

ANNUAL REPORT FOR  
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I (CID)

**SECTION I**

Date: August 24, 2023

CID Contact Information: Franklin D. Kimbrough, Executive Director  
[kim@wrbl.org](mailto:kim@wrbl.org) or 816-531-4370

Political Subdivision or Not for Profit: Not-for-Profit

Date of and Ordinance No.: October 2, 2003 by Ordinance #031062, first amended on  
September 25, 2008 by Ordinance #080917, and amended a second time on June 29, 2023 by  
Ordinance #230496

**SECTION II**

**SERVICES PROVIDED:**

The primary purpose of the CID is to facilitate economic development and continuously improve conditions that support the business climate for property and business owners and the quality of life for residents in the area.

The specific services provided by the CID include security (\$1,138,823.01), event management (\$116,844.19), and administration/overhead (\$291,677.47).

**SECTION III**

**REVENUES COLLECTED:**

Assessments - \$1,308,925.63

Interest Income - \$12,555.13

Other Income - \$31,183.00

Program and Event Income - \$113,829.51

**SECTION IV**

**EXPENDITURES & FINANCIALS:**

See attached Financial Statements dated April 30, 2023 as follows.

**Westport Community Improvement  
District #1, Inc.**

**Financial Statement**

**April 30, 2023**

**Mendus & Associates, P.C.**

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

VOICE (816) 756-1980

FACSIMILE (816) 756-1842

**Accountant's Compilation Report**

Board of Directors  
Westport Community Improvement District #1, Inc.  
Kansas City, Missouri 64111

City of Kansas City, Missouri

Missouri Department of Economic Development

We have compiled the accompanying Statement of Financial Position as of April 30, 2023, for the Westport Community Improvement District #1, Inc., a Missouri Not-for-Profit Corporation that is exempt from income tax, and the Statement of Revenue and Expense for the twelve months then ended. We have not audited or reviewed the accompanying financial statements and accordingly, do not express an opinion or provide any assurance about whether the financial statements are in accordance with accounting principles generally accepted in the United States of America.

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

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

These financial statements are prepared on a modified accrual basis of accounting. The modifications are that the allowances for assessments receivable are treated as a component of equity rather than as a liability.

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

We are not independent with respect to the Westport Community Improvement District #1, Inc. because we make decisions about how to classify transactions.

*Mendus & Associates, P.C.*

Mendus & Associates, P.C.  
Certified Public Accountant

August 22, 2023

## Westport Community Improvement District #1

## Statement of Financial Position

As of April 30, 2023

	<u>Apr 30, 23</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
CCB - CID I Operating	1,654.10
CCB - Money Market Reserve	705,981.59
CCB - Money Market	<u>15,865.50</u>
Total Checking/Savings	<u>723,501.19</u>
Other Current Assets	
Assessments receivable 2021	3,199.28
Assessments receivable 2020	24,867.46
Assessments receivable 2021	51,662.98
Assessments receivable 2022	0.00
Deferred Fees	8,478.83
Prepaid Expense	<u>84,950.88</u>
Total Other Current Assets	<u>173,159.43</u>
Total Current Assets	<u>896,660.62</u>
<b>TOTAL ASSETS</b>	<u><u>896,660.62</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts payable	<u>350.00</u>
Total Accounts Payable	<u>350.00</u>
Other Current Liabilities	
Deferred Revenue	<u>882,325.97</u>
Total Other Current Liabilities	<u>882,325.97</u>
Total Current Liabilities	<u>882,675.97</u>
Total Liabilities	882,675.97
Equity	
Allowance for assessments	45,287.76
Retained Earnings	49,548.29
Net Income	<u>-80,851.40</u>
Total Equity	<u>13,984.65</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>896,660.62</u></u>

**Westport Community Improvement District #1**  
**Statement of Revenue and Expense**  
For The Twelve Months ~~May 1, 2022~~ through April 30, 2023

	<u>May 2022 - April 2023</u>
<b>Income</b>	
<b>Assessments - net</b>	1,308,925.63
<b>Interest income</b>	12,555.13
<b>Other income</b>	31,183.00
<b>Program and Event Income</b>	113,829.51
<b>Total Income</b>	<u>1,466,493.27</u>
<b>Expense</b>	
<b>Accounting</b>	5,200.00
<b>Bank &amp; bad check charges</b>	508.76
<b>Contingency Fees</b>	7,013.39
<b>Depreciation</b>	20,155.47
<b>Fees - Jackson County</b>	14,089.26
<b>Insurance</b>	33,468.50
<b>Licenses, fees and taxes</b>	3,023.56
<b>Marketing &amp; Promotions</b>	88,497.79
<b>Meetings, Dues &amp; Subscriptions</b>	1,894.31
<b>Misc.</b>	115.78
<b>Office Equipment</b>	1,989.53
<b>Office Supplies, postage</b>	1,579.71
<b>Professional services</b>	30,405.93
<b>Rent</b>	25,501.36
<b>Salaries, Benefits and taxes</b>	134,795.51
<b>Security Service</b>	1,138,823.01
<b>Storage</b>	838.75
<b>Streetlight Analysis</b>	2,758.25
<b>Telecommunications</b>	4,138.32
<b>Travel, Entertainment, Education</b>	1,906.27
<b>Utilities</b>	2,294.81
<b>Wayfinding</b>	28,346.40
<b>Total Expense</b>	<u>1,547,344.67</u>
<b>Net Income</b>	<u><u>-80,851.40</u></u>

**SECTION V**

BUDGET ADOPTION DATE:

August 17, 2021 and August 16, 2022

**SECTION VI**

DATE ANNUAL BUDGET SENT TO MUNICIPALITY:

January 26, 2023 and January 27, 2022

**SECTION VII**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2022-10	Approving the election of new directors to fill unexpired terms as Major Owners
2022-11	Approving the levy of special assessments
2022-12	Approving the annual budget
2022-13	Authorizing the execution of Good Neighbor Agreements with Green Room Burgers and Beer, Tin Roof on Broadway, and Julep
2022-14	Approving the issuance of several short-term loans for the planning and design of the Westport Stormwater Management Project
2022-15	Authorizing the continued sharing of administrative and operational costs with Westport CID II and establishing the proportional allocations
2022-16	Approving an Engagement Letter for the provision of accounting services during the next year
2023-01	Authorizing a sponsorship for the Annual Benefit Dinner of the Police Foundation of Kansas City
2023-02	Authorizing the slate of successor directors
2023-03	Approving the election of officers for the next year
2023-04	Authorizing the execution of a Good Neighbor Agreement with Shot Stop Westport
2023-05	Authorizing the election of a replacement director to fill an unexpired term
2023-06	Authorizing the election of a new Chairperson of the Board

**SECTION VIII**

CURRENT MEMBERS OF THE BOARD OF DIRECTORS ARE AS FOLLOWS:

**WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**  
**Board Members**

**Chairperson**

Pam Ptacek  
Westport Coffee House  
4010 Pennsylvania Avenue  
Kansas City, MO 64111  
Office: 816.756.3222  
pamptacek@hotmail.com

**Vice Chairperson**

Max Wasserstrom  
4622 Pennsylvania Avenue, Suite 700  
Kansas City, MO 64112  
Office: 816-412-8428  
mwasserstrom@blockllc.com

**Secretary**

Paul Mesler  
4141 Pennsylvania Avenue, #508  
Kansas City, MO 64111-3032  
pmesler@kc.rr.com

**Treasurer**

Zach Marten  
Westport Ale House  
4128 Broadway Boulevard  
Kansas City, MO 64111  
785.331.8283  
zachmarten@yahoo.com

Kyle Kelly  
Kelly's Westport Inn  
500 Westport Road  
Kansas City, MO 64111  
816.561.5800  
kylekelly1953@gmail.com

Larry Goldman  
2409 W. 104<sup>th</sup> Terrace  
Leawood, KS 66206  
913.707.9030  
lgoldman@ccim.net

Laura Bennison (proxy Larry Goldman)  
Byram Asset Management LLC  
5350 W. 94<sup>th</sup> Terrace, Suite 104  
Prairie Village, KS 66207  
913.909.7869  
laura@byramgmt.com

Randi Lefko  
The R.H. Johnson Company  
4520 Madison Ave., Suite 300  
Kansas City, MO 64111  
816.268.2420  
rlefko@rhjohnson.com

Pam McKenchie, The R. H. Johnson Company  
The R.H. Johnson Company  
4520 Madison Avenue, Suite 300  
Kansas City, MO 64111  
816.268.2411  
F: 816.561.5551  
pmckechnie@rhjohnson.com

Brett Allred  
Johnny Kaw's Yard Bar  
504 Westport Road  
Kansas City, MO 64111  
(913) 832-6175  
brett@johnnykaws.com

Matthew Vos  
Murfin Drilling Company, Inc.  
250 N. Water, Suite 300  
Wichita, KS 67202  
Office: 316.267.3247 x183  
mvos@murfininc.com

Jeremy Hurt  
Murfin Drilling Company, Inc.  
250 N. Water, Suite 300  
Wichita, KS 67202  
jhurt@murfininc.com



Christie Montague  
Colliers International  
4520 Main Street, Suite 1000  
Kansas City, MO 64111  
816.556.1151  
Christie.Montague@colliers.com

Franklin Kimbrough, Executive Director  
Westport Regional Business League  
4050 Pennsylvania Avenue, Suite M-100  
Kansas City, MO 64111  
816.531.4370  
kim@wrbl.org

RESOLUTION # 2022-10

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS (“BOARD”) OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I (“THE DISTRICT”) APPROVING THE ELECTION OF REPLACEMENT DIRECTORs REPRESENTING MAJOR OWNERS**

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

WHEREAS; Two Board Members representing Major Owners recently sold all of their respective properties and business interests within the District and are no longer eligible to serve on the Board; and

WHEREAS; The resignations of former Major Owners, Adam Tholen and Scott Ruther have been tendered and accepted; and

WHEREAS; THE Board desires to elect Jeremy Hurt of 250 N. Water Street – Suite 300, Wichita, Kansas and Matthew Vos of 250 N. Water Street – Suite 300, Wichita, Kansas to respectively fill the unexpired terms for the Board Member positions that were recently opened up by resignations.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Jeremy Hurt and Matthew Vos are hereby elected to serve as Board Members of the Board of Directors representing Major Owners for the remainder of the unexpired terms due to those positions on the Board.

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

Adopted this 22<sup>nd</sup> day of June, 2022

  
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Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

RESOLUTION # 2022-12

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2023

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

WHEREAS; the Board desires to approve the District's proposed budget for fiscal year 2023 as presented in order to advance the enhanced services and programs described in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed budget for fiscal year 2023 is approved as presented and the Executive Director of the District is authorized to take all further actions, in consultation with the Chairman or other officer, to carry out the purposes and intent of this Resolution.

This resolution shall become effective as of the first day of the 2023 fiscal year.

Adopted this 16<sup>th</sup> day of August, 2022

  
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Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH GREEN ROOM BURGERS & BEER, TIN ROOF ON BROADWAY, AND JULEP**

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

WHEREAS; Green Room Burgers & Beer located at 4010 Pennsylvania Avenue Suite D within the District is planning to seek an expansion of its current liquor license; and

WHEREAS; Tin Roof is expanding into the adjoining space at 4048 Broadway Boulevard and seeks to also expand its liquor license to include that additional space; and

WHEREAS; Julep plans to expand it premises into the adjoining space at 4141 Pennsylvania Avenue – Suite 101 and desires to also expand it current license to sell alcohol to include that space; and

WHEREAS; Green Room Burgers & Beer, Tin Roof, and Julep would all like the support and endorsement from the District for a liquor license expansion at their respective planned locations in exchange for their assurances of continued prudent and collaborative operating practices.

NOW, THEREFORE, BE IT RESOLVED, that the Executive Director of the District is authorized to execute a Good Neighbor Agreement utilizing standard terms and conditions for the expansion of current liquor licenses with the owners of Green Room Burgers & Beer, Tin Roof, and Julep and after full execution to communicate the same to all interested parties in the District.

This resolution shall become effective immediately upon passage by the Board.

Adopted this 16<sup>th</sup> day of August, 2022

  
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Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ISSUANCE OF SHORT-TERM FINANCING FOR THE DESIGN AND PLANNING SERVICES ASSOCIATED WITH THE WESTPORT STORMWATER MANAGEMENT PROJECT**

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

WHEREAS; flash flooding along Mill Street and Westport Road has been a growing and significant problem for almost 30 years causing damage to adjoining properties, disrupting businesses, and destroying private vehicles; and

WHEREAS; A PIAC Grant for the planning and design of a project to mitigate the almost annual flash flooding of the District and the resulting property and economic damage has been awarded to the Westport Regional Business League; and

WHEREAS; the Westport Regional Business League lacks the funds to pay for the design and planning services before seeking reimbursement from the PIAC Grant; and

WHEREAS; the District desires to authorize a series of short-term loans with no interest to the Westport Regional Business League for the purpose of funding the payments of professional design fees associated with the crafting of a viable stormwater mitigation design; and

WHEREAS; the District expects the Westport Regional Business League to quickly apply for reimbursement by PIAC funds with each short-term loan draw and to repay each loan immediately to the District upon receipt of incremental funding of PIAC payments.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the Westport Regional Business League is granted a series of short-term loans not to exceed \$238,481 in total with no interest being charged for the purpose of timely payment of the design professional invoices while waiting for repayment from PIAC funds and prompt repayment of each short-term loan upon receipt of PIAC reimbursements.

This resolution shall take effect immediately upon passage by the Board.  
Adopted this 15<sup>th</sup> day of November, 2022

ATTEST:   
\_\_\_\_\_  
Kyle Kelly, Board Member

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson

RESOLUTION # 2022-15

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE CONTINUED SHARING OF ADMINISTRATIVE AND OPERATIONAL COSTS WITH WESTPORT COMMUNITY IMPROVEMENT DISTRICT II**

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

WHEREAS; the District has for many years engaged the Westport Regional Business League (WRBL) to provide administrative and operational functions associated with the implementation of the programs and services authorized and funded by the District; and

WHEREAS; the District has also for many years shared the costs associated with the provision of administrative and operational functions provided by WRBL with the Westport Community Improvement District II; and

WHEREAS; the District desires to continue this proven and successful costs sharing arrangement with the Westport Community Improvement District II indefinitely or until one party gives notice to the other that it no longer desires to share such costs.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the sharing of administrative and operational costs with the Westport Community Improvement District II, as provided by the WRBL, shall continue indefinitely upon the start of the next fiscal year with the District being responsible for 55% of all such costs incurred.

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

Adopted this 15<sup>th</sup> day of November, 2022

  
Pam Ptacek, Vice-Chairwoman

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

RESOLUTION # 2022-16

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING AN ENGAGEMENT LETTER FOR THE PREPARATION OF MONTHLY AND ANNUAL FINANCIAL STATEMENT AND THE PREPARATION AND FILING OF AN ANNUAL TAX RETURN

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

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

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

NOW, THEREFORE, BE IT RESOLVED, by the Board that the appropriate officer is authorized to execute a new engagement letter with Mendus & Associates, P.C. for the production of monthly and annual financial statements for the calendar year ending on December 31, 2023 and for the production of the annual not-for-profit tax return for the calendar year ending on December 31, 2022.

This resolution shall take effect on January 1, 2023.

Adopted this 20<sup>th</sup> day of December, 2022

  
Pam Ptacek, Vice-Chairwoman

ATTEST:

  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING SPONSORSHIP FOR THE POLICE FOUNDATION OF KANSAS CITY "CALL FOR BACK-UP" FUNDRAISING CAMPAIGN**

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

WHEREAS; the Kansas City Police Department is a valuable partner with the District in working to keep the patrons, visitors, and employees of the District safe; and

WHEREAS; funds raised through the annual "Call for Back-Up" fundraising campaign presented by the Police Foundation of Kansas City are used to purchase advanced crime-fighting technologies and equipment that would not otherwise be able to be acquired because of the lack of public funds; and

WHEREAS; several of the new crime-fighting technologies and related equipment have and will be employed in the District and throughout Westport/Midtown Kansas City to help prevent violent acts and to apprehend those attempting to commit such violent acts.

NOW, THEREFORE, BE IT RESOLVED, by the Board that a sponsorship of the Annual Fundraising Campaign for the Police Foundation of Kansas City in the amount of \$3000.00 is approved and funds made available to the Westport Regional Business League for such purpose on behalf of Westport.

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

Adopted this 17<sup>th</sup> day of January, 2023

  
\_\_\_\_\_  
Kyle Kelly, Board Member

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson



**RESOLUTION # 2023-02**

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE SLATE OF SUCCESSOR DIRECTORS**

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

WHEREAS; the Bylaws of the District authorize the Board of Directors to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the following slate contains the names and classifications of individuals selected and elected to serve as Successor Directors for the terms noted:

- a. Steve Block, Major Owner, with a term ending on the date of the Annual Meeting in 2025
- b. Larry Goldman, Major Owner, with a term ending on the date of the Annual Meeting in 2025
- c. Christie Montague, Major Owner, with a term ending on the date of the Annual Meeting in 2025
- d. Brett Allred, Major Owner, with a term ending on the date of the Annual Meeting in 2025
- e. Kyle Kelly, Non-Major Owner, with a term ending on the date of the Annual Meeting in 2025
- f. Pam Ptacek, Non-Major Owner, with a term ending on the date of the Annual Meeting in 2025
- g. Zach Marten, Non-Major Owner, with a term ending on the date of the Annual Meeting in 2025

This resolution shall take effect upon approval of the Board.

Adopted this 7<sup>th</sup> day of March, 2023

  
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Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

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

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

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

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

Steve Block, Chair  
Pam Ptacek, Vice-Chair  
Paul Mesler, Secretary  
Zach Marten, Treasurer

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

Adopted this 7<sup>th</sup> day of March, 2023

  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH SHOT STOP WESTPORT**

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

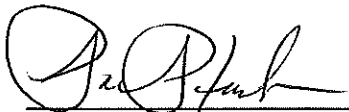
WHEREAS; Shot Stop Westport at 4120 Pennsylvania Avenue within the District is seeking a new liquor license for its planned location in Westport; and

WHEREAS; Shot Stop Westport would like the support and endorsement from the District for its desired expansion of a liquor license and is willing to enter into a Good Neighbor Agreement with the District to insure a continuation of prudent and collaborative operating practices.

NOW, THEREFORE, BE IT RESOLVED, by the Board that the Executive Director is authorized to execute a standard Good Neighbor Agreement with the ownership of Shot Stop Westport and communicate the same after execution to all interested parties within the District .

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

Adopted this 18<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

**THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I**

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ELECTION OF A REPLACEMENT DIRECTOR REPRESENTING MAJOR OWNERS**

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

WHEREAS; A Member of the Board of Directors representing Major Owners recently passed away; and

WHEREAS; THE Board desires to elect Max Wasserstrom of 4622 Pennsylvania Avenue – Suite 700, Kansas City, Missouri to fill the unexpired term for the Board Member position previously held by Steve Block.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Max Wasserstrom is hereby elected to serve as a Board Member of the Board of Directors representing Major Owners for the remainder of the unexpired term due to that position on the Board.

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

Adopted this 18<sup>th</sup> day of April, 2023

  
\_\_\_\_\_  
Pam Ptacek, Vice-Chairperson

ATTEST:

  
\_\_\_\_\_  
Kyle Kelly, Board Member

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE ELECTION OF A NEW CHAIRPERSON

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

WHEREAS; a vacancy recently occurred in the office of Chairperson of the Board before the current term of the office had been completed; and

WHEREAS; in accordance with the District Bylaws, the Board of the District desires to elect a replacement Chairperson for the remainder of the current term for that office.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Pam Ptacek shall be duly elected to the office of Chairperson of the Board to complete an unexpired term of office until the next Annual Meeting of the District.

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

Adopted this 18<sup>th</sup> day of April, 2023

  
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Pam Ptacek, Chairperson

ATTEST:

  
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Kyle Kelly, Board Member