

**Proposed Budget for  
906 Grand  
Community Improvement District  
Fiscal Year Ending April 30, 2027**

Date of Budget Submittal: January 6, 2026  
District Point of Contact Information: Polsinelli PC c/o Curtis Petersen/Amy Grant  
(816) 753-1000  
[cpetersen@polsinelli.com](mailto:cpetersen@polsinelli.com)  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

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

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

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

**906 GRAND COMMUNITY IMPROVEMENT DISTRICT**

**FYE 4/30/2027 PROPOSED BUDGET**

	<b><u>FYE 4/30/2027*</u></b> (proposed)
<b>FUNDS AVAILABLE:</b>	
- Cash on Hand (Beginning of Fiscal Year)	\$ 22,001
<b>ESTIMATED REVENUE:</b>	
- 1% CID Sales and Use Tax (Commence on 7/1/2024)	\$ 130,000
- Developer Advances	
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 152,001</b>
<b>ESTIMATED EXPENDITURES:</b>	
- Operating/Administrative Costs	
D&O Insurance for Board of Directors	\$ 1,200
Legal Fees	\$ -
- City Annual Submission Review Fee	\$ 1,000
- Services	\$ -
- Developer Reimbursement of Formation Costs - Legal Fees	\$ 45,000
- Developer Reimbursement of Operatnig Costs - Legal Fees	\$ 2,500
- Developer Reimbursement of Advanced Project Costs (See attached CID	
Resolution Certifying Improvement Costs)	\$ 100,000
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 149,700</b>
<b>FUNDS AVAILABLE:</b>	
- Cash on Hand End of Fiscal Year	\$ 2,301

\* Estimated values.

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

**906 GRAND COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-8**

**CERTIFY FORMATION, OPERATING, AND IMPROVEMENT COSTS**

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

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

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

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

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

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

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

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

  
\_\_\_\_\_  
Gib Kerr, Chairman

NOTICE:

**This document waives rights unconditionally and states that you have been paid for giving up those rights. It is prohibited for a person to require you to sign this document if you have not been paid the payment amount set forth below. If you have not been paid, use a conditional release form.**

UNCONDITIONAL WAIVER AND RELEASE ON FINAL PAYMENT

Project: AC Marriott Kansas City - MO

Job No.: 1920-025

The signer of this document has been paid in full for all labor, services, equipment, or materials furnished to the property or to VCC LLC (person with whom signer contracted) on the property of 906 Grand Blvd. Hospitality LLC (owner) located at 906 Grand Boulevard, KCMO (location) to the following extent: HVAC installation (job description). The signer therefore waives and releases any mechanic's lien right, any right arising from a payment bond that complies with a state or federal statute, any common law payment bond right, any claim for payment, and any rights under any similar ordinance, rule, or statute related to claim or payment rights for persons in the signer's position.

The signer warrants that the signer has already paid or will use the funds received from this final payment to promptly pay in full all of the signer's laborers, subcontractors, materialmen, and suppliers for all work, materials, equipment, or services provided for or to the above referenced project up to the date of this waiver and release.

Date January 3, 2025

Pro Metals LLC

(Company name)

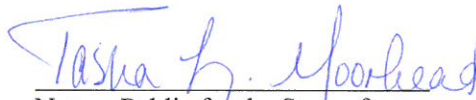
By 

(Signature)

Owner/Manager

(Title)

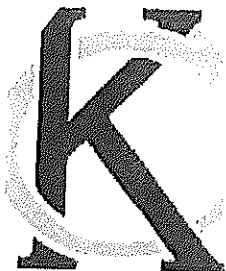
The foregoing instrument was acknowledged before me on January 3, 20 25, by John M. Olivarez, the Owner/Manager of Pro Metals LLC, who acknowledged that he/she was authorized to execute the document and who executed it for the reasons set forth herein. The document was also subscribed to and sworn to before me by the signatory as being true and correct.



Notary Public for the State of Missouri



TASHA L. MOORHEAD  
My Commission Expires  
09-17-2026  
Cass County  
Commission #14416947



# LETTER OF INTENT TO SUBCONTRACT

Project Name/Title 1903/1906 Grand Boulevard

Project Location/Number LCRA-CS2021-ACM

Select one:

Original LOI: ☒

Updated LOI: ☐

## **PART 1:** Prime Contractor VCC, LLC

agrees to enter into a contractual agreement with M/W/DBE/Section 3 Subcontractor Pro Metals LLC who will provide the following goods/services in connection with the above-reference contract: [Insert a brief narrative describing goods/services to be provided. Broad Categorizations (e.g., "electrical," "plumbing," etc.) or the listing of NAICS Codes in which M/W/DBE subcontractor is certified are insufficient and may result in denial of this Letter of Intent to Subcontract.]

Prime mechanical contractor

for an estimated amount of \$ 5,836,410 (or \_\_\_\_\_ % of the total estimated contract value.)

- M/W/DBE Vendor type: ☒ **Subcontractor/manufacturer** (counts as 100% of contract value towards goals)  
☐ **Supplier** (counts as 60% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)  
☐ **Broker** (counts as 10% of the total dollar amount paid or to be paid by a prime contractor for supplies or goods towards goals)

M/W/DBE/Section 3 Subcontractor is, to the best of Prime Contractor's knowledge, currently certified with the City of Kansas City's Human Relations Department to perform in the capacities indicated herein. Prime Contractor agrees to utilize M/W/DBE Subcontractor in the capacities indicated herein, and M/W/DBE Subcontractor agrees to work on the above-referenced contract in the capacities indicated herein, contingent upon award of the contract to Prime Contractor.

**PART 2:** This section is to be completed by the M/W/DBE subcontractor listed above. Please attach additional sheets if needed for more than one intended sub-tier contract. **IMPORTANT: Falsification of this document will result in denial and other remedies available under City Code.**

- Select one: ☒ The M/W/DBE Subcontractor listed above **IS NOT** subcontracting any portions of the above-stated scope of work(s). (Continue to Part 3.)  
☐ The M/W/DBE Subcontractor listed above **IS** subcontracting certain portions of the above stated scope of work(s) to:

a) Company name: Vazquez Construction Company LLC

Full address: 3303 Gillham Road

Kansas City, Missouri 64109

Street number and name

City, State and Zip Code

Primary contact: Trevor Standish

(816)569-6869

Name

Phone

a) This subcontractor is (select one): MBE ☒ WBE ☐ DBE ☐ N/A ☐

i: If this subcontractor is an M/W/DBE certified with the City of Kansas City, Missouri, a separate Letter of Intent must be attached to this document.

ii. If this subcontractor is NOT a certified M/W/DBE certified with the City of Kansas City, Missouri, the firm must still be listed for reporting purposes but a Letter of Intent is not required.

b) Scope of work to be performed: Mechanical Piping

c) The dollar value of this agreement is: \$1,885,000



**PART 3:** Please complete fields below, print, sign/notarize and submit.

**NOTE: SIGNATURES AND NOTARIZATIONS REQUIRED FOR NEW LETTERS OF INTENT (LOI);  
SIGNATURES ONLY FOR UPDATED LOI (ADDING VALUE TO EXISTING CONTRACT).**

PRIME CONTRACTOR BUSINESS NAME: VCC, LLC

Signature: Prime Contractor [Signature] Print Name Wayne Alley  
Title Executive VP Date 06/21/2022

State of Arkansas )  
County of Pulaski )

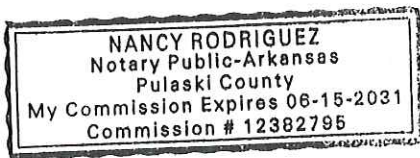
I, Wayne Alley, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this 21st day of June, 2022

My Commission Expires: 6/15/31

[Signature]  
Notary Public

TAMP:



IWD BE SUBCONTRACTOR BUSINESS NAME: Pro Metals LLC.

Signature: Subcontractor [Signature] Print Name John Olivarez  
Owner/Manager Date 5/24/22  
Title

State of Missouri )  
County of Jackson )

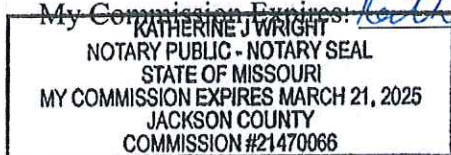
I, Katherine J Wright, state that the above and foregoing is based on my best knowledge and belief.

Subscribed and sworn to before me, a notary public, on this day of 24 May, 2022

My Commission Expires: 3-21-25  
Katherine J Wright

Notary Public

TAMP:





KANSAS CITY  
MISSOURI

## SUBCONTRACTOR AFFIDAVIT FOR FINAL PAYMENT

Project Number LCRA-CS2021-ACM:

Project Title AC Marriott – Construction – VCC, LLC

STATE OF MISSOURI )

) ss:

COUNTY OF Jackson )

After being duly sworn the person whose name and signature appears below hereby states under penalty of perjury that:

1. I am the duly authorized officer of the business indicated below (hereinafter Subcontractor) and I make this affidavit on behalf of Subcontractor in accordance with the requirements set forth in Section 290.290, RSMo. Subcontractor has completed all of the Work required under the terms and conditions of a subcontract as follows:

Subcontract with: Vazquez Commercial Contracting, LLC, Contractor

Work Performed: HVAC

Total Dollar Amount of Subcontract and all Change Orders: \$ 1,952,290.10

City Certified ☒ MBE ☐ WBE ☒ DBE ☐ NA

List certifications: \_\_\_\_\_

2. Subcontractor fully complied with the provisions and requirements of the Missouri Prevailing Wage Law set forth in Sections 290.210, RSMo through 290.340, RSMo.

### Business Entity Type:

### Subcontractor's Legal Name and Address

- ☐ Missouri Corporation  
☐ Foreign Corporation  
☐ Fictitious Name Corporation  
☐ Sole Proprietor  
☒ Limited Liability Company  
☐ Partnership  
☐ Joint Venture  
☐ Other (Specify) \_\_\_\_\_

Vazquez Commercial Contracting, LLC  
3303 Gillham Rd., Kansas City, MO 64109  
Phone No. (816) 569-6869  
Fax: (816) 569-6154  
E-mail: admin@vazquezcc.com  
Federal ID No. 80-0455983

I hereby certify that I have the authority to execute this affidavit on behalf of Subcontractor.

By: [Signature]  
(Signature)  
Mechanical Director  
(Title)

Trevor Standish

(Print Name)

12/27/2024

(Date)

### NOTARY

Subscribed and sworn to before me this 27<sup>th</sup> day of December, 20 24.

My Commission Expires: 10/31/2026

Sydney Ricklefs  
Print Name

By: [Signature]  
Assistant Controller  
Title







KANSAS CITY  
MISSOURI

## SUBCONTRACTOR AFFIDAVIT FOR FINAL PAYMENT

Project Number LCRA-CS2021-ACM:

Project Title AC Marriott – Construction – VCC, LLC

STATE OF MISSOURI )

) ss:

COUNTY OF Jackson )

After being duly sworn the person whose name and signature appears below hereby states under penalty of perjury that:

1. I am the duly authorized officer of the business indicated below (hereinafter Subcontractor) and I make this affidavit on behalf of Subcontractor in accordance with the requirements set forth in Section 290.290, RSMo.

Subcontractor has completed all of the Work required under the terms and conditions of a subcontract as follows:

Subcontract with: VCC, LLC, Contractor

Work Performed: HVAC sheet metal installation

Total Dollar Amount of Subcontract and all Change Orders: \$ 6,454,162.35

City Certified ☒ MBE ☐ WBE ☒ DBE ☐ NA

List certifications: City of Kansas City, MO; Missouri; Kansas

2. Subcontractor fully complied with the provisions and requirements of the Missouri Prevailing Wage Law set forth in Sections 290.210, RSMo through 290.340, RSMo.

Business Entity Type:

- ☐ Missouri Corporation  
☐ Foreign Corporation  
☐ Fictitious Name Corporation  
☐ Sole Proprietor  
☒ Limited Liability Company  
☐ Partnership  
☐ Joint Venture  
☐ Other (Specify)

Subcontractor's Legal Name and Address

Pro Metals LLC

8203 Hickman Mills Drive, Kansas City, MO 64132

Phone No. 816-523-0321

Fax: 816-523-2101

E:mail: jolivarez@prometals.net

Federal ID No. 20-8945173

I hereby certify that I have the authority to execute this affidavit on behalf of Subcontractor.

By:

(Signature)  
Owner/Manager  
(Title)

John M. Olivarez

(Print Name)

December 26, 2024

(Date)



TASHA L. MOORHEAD

My Commission Expires

09-17-2026

Cass County

Commission #14416947

NOTARY

Subscribed and sworn to before me this 26th day of December, 20 24.

My Commission Expires: 09/17/2026

By

Tasha L. Moorhead

Tasha L. Moorhead

Print Name

Office Manager

Title