

August 28, 2017

**BY U.S. MAIL AND E-MAIL**

Missouri Department of Economic Development  
Attn: CID Annual Report  
301 W. High Street  
P.O. Box 118  
Jefferson City, MO 65102  
E-mail: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25<sup>th</sup> Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
E-mail: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

Re: 5050 Main Community Improvement District (the "**District**")  
2016-2017 Annual Report

To Whom It May Concern:

On behalf of Thomas R. McGee, the Executive Director of the District, please find enclosed herewith the 2016-2017 Annual Report for the District.

Should you have any questions, please do not hesitate to call me at (816) 460-2577.

Sincerely,



Ryan C. Westhoff  
Senior Managing Associate

Enclosures

cc: Thomas R. McGee, by e-mail to [tom.mcgee@vantrustre.com](mailto:tom.mcgee@vantrustre.com)  
Jeff S. Smith, by e-mail to [jeff.smith@vantrustre.com](mailto:jeff.smith@vantrustre.com)

ANNUAL REPORT FOR  
5050 MAIN COMMUNITY IMPROVEMENT DISTRICT (the "District")

**SECTION I**

Date: August 16, 2017

CID Contact Information: Jeff S. Smith, Chairman (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 130204, passed on March 28, 2013

**SECTION II**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

To provide funding for the construction of certain electric, telephone, cable, sewer utility improvements, construction of storm water detention facilities, and abatement of environmental issues, as well as construction of infrastructure improvements serving the District.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Jeff S. Smith

Thomas R. McGee

Leah C. FitzGerald

Jordan Glasgow

Christy Soeken

\_\_\_\_\_

## SECTION IV

### FISCAL YEAR 2016-2017 REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) CID Revenues		\$ 0
b) Developer Advances		\$ 89,126
c)		
<b>TOTAL INCOME</b>		<b>\$ 89,126</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) CID Formation Costs	\$ 0	
b) Legal Fees	\$3,900	
c) Insurance	\$1,781	
<b>SUB-TOTAL Administrative</b>	<b>\$5,681</b>	
II. Services:		
a)		
b)		
c)		
<b>SUB-TOTAL Services</b>	<b>\$ 0</b>	
III. Capital Improvements		
a) Streetscape/Sidewalks/Landscape	\$ 0	
b) Street Repairs	\$ 0	
c) Intersection Improvements	\$ 0	
d)		
<b>SUB-TOTAL Capital Improvements</b>	<b>\$ 0</b>	
IV. Other		
a) Interest on Developer Advances	\$ 83,445	
b)		
c)		
<b>SUB-TOTAL Other</b>	<b>\$ 83,445</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$ 5,681	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 83,445	
<b>TOTAL EXPENSES</b>	<b>\$ 89,126</b>	
<b>TOTAL INCOME</b>		<b>\$ 89,126</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$ 89,126</b>
<b>BALANCE</b>		<b>\$ 0</b>

## SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2016-08	Approving and Authorizing Submission of 2015-2016 Annual Reports
2016-09	Electing Interim Director
2015-10	Ratifying Past Action
2017-01	Authorizing Submission of Proposed 2017-2018 Fiscal Year Budget
2017-02	Electing Interim Director
2017-03	Ratifying Past Action
2017-04	Adopting 2017-2018 Fiscal Year Budget
2017-05	Appointing Officers
2017-06	Ratifying Past Action

### 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) 513-6401  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)



RESOLUTION 2016-08

5050 MAIN COMMUNITY IMPROVEMENT DISTRICT

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT APPROVING AND AUTHORIZING SUBMISSION OF 2015-2016 ANNUAL REPORTS.**

WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**"); and

WHEREAS, pursuant to Section 67.1471.4, RSMo., the Board of Directors of the District shall submit a report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the district during such fiscal year within one hundred twenty (120) days after the end of each fiscal year; and

WHEREAS, pursuant to Section 105.145, RSMo. and 15 C.S.R. 40-3.030, the District shall submit an annual report of the financial transactions of the District to the Missouri State Auditor's Office within four (4) months after the end of each fiscal year; and

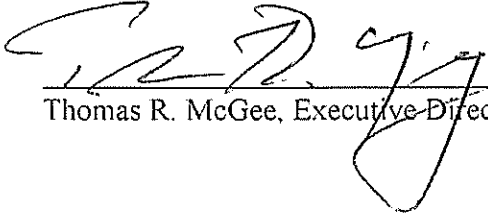
WHEREAS, the 2015-2016 fiscal year of the District ended April 30, 2016; and

WHEREAS, the Board of Directors of the District desires to comply with all applicable financial reporting requirements for the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The Annual Report for the District attached as Exhibit "A" hereto and incorporated herein by reference (the "**2015-2016 City/MDED Report**") is hereby approved by the Board of Directors of the District.
2. The Executive Director is authorized and directed to submit the 2015-2016 City/MDED Report to the City Clerk of Kansas City, Missouri and the Missouri Department of Economic Development no later than August 28, 2016.
3. The Missouri Local Government Financial Statement attached as Exhibit "B" hereto and incorporated herein by reference (the "**2015-2016 Auditor Report**") is hereby approved by the Board of Directors of the District.
4. The Executive Director is authorized and directed to submit the 2015-2016 Auditor Report to the Missouri State Auditor's Office no later than August 30, 2016.
5. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the 2015-2016 annual reports.
6. This resolution shall take effect immediately.


PASSED by the Board of Directors of the 5050 Main Community Improvement District on August 22, 2016.



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Thomas R. McGee, Executive Director

ATTEST:



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Leah C. FitzGerald, Secretary

**EXHIBIT A**

**2015-2016 ANNUAL REPORT OF THE  
5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**



ANNUAL REPORT FOR  
5050 MAIN COMMUNITY IMPROVEMENT DISTRICT (the "District")

**SECTION I**

Date: August 22, 2016

CID Contact Information: Jeff S. Smith, Chairman (816) 569-1441

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 130204, passed on March 28, 2013

**SECTION II**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

To provide funding for the construction of certain electric, telephone, cable, sewer utility improvements, construction of storm water detention facilities, and abatement of environmental issues, as well as construction of infrastructure improvements serving the District.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Jeff S. Smith

Thomas R. McGee

Leah C. FitzGerald

Martin J. McDonnell

Christy Soeken

\_\_\_\_\_

## SECTION IV

### FISCAL YEAR 2015-2016 REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) CID Revenues		\$ 0
b) Developer Advances		\$ 85,750
c)		
<b>TOTAL INCOME</b>		<b>\$ 85,750</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) CID Formation Costs	\$ 0	
b) Legal Fees	\$5,568	
c) Insurance	\$1,781	
<b>SUB-TOTAL Administrative</b>	<b>\$7,349</b>	
II. Services:		
a)		
b)		
c)		
<b>SUB-TOTAL Services</b>	<b>\$ 0</b>	
III. Capital Improvements		
a) Streetscape/Sidewalks/Landscape	\$ 0	
b) Street Repairs	\$ 0	
c) Intersection Improvements	\$ 0	
d)		
<b>SUB-TOTAL Capital Improvements</b>	<b>\$ 0</b>	
IV. Other		
a) Interest on Developer Advances	\$ 78,400	
b)		
c)		
<b>SUB-TOTAL Other</b>	<b>\$ 78,400</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$ 7,349	
II. Services	\$ 0	
III. Capital Improvements	\$ 0	
IV. Other	\$ 78,400	
<b>TOTAL EXPENSES</b>	<b>\$ 85,750</b>	
<b>TOTAL INCOME</b>		<b>\$ 85,750</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$ 85,750</b>
<b>BALANCE</b>		<b>\$ 0</b>

## SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2015-06	Approving and Authorizing Submission of 2014-2015 Annual Reports
2015-07	Ratifying Past Action
2016-01	Authorizing Submission of Proposed 2016-2017 Fiscal Year Budget
2016-02	Authorizing Submission of Slate of Successor Directors
2016-03	Ratifying Past Action
2016-04	Adopting 2016-2017 Fiscal Year Budget
2016-05	Appointing Officers
2016-06	Adopting Open Meetings and Records Policy
2016-07	Ratifying Past Action

### 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) 513-6401  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

**EXHIBIT B**

**2015-2016 MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT  
OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary for Month Year  
the Year Ended 4 2016

2. Name of political subdivision 5050 Main Community Improvement District

3. Political subdivision number 17-048-0037

4. Name of county Jackson

5. Name of contact  
Jeff S. Smith, Chairman

6. Mailing address  
4900 Main Street, Suite 400  
Kansas City, MO 64112

7. Telephone number  
816-569-1441

8. Fax number  
816-569-1442

9. Email address  
jeff.smith@vantrustre.com

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")

1. \_\_\_\_\_  
2. \_\_\_\_\_  
3. \_\_\_\_\_

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Kelli A. Fitzpatrick  
Preparer's Name

Dir. Of Acquisitions  
Title

22-Aug 2016  
Date

## INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail  
the completed  
form to

State Auditor's Office  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to: [polysubfs@auditor.mo.gov](mailto:polysubfs@auditor.mo.gov)

### Part I – FINANCIAL STATEMENT

#### A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

## Part I - FINANCIAL STATEMENT - Continued

13. **Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
14. **Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
16. **Charges for Services** – Include fees and service revenue.
17. **Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
18. **Interest Earned** – Interest earned from investments.
19. **Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
20. **Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
21. **Donations** – Gifts of cash or securities from private individuals or corporations.
22. **Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object.

Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

**B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.

**E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.

**F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**G. General Operating Revenue (page 9)** – Revenue that is not required by the enacting ordinance, law or Constitution to be used only for a designated purpose and can be used to pay any bill or obligation of a city, county, or other political subdivision. This includes, but is not limited to, general sales tax, general use tax, general property tax, and fees from certain licenses and permits, interest, fines and penalties. "General operating revenue" does not include, among other items, designated sales or use taxes, user fees, grant funds or other revenue designated by law, ordinance, or Constitution, for a specific purpose.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

# Part I - FINANCIAL STATEMENT

5050 Main Community Improvement District

## A. Receipts

FUNDS - Report in whole dollars

		TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	T01	\$ 0	\$	\$	\$	
2. Total sales tax	T09	0				
3. Amusement sales tax	T11	0				
4. Motor fuel tax	T13	0				
5. Public utilities sales tax	T15	0				
6. Tobacco products tax	T16	0				
7. Hotel/Motel and restaurant/meals tax	T19	0				
8. Alcoholic beverages licensing and permit taxes	T20	0				
9. Amusement licensing and permit taxes	T21	0				
10. Motor vehicles licensing and permit taxes	T24	0				
11. Franchise tax (public utilities tax)	T27	0				
12. Occupation and business licensing and permit taxes	T28	0				
13. Other licenses and permit fees	T29	0				
14. Intergovernmental receipts						
a.		0				
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. TOTAL Sum of lines 14a-h		\$ 0	\$ 0	\$ 0	\$ 0	0
15. SUBTOTAL Sum of Items 1-14i		\$ 0	\$ 0	\$ 0	\$ 0	0

# Part I - FINANCIAL STATEMENT - Continued

5050 Main Community Improvement District

## A. Receipts - Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL						
(from page 3)						
16. Charges for Services						
a.		0				
b.		0				
c.		0				
d. TOTAL						
Sum of lines 16a-c		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts						
a.		0				
b.		0				
c.		0				
d.		0				
e. TOTAL						
Sum of lines 17a-d		\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned	U20	0				
19. Fines, costs, and forfeitures	U30	0				
20. Rents	U40	0				
21. Donations	U50	0				
22. Other receipts and transfers						
a. Developer Advances		85,750	85,750			
b.		0				
c. Interfund transfers		0				
d. TOTAL						
Sum of lines 22a-c		\$ 85,750	\$ 85,750	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS						
Sum of items						
15 through 22d		\$ 85,750	\$ 85,750	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5



# Part I - FINANCIAL STATEMENT - Continued

5050 Main Community Improvement District

## B. Disbursements (by function)

FUNDS - Report in whole dollars

		TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	E44	\$ 0	\$	\$	\$	
2. Financial administration	E23	0				
3. Central administration	E29	7,350	7,350			
4. Fire	E24	0				
5. Parks and recreation	E61	0				
6. Solid waste management	E81	0				
7. Sewerage	E80	0				
8. Water supply system	E91	0				
9. Hospitals	E36	0				
10. Health (other than hospital)	E32	0				
11. Police	E62	0				
12. Judicial and legal	E25	0				
13. Correctional institutions	E04	0				
14. Probation	E05	0				
15. General public buildings	E31	0				
16. Libraries	E52	0				
17. Public welfare	E79	0				
18. Protective inspection and regulation	E86	0				
19. Housing and community development	E50	0				
20. Economic development	E89	0				
21. Natural resources	E59	0				
22. Airports	E01	0				
23. SUBTOTAL						
Sum of lines 1-22		\$ 7,350	\$ 7,350	\$ 0	\$ 0	\$ 0

# Part I - FINANCIAL STATEMENT - Continued

5050 Main Community Improvement District

## B. Disbursements (by function) Continued

FUNDS - Report in whole dollars

		TOTAL all funds	General Fund	Fund	Fund	Fund
23. SUBTOTAL (from page 5)	\$	7,350	7,350	0	0	0
24. Electric power system	E92	0				
25. Parking facilities	E60	0				
26. Gas supply system	E93	0				
27. Transit or bus system	E94	0				
28. Sea and Inland port facilities	E87	0				
29. Miscellaneous commercial activities	E03	0				
30. Other - Specify Interest on Developer						
a. Advances		78,400	78,400			
b.		0				
c.		0				
31. Interfund transfers		0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$	85,750	85,750	0	0	0
C. Disbursements (by object)						
1. Salaries	200	0				
2. Fringe benefits		0				
3. Operations		85,750	85,750			
4. SUBTOTAL Sum of items C1-3	\$	85,750	85,750	0	0	0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

# Part I - FINANCIAL STATEMENT - Continued

5050 Main Community Improvement District

## B. Disbursements (by object) - Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL (from page 6)	\$ 85,750	\$ 85,750	\$ 0	\$ 0	\$ 0
5. Capital expenditures - Specify Streetscape/Sidewalks/					
a. Landscape	0				
b. Street Repairs	0				
c. Intersection Improvements	0				
d.	0				
e.	0				
f.	0				
g.	0				
6. Interfund transfers - Specify					
a.	0				
b.	0				
7. TOTAL DISBURSEMENTS (by object)					
Sum of items 4-6b	\$ 85,750	\$ 85,750	\$ 0	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
D. Statement of Indebtedness				
1. General obligation bonds				
a.	19U	29U	39U	49U
b.				0
c.				0
2. 2 Revenue bonds				
a.	19U	29U	39U	49U
b.				0
c.				0
4. SUBTOTAL Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

# Part I - FINANCIAL STATEMENT - Continued

5050 Main Community Improvement District

## D. Statement of Indebtedness Continued

### 3. SUBTOTAL

(from page 7)

### 4. Other debt - Specify

a.

b.

c.

### 5. Conduit debt

### 6. TOTAL STATEMENT OF INDEBTEDNESS

Sum of items 3-5

FUNDS - Report in whole dollars				
Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year	
	Issued	Retired		
\$ 0	\$ 0	\$ 0	\$ 0	
			0	
			0	
			0	
			0	
\$ 0	\$ 0	\$ 0	\$ 0	

## E. Interest on Debt

1. Interest on water supply system debt	191	\$	
2. Interest on electric power system debt	192	\$	
3. Interest on gas supply system debt	193	\$	
4. Interest on transit or bus system debt	194	\$	
5. Interest on all other debt	199	\$	

## F. Statement of Assessed Valuation and Tax Rates

1. Real estate	\$	
2. Personal property		
3. State assessed railroad and utility		
<b>TOTAL VALUATION</b>		
4. Sum of items F1-3	\$	0

Tax Rates Funds - Specify

1.		
2.		
3.		
4.		
5.		
6.		

### Part I - FINANCIAL STATEMENT - Continued

#### G. Accounting of the percent of annual general operating revenue from fines and court costs for traffic violations (required by Section 302.341, RSMo)

1. Annual general operating revenue of the political subdivision \$
2. Fines and court costs from traffic violations, including amended charges from any charged traffic violation, which occurs within the political subdivision \$
3. Percentage (line 2 divided by line 1)

Comments/Explanation, if needed

### Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
A. Beginning balance	\$ 0	\$	\$	\$	
B. Total receipts	85,750	85,750	0	0	0
C. Total disbursements	85,750	85,750	0	0	0
D. Ending balance	\$ 0	\$ 0	\$ 0	\$ 0	0

#### NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.



RESOLUTION 2016-09

5050 MAIN COMMUNITY IMPROVEMENT DISTRICT

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.**

WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**"); and

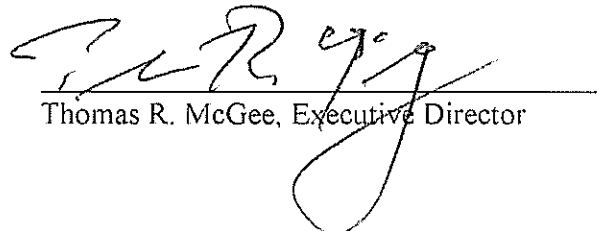
WHEREAS, Martin J. McDonnell has resigned from his position as a Member of the Board of the Directors of the District, as evidenced by the attached Resignation; and

WHEREAS, Tyler Page is at least 18 years of age, is legally authorized to represent 51st & Main, LLC, both an owner of real property and a business operating within the District, and has been a resident of the State of Missouri for at least one year.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Martin J. McDonnell's resignation is recognized and accepted.
2. Tyler Page is hereby elected to the Board of Directors of the District as an interim director for the remainder of Martin J. McDonnell's term.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on August 22, 2016.

  
Thomas R. McGee, Executive Director

ATTEST:


  
Leah C. FitzGerald, Secretary

## RESIGNATION

To: Secretary of 5050 Main Community Improvement District (the "District")

The undersigned duly elected or appointed member of the Board of Directors of the District, hereby tenders my resignation as a Member of the Board of Directors of the District, effective immediately.

Dated: March 25, 2016

  
\_\_\_\_\_  
Martin McDonnell





RESOLUTION 2016-10

5050 MAIN COMMUNITY IMPROVEMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.

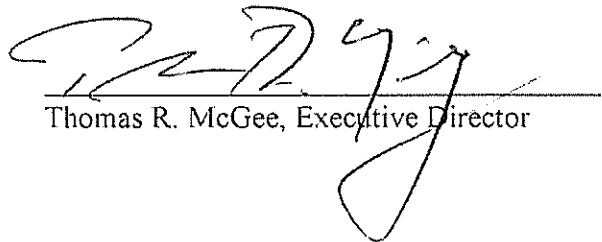
WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**"); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:


1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on August 22, 2016.



Thomas R. McGee, Executive Director

ATTEST:



Leah C. FitzGerald, Secretary



**RESOLUTION 2017-01**

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING SUBMISSION OF PROPOSED 2017-2018 FISCAL YEAR BUDGET.**

WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the “**District**”); and

WHEREAS, pursuant to Section 67.1471.2, RSMo., the Board of Directors of the District shall submit to the City of Kansas City, Missouri a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year; and

WHEREAS, the next fiscal year of the District begins May 1, 2017; and

WHEREAS, the Board of Directors of the District desires to authorize the Executive Director to submit the proposed 2017-2018 fiscal year budget of the District to the City Clerk of the City of Kansas City, Missouri for review.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The proposed 2017-2018 fiscal year budget of the District attached as Exhibit “A” hereto and incorporated herein by referenced (the “**Proposed Budget**”) is tentatively approved by the Board of Directors of the District, pending review by the City of Kansas City, Missouri.
2. The Executive Director is authorized and directed to submit the Proposed Budget to the City Clerk of the City of Kansas City, Missouri no later than January 31, 2017.
3. The Executive Director is directed to provide copies of any comments made by the City of Kansas City, Missouri concerning the Proposed Budget to the Board of Directors of the District within seven (7) days of receipt.
4. The Officers and Special Counsel of the District are authorized to take such further actions as are reasonably necessary for the submission of the Proposed Budget to the City of Kansas City, Missouri as authorized by this Resolution.
5. This resolution shall take effect immediately.


PASSED by the Board of Directors of the 5050 Main Community Improvement District on January 25, 2017.



---

Thomas R. McGee, Executive Director

ATTEST:



---

Leah C. FitzGerald, Secretary

**EXHIBIT A**

**2017-2018 PROPOSED BUDGET OF THE  
5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET - FISCAL YEAR ENDING APRIL 30, 2018**

	<i><b>FY 2017-2018 Budget</b></i>	<i><b>FY 2016-2017 Budget</b></i>
<b>REVENUE</b>		
Advances from Developer	\$ -	\$ -
CID Sales Tax Revenues	\$ 23,052	\$ 22,470
<b>TOTAL REVENUES</b>	<b>\$ 23,052</b>	<b>\$ 22,470</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Management Fee	\$ 6,000	\$ 6,000
Legal Fees	\$ 5,000	\$ 5,000
Administrative, Accounting & Audit Fees	\$ 1,000	\$ 1,000
Insurance Costs	\$ 2,000	\$ 2,000
<b>Services</b>		
Ongoing Services	\$ -	\$ -
<b>Onsite Capital Improvements</b>		
Electrical Utility Relocation	\$ -	\$ -
Telecom & Cable Relocation	\$ -	\$ -
Sewer Relocation	\$ -	\$ -
Stormwater Detention	\$ -	\$ -
New Street Lights	\$ -	\$ -
New Streetscape/Sidewalks/Landscaping	\$ -	\$ -
Street Repairs	\$ -	\$ -
Intersection Improvements	\$ -	\$ -
Environmental Abatement	\$ -	\$ -
<b>Other</b>		
Developer Reimbursement	\$ -	\$ -
Interest Carry on Developer Advances	\$ 9,052	\$ 8,470
<b>TOTAL EXPENDITURES</b>	<b>\$ 23,052</b>	<b>\$ 22,470</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<b>\$ -</b>	<b>\$ -</b>

**General Notes**

The District is obligated to repay Developer's advances in the approximate amount of \$1,631,340, which includes start up and formation costs in the amount of \$50,000. Once actual costs advanced by Developer become fixed, such amount shall be evidenced by a Note from the District in favor of Developer. Interest payments are calculated at 6% annually for any unreimbursed Developer advances.







**RESOLUTION 2017-02**

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT ELECTING INTERIM DIRECTOR.**

WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**"); and

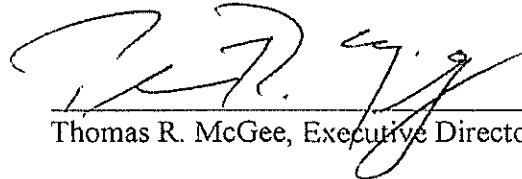
WHEREAS, Tyler Page has resigned from her position as a Member of the Board of the Directors of the District, as evidenced by the attached Resignation; and

WHEREAS, Jordan Glasgow is at least 18 years of age, is legally authorized to represent 51st & Main, LLC, both an owner of real property and a business operating within the District, and has been a resident of the State of Missouri for at least one year.


NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Tyler Page's resignation is recognized and accepted.
2. Jordan Glasgow is hereby elected to the Board of Directors of the District as an interim director for the remainder of Tyler Page's term.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on January 25, 2017.

  
Thomas R. McGee, Executive Director

ATTEST:

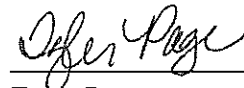
  
Leah C. FitzGerald, Secretary

## RESIGNATION

To: Secretary of 5050 Main Community Improvement District (the “**District**”)

The undersigned duly elected or appointed member of the Board of Directors of the District, hereby tenders my resignation as a Member of the Board of Directors of the District, effective immediately.

Dated: December 8, 2016

A handwritten signature in cursive script, appearing to read "Tyler Page", is written above a horizontal line.

Tyler Page



**RESOLUTION 2017-03**

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.**

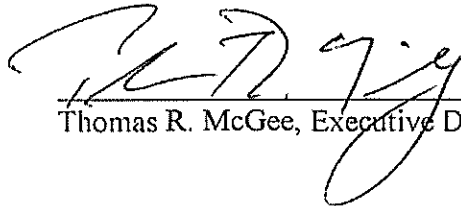
WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**"); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.


NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on January 25, 2017.

  
\_\_\_\_\_  
Thomas R. McGee, Executive Director

ATTEST:

  
\_\_\_\_\_  
Leah C. FitzGerald, Secretary



**RESOLUTION 2017-04**

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT ADOPTING THE 2017-2018 FISCAL YEAR BUDGET.**

WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**");

WHEREAS, pursuant to Section 67.1471.3, RSMo., the Board of Directors of the District shall adopt an annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year, no later than thirty (30) days prior to the first day of each fiscal year;

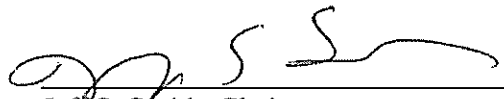
WHEREAS, the next fiscal year of the District begins May 1, 2017; and

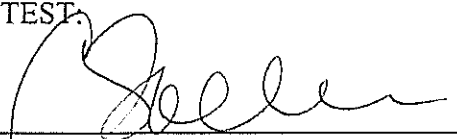
WHEREAS, the Board of Directors of the District desires to adopt the 2017-2018 fiscal year budget of the District.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The 2017-2018 fiscal year budget of the District attached as Exhibit A hereto and incorporated herein by reference is hereby adopted by the Board of Directors of the District.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on March 30, 2017.

  
\_\_\_\_\_  
Jeff S. Smith, Chairman

ATTEST.  
  
\_\_\_\_\_  
Christy Soeken, Treasurer/Acting Secretary

**EXHIBIT A**  
**2017-2018 BUDGET OF THE**  
**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET - FISCAL YEAR ENDING APRIL 30, 2018**

	<i><b>FY 2017-2018 Budget</b></i>	<i><b>FY 2016-2017 Budget</b></i>
<b>REVENUE</b>		
Advances from Developer	\$ -	\$ -
CID Sales Tax Revenues	\$ 23,052	\$ 22,470
<b>TOTAL REVENUES</b>	<u>\$ 23,052</u>	<u>\$ 22,470</u>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Management Fee	\$ 6,000	\$ 6,000
Legal Fees	\$ 5,000	\$ 5,000
Administrative, Accounting & Audit Fees	\$ 1,000	\$ 1,000
Insurance Costs	\$ 2,000	\$ 2,000
<b>Services</b>		
Ongoing Services	\$ -	\$ -
<b>Onsite Capital Improvements</b>		
Electrical Utility Relocation	\$ -	\$ -
Telecom & Cable Relocation	\$ -	\$ -
Sewer Relocation	\$ -	\$ -
Stormwater Detention	\$ -	\$ -
New Street Lights	\$ -	\$ -
New Streetscape/Sidewalks/Landscaping	\$ -	\$ -
Street Repairs	\$ -	\$ -
Intersection Improvements	\$ -	\$ -
Environmental Abatement	\$ -	\$ -
<b>Other</b>		
Developer Reimbursement	\$ -	\$ -
Interest Carry on Developer Advances	\$ 9,052	\$ 8,470
<b>TOTAL EXPENDITURES</b>	<u>\$ 23,052</u>	<u>\$ 22,470</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	<u>\$ -</u>	<u>\$ -</u>

**General Notes**

The District is obligated to repay Developer's advances in the approximate amount of \$1,631,340, which includes start up and formation costs in the amount of \$50,000. Once actual costs advanced by Developer become fixed, such amount shall be evidenced by a Note from the District in favor of Developer. Interest payments are calculated at 6% annually for any unreimbursed Developer advances.





**RESOLUTION 2017-05**

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.**

WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**");

WHEREAS, the District's Bylaws require the Board of Directors to appoint a Chairman, Secretary, Treasurer and Executive Director at each annual meeting; and

WHEREAS, the Board of Directors desires to appoint a Chairman, Secretary, Treasurer and Executive Director to serve as the officers of the District until the next annual meeting in accordance with the Bylaws.

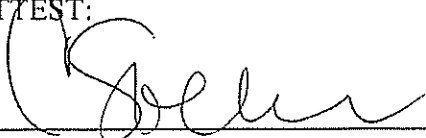
NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. Jeff S. Smith is the appointed Chairman of the District.
2. Leah C. FitzGerald is the appointed Secretary of the District.
3. Christy Soeken is the appointed Treasurer of the District.
4. Thomas R. McGee is the appointed Executive Director of the District.
5. Each Officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
6. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on March 30, 2017.

  
\_\_\_\_\_  
Jeff S. Smith, Chairman

ATTEST:

  
\_\_\_\_\_  
Christy Soeken, Treasurer/Acting Secretary



**RESOLUTION 2017-06**

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTION.**

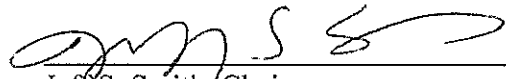
WHEREAS, pursuant to Ordinance No. 130204 passed on March 28, 2013, the City of Kansas City, Missouri approved the Petition to establish the 5050 Main Community Improvement District (the "**District**"); and

WHEREAS, the Board of Directors of the District desires to ratify, acknowledge and accept all lawful actions taken by or on behalf of the District prior to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. All lawful actions taken by or on behalf of the District as of the date of this resolution are hereby ratified, acknowledged and accepted.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the 5050 Main Community Improvement District on March 30, 2017.

  
\_\_\_\_\_  
Jeff S. Smith, Chairman

ATTEST:

  
\_\_\_\_\_  
Christy Soeken, Treasurer/Acting Secretary