Improvement District**
2. Name of Municipality: **Kansas City, Missouri**
3. Reporting Period: **5/1/2024 to 4/30/2025**
4. Person Preparing: **Christine T. Bushyhead**
5. Contact Information: Municipality
 - A. Responsible Department: **City Manager’s Office – Kansas City, MO**
 - B. Contact Person: **Mario Vasquez, City Manager**
 - C. Phone: **816-513-6559** Fax:
 - D. Email Address: **Mario.Vasquez@kcmo.org**
6. Contact Information: District
 - A. Chief Officer Governing Board: **Dr. Karen Curls, Executive Director/Chairman**
 - B. Phone: **(816) 923-5700** Fax:
 - C. Email Address: **curlsjudejoseph@yahoo.com**

7. Names of the members of the governing board of the C.I.D. as of the date of the most recent Annual Meeting.

	Name	Representation	Term:
A.	Karen Curls curlsjudejoseph@yahoo.com	Property Owner	12/12/2023 – 12/12/2027
B.	Alice Ellison ellisonalicem@gmail.com	Property Owner	12/12/2021 – 12/12/2025
C.	Myron McCant Mmccant62@yahoo.com	City of Kansas City	12/12/2021 – 12/12/2025
D.	Donald Lee Dlee3636dlee@gmail.com	Property Owner	12/5/2024 – 12/12/2027
E.	Shannon Hesterberg shesterber@cb-kc.org	Property Owner	12/12/2023 – 12/12/2027

8. Last Annual Meeting of the C.I.D.: November 21, 2024
9. C.I.D. Establishing Date: December 12, 2019
10. C.I.D. Establishing Ordinance: KCMO Ordinance 191023

Section 2: Purpose

1. State the primary responsibility of the C.I.D., and the specific services provided during the previous fiscal year.

The Primary responsibilities and services are as follows:

1. Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
2. Provide or cause to be provided for the benefit of the District, certain improvements and services;
3. Obtain financing for the costs, expenditures, and undertakings of the District;
4. To levy and collect the CID sales tax in order to provide a source of revenue for the District property maintenance and repair, and security services; and
5. Such other purposes authorized by the Act.

Section 3: Financials

1. The C.I.D. is established as a:

X Political Subdivision Not-for-profit Corporation

2. State the total amount of C.I.D. revenues collected during the previous fiscal year, and list revenues by their source (special assessments, rent, fees, grants, etc.)

Amount	Source
\$	
\$51,411.41	Sales & Use Tax Collections

3. List all expenditures made by the C.I.D. during the previous fiscal year.

Amount	Source
\$ 3,282.72	Financial Administration
8,958.00	Legal Expenses
1,152.29	City of KCMO – CID review fees
18,272.31	Security Expenses
12,365.00	Landscaping
\$44,030.32	TOTAL

Section 4: Administration

1. Attach copies of any written resolutions approved by the governing board of the C.I.D. during the previous fiscal year.

A.	Resolution No.	2024-04	A Resolution Adopting the Minutes of the January 9, 2024 Meeting of the Board of Directors
B.	Resolution No.	2024-05	A Resolution Approving and Authorizing Execution of the Cooperative Agreement Between the City of Kansas City, Missouri and the Linwood Square Shopping Center Community Improvement District
C.	Resolution No.	2024-06	A Resolution Adopting the Minutes of the September 19, 2024 Meeting of the Board of Directors

D.	Resolution No.	2024-07	A Resolution Appointing Officers and Executive Director for the Linwood Square Shopping Center Community Improvement District
E.	Resolution No.	2024-08	A Resolution Approving the Annual Budget for Fiscal Year May 1, 2025 – April 30, 2026, for the Linwood Square Shopping Center Community Improvement District
F.	Resolution No.	2024-09	A Resolution Adopting the Minutes of the November 21, 2024 Meeting of the Board of Directors
G.	Resolution No.	2024-10	A Resolution Appointing Donald Lee as an Interim Director of the Linwood Square Shopping Center Community Improvement District For the Remainder of the Term of Jai’esha Relelford
H.	Resolution No.	2024-11	A Resolution Approving Certificates of Reimbursable Community Improvement Project Costs Submitted by Linwood Shopping Center Redevelopment Company, LLC
I.	Resolution No.	2025-01	A Resolution Adopting the Minutes of the December 5, 2024 Meeting of the Board of Directors
J.	Resolution No.	2025-02	A Resolution Authorizing the Linwood Square Shopping Center Community Improvement District Executive Director to Execute the Acknowledgement for the Loan Modification between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A.

(Copies of all attachments of resolutions are available upon request, except the Annual Budget, which is attached.)

Send Report To:

Missouri Dept of Economic Development
Attn: CID Annual Report
P.O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: Redevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

City Manager
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6559
Email: mario.vasquez@kcmo.org

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-04

**A Resolution Adopting the Minutes of the January 9, 2024
Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 19th day of September, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the January 9, 2024, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 19th day of September, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-05

**A Resolution Approving and Authorizing Execution of the Cooperative Agreement
Between the City of Kansas City, Missouri and the Linwood Square Shopping Center
Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 19th day of September, 2024; and

WHEREAS, the Board of Directors of the District desires to enter into a Cooperative Agreement (the "Cooperative Agreement") between the District and the City of Kansas City, Missouri (the "City").

NOW THEREFORE, BE IT RESOLVED THAT:

The Board of Directors hereby approves said Cooperative Agreement between the District, the City and the Developer, in the form as attached hereto as **Exhibit A**, which is incorporated herein by this reference and which has been approved as to form by the City, and the Cooperative Agreement may be executed on behalf of the District by the Executive Director of the Board.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 19th day of September, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-06

**A Resolution Adopting the Minutes of the September 19, 2024
Meeting of the Board of Directors.**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 21st day of November, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the September 19, 2024, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 21st day of November, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-07

**A Resolution Appointing Officers and Executive Director for the Linwood Square
Shopping Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 21st day of November, 2024; and

WHEREAS, the Board of Directors of the District desires to appoint a Chairman, Treasurer/Budget Officer, Secretary and Records Custodian as the officers of the District;

NOW, THEREFORE, BE IT RESOLVED, that the Board of Directors hereby appoints the following persons to the office set opposite their respective name to serve for one year or until their successors are duly elected and qualified:

Chairman:	<u>Karen Curls</u>
Treasurer/Budget Officer:	<u>Shannon Hesterberg</u>
Record Custodian:	<u>Admin Assistant of Bushyhead Law</u>
Secretary:	<u>Alice Ellison</u>

RESOLVED FURTHER, that Karen Curls is hereby appointed as Executive Director of the District, to carry out the contractual and administrative duties of the District, as well as any other actions so directed by the Board of Directors.

PASSED, by the Board of Directors this 21st day of November, 2024



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-08

**A Resolution Approving the Annual Budget for Fiscal Year May 1, 2025 – April 30, 2026,
for the Linwood Square Shopping Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 21st day of November, 2024; and

WHEREAS, the Board of Directors desire to adopt the CID Annual Budget for the May 1, 2025 – April 30, 2026 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District, as follows:

1. The District hereby adopts as its proposed budget and budget message for the fiscal year beginning May 1, 2025 and ending April 30, 2026, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by this reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments received from the City Manager or designee pursuant to the Agreement.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2025 and ending April 30, 2026, the budget which is attached here to as **Exhibit A** and which is incorporated herein by this reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 21st day of November, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2025 - APRIL 30, 2026
BUDGET**

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 BUDGET

BUDGET MESSAGE

The Linwood Square Shopping Center Community Improvement District ("District") was declared established by Ordinance No.191023 of the City Council of the City of Kansas City, Missouri on December 12, 2019. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On May 28, 2020, the District's Board of Directors passed Resolution No. 2020-07 which imposed, upon approval of the qualified voters of the District, a one percent (1%) sales and use tax on retail sales in the District for the life of the district. The sales and use tax collection became effective on January 1, 2022.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

One December 8, 2021 the District's Board of Directors passed Resolution No. 2021-06 which authorized the execution of a reimbursement agreement with Linwood Shopping Center Redevelopment Company LLC.

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 PROPOSED BUDGET

	Proposed Budget	Approved Budget	Actual (unaudited)	Actual (unaudited)
	Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023
REVENUES:				
Revenue Funds:				
CID Sales and Use Tax Revenues	45,000	40,000	39,730	39,716
Interest Income	-	-	1	-
TOTAL REVENUES	<u>45,000</u>	<u>40,000</u>	<u>39,731</u>	<u>39,716</u>
EXPENDITURES:				
Project expenditures:				
Landscape and Beautification	31,000	12,500	11,900	-
Extra Trash Collection and Disposal	-	-	-	-
Exterior Building Maintenance	-	-	-	-
Marketing and Promotions	-	-	-	-
Security Services	3,500	17,000	16,596	-
Urban Ambassadors	-	-	-	-
Formation Costs	-	-	-	17,793
Repayment of debt and interest on advances	-	-	-	199
Operating expenditures:				
Accounting fees	3,000	3,000	2,969	1,335
Legal fees	6,000	6,000	4,312	2,084
Insurance costs	1,500	1,500	-	-
Property Management fees	-	-	-	-
Other operating costs of the district	-	-	5	153
TOTAL EXPENDITURES	<u>45,000</u>	<u>40,000</u>	<u>35,782</u>	<u>21,564</u>
TRANSFERS TO/(FROM) OTHER FUNDS	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 3,949</u>	<u>\$ 18,152</u>

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-09

**A Resolution Adopting the Minutes of the November 21, 2024
Meeting of the Board of Directors**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 5th day of December, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the November 21, 2024, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 5th day of December, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-10

**A Resolution Appointing Donald Lee as an Interim Director
Of the Linwood Square Shopping Center Community Improvement District
For the Remainder of the Term of Jai'asha Releford**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 5th day of December, 2024; and

WHEREAS, Section 67.1451(5) RSMo, and the Petition, provide that in the event of a vacancy on the Board of Directors, the remaining directors shall elect an interim Director to fill the vacancy for the unexpired term; and

WHEREAS, the Board of Directors of the District now desires to make an appointment to fill the unexpired term of Jai'asha Releford

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District, as follows:

THAT the Board of Directors hereby appoint Donald Lee as the Interim Director to replace Director Jai'asha Releford for the remainder of her unexpired term through December 12, 2027.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 5th day of December, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2024-11

**A RESOLUTION APPROVING CERTIFICATES OF REIMBURSABLE
COMMUNITY IMPROVEMENT PROJECT COSTS SUBMITTED
BY LINWOOD SHOPPING CENTER REDEVELOPMENT COMPANY, LLC**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 5th day of December, 2024; and

WHEREAS, pursuant to the Reimbursement Agreement dated December 8, 2021, entered into between the Linwood Square Shopping Center Community Improvement District (the "District") and Linwood Shopping Center Redevelopment Company, LLC (the "Developer"), the District desires to provide for reimbursement to the Developer for costs and expenses paid and/or incurred by the Developer in connection with the establishment, maintenance and operation of the District and for development and implementation of the District's projects in the amount of \$30,637.31, and as set forth in the Reimbursement Agreement;

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District, as follows:

THAT, the District hereby approves the reimbursement of costs paid and/or incurred by the Developer as set forth on the Certificates of Reimbursable Community Improvement Project Costs ("Certificate") attached hereto as **Exhibit A** and incorporated herein, which includes copies of the invoices as supporting documentation; and

THAT, the Chairman is authorized to execute the submitted Certificates of Reimbursable Community Improvement Project Costs submitted by Linwood Shopping Center Redevelopment Company, LLC.

PASSED by the Board of Directors on this 5th day of December, 2024.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2025-01

**A Resolution Adopting the Minutes of the December 5, 2024
Meeting of the Board of Directors**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 6th day of March, 2025; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the December 5, 2024, Meeting of the Board of Directors.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 6th day of March, 2025.



Karen Curls, Chairman

**LINWOOD SQUARE SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2025-02

A Resolution Authorizing the Linwood Square Shopping Center Community Improvement District Executive Director to Execute the Acknowledgement for the Loan Modification between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A.

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District ("CID") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 6th day of March, 2025; and

WHEREAS, effective August 15, 2023, Linwood Shopping Center Redevelopment Company, LLC ("Developer") entered into a Collateral Assignment with UMB Bank, N.A. related to the Developer's rights and interest in District sales and use tax revenue pursuant to its Reimbursement Agreement with the District;

WHEREAS, effective August 17, 2023, the District acknowledged and executed consent to the Collateral Assignment by Resolution 2023-04;

WHEREAS, Developer now desires to enter into a sixth loan modification of the Loan Agreement (which was the subject of the Collateral Agreement consented to by the District in August 2023) with UMB Bank, N.A. ("Modification Agreement"); and

WHEREAS, the Modification Agreement with UMB Bank, N.A., includes the execution of a CID Acknowledgement by the District to consent and agree to the terms and provisions of the Modification Agreement.

NOW THEREFORE, BE IT RESOLVED that the Board of Directors of the Linwood Square Shopping Center Community Improvement District, as follows:

THAT the Modification Agreement between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A., in substantially the form attached hereto, is hereby acknowledged by the District.

AND FURTHER THAT the Executive Director for the District be, and hereby is, authorized and directed to execute the CID Acknowledgment of the Modification Agreement between the Linwood Shopping Center Redevelopment Company, LLC and UMB Bank, N.A.

This Resolution shall take effect immediately upon passage.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 6th day of March, 2025.



Karen Curls, Chairman