

ANNUAL REPORT FOR
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I (CID)
FISCAL YEAR ENDING APRIL 30, 2025

SECTION I

Date of Report Submittal: August 27, 2025

CID Contact Information: Kerrie D. Tyndall, Executive Director
kerrie@wrbl.org or 816-500-7098

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

CURRENT MEMBERS OF THE BOARD OF DIRECTORS ARE AS FOLLOWS:

WESTPORT COMMUNITY IMPROVEMENT DISTRICT I
Current Board Members

Chairperson

Pam Ptacek
Westport Coffee House
4010 Pennsylvania Avenue
Kansas City, MO 64111
Office: 816.756.3222
Cell: 816.304.0267
pamptacek@hotmail.com
Term: (3/4/2025 – 3/2/2027)

Vice Chairperson

Max Wasserstrom
Block Real Estate Services
4622 Pennsylvania Avenue, Suite 700
Kansas City, MO 64112
Office: 816.412.8428
Mobile: 913.269.0611
mwasserstrom@blockllc.com
Term: (3/4/2025 – 3/2/2027)

Treasurer

Brett Allred
Allred Management
P.O. Box 5810
Kansas City, MO 64111
913.832.6175
brett@allredmgt.com
Term: (3/4/2025 – 3/2/2027)

Secretary

Paul Mesler
41 Penn Condominiums
4141 Pennsylvania Avenue, #508
Kansas City, MO 64111-3032
816.804.0344
pmesler@kc.rr.com
Term: (3/5/2024 – 3/3/2026)

Kyle Kelly
Kelly's Westport Inn
500 Westport Road
Kansas City, MO 64111
816.561.5800
kylekelly1953@gmail.com
Term: (3/4/2025 – 3/2/2027)

Larry Goldman
Broadway Westport Properties
2409 W. 104th Terrace
Leawood, KS 66206
913.707.9030
lgoldman@ccim.net
Term: (3/4/2025 – 3/2/2027)

Laura Bennison (proxy Larry Goldman)
Byram Asset Management LLC
5350 W. 94th Terrace, Suite 104
Prairie Village, KS 66207
913.909.7869
laura@byrammgmt.com
Term: (3/4/2025 – 3/2/2027)

Matthew Vos
Murfin Drilling Company, Inc.
250 N. Water, Suite 300
Wichita, KS 67202
Office: 316.858.8640
Cell: 303.250.5797
mvos@murfininc.com
Term: (3/5/2024 – 3/3/2026)

Jeremy Hurt
Murfin Drilling Company, Inc.
250 N. Water, Suite 300
Wichita, KS 67202
jhurt@murfininc.com
Cell: 316.858.8682
Term: (3/5/2024 – 3/3/2026)

Christie Montague
Colliers International
4520 Main Street, Suite 1000
Kansas City, MO 64111
816.556.1151
Christie.Montague@colliers.com
Term: (3/4/2025 – 3/2/2027)

Shannon JeuDevine
Wesley on Broadway
4111 Broadway Blvd.
Kansas City, MO 64111
816.601.1500
SJeuDevine@avenue5.com
Term: (9/3/2024 – 3/3/2026)

Kerrie Tyndall, Executive Director
Westport Regional Business League
4050 Pennsylvania Avenue, Suite M-100
Kansas City, MO 64111
Office: 816.531.4370
kerrie@wrbl.org
Hired: 2025

Total Number of Voting Members = 10

SECTION III

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 (\$1,168,650.14), event management/marketing/promotion (\$140,419.14), and administration/overhead (\$355,208.73). Total Expenses for the fiscal year were \$1,664,278.01

SECTION IV

Date Proposed Budget Was Submitted: January 25, 2024 and January 29, 2025

Date Annual Budget Was Adopted: August 20, 2024 and August 19, 2025

Date Most Recent Prior Annual Report Sent To Municipality: August 27, 2024

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2024-04	Approving New Requirements for Good Neighbor Agreements
2024-05	Enforcement of the Good Neighbor Agreement with Taco Bell Cantina
2024-06	Approving the Levy of Special Assessments
2024-07	Approving the Annual Budget
2024-08	Approving a Conflict of Interest Policy
2024-09	Authorizing the Execution of Good Neighbor Agreements with Le Champion at 4149 Pennsylvania Avenue
2024-10	Authorizing issuance of credit to BarRec for incorrect application of CID extended hours assessment for the 2023-2024 assessment year
2024-11	Authorizing The Adjustment of Terms of a Settlement Agreement with Taco Bell Cantina
2024-12	Authorizing the Execution of an Engagement Letter for Accounting Services and Tax Return Preparation
2024-13	Changing the Authorized Signatories on the Deposit and Checking Accounts
2024 -14	Instructing the Executive Director to Send Communication to a Property Owner Regarding a Request for a Rebate on Special Assessments
2025-01	Approving the Election of Directors
2025-02	Approving the Election of Officers
2025-03	Electing Kerrie Tyndall as a Non-Voting Member of the Board
2025-04	Authorizing Kerrie Tyndall as an Authorized Signer on All District Bank Accounts

BOARD RESOLUTIONS:

☒ ATTACHED ☐ NONE APPROVED

CID BYLAW AMENDMENTS:

☐ ATTACHED ☒ NONE APPROVED

Copies of Current Bylaws - Attached

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
APPROVING NEW REQUIREMENTS FOR GOOD NEIGHBOR AGREEMENTS**

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 renewal of the District Plan in 2023 included language requiring all alcohol license holders in the District to execute a Good Neighbor Agreement ("GNA") or be subject to an additional twenty percent (20%) increase in their annual assessment; and

WHEREAS, the District currently has twelve (12) establishments operating without executed GNAs, as their operations began prior to 2013 when GNAs were first implemented; and

WHEREAS, the Board has reviewed and discussed draft contract language outlining potential changes to the owner/business requirements in the GNA to align with the District's renewed plan and policy goals;

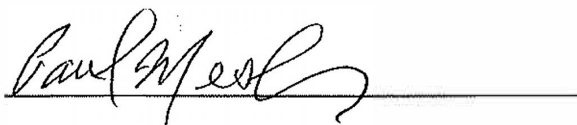
NOW, THEREFORE, BE IT RESOLVED, that upon a motion duly made, seconded, and unanimously approved by the Board members present, the Board hereby approves the outlined changes to the Good Neighbor Agreement as drafted, requiring all businesses within the District that sell alcohol by the drink to execute a GNA in lieu of paying an additional twenty percent (20%) in their annual assessments.

Adopted this 21st day of May, 2024.



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
AUTHORIZING THE ENFORCEMENT OF THE GOOD NEIGHBOR AGREEMENT
WITH TACO BELL CANTINA**

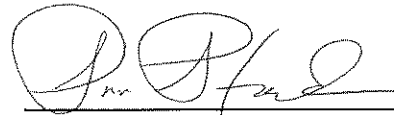
WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance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

WHEREAS; A recent shooting had occurred at Taco Bell Cantina and

WHEREAS; the agreement requires that if an incident occurs within or in immediate proximity to their establishment, they must have two off-duty KCPD officers onsite on Friday and Saturday nights at midnight and later moving forward

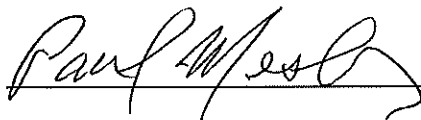
NOW, THEREFORE, BE IT RESOLVED, that the board approved enforcement of the terms of the Good Neighbor Agreement and authorized the General Counsel to move forward in that regard.

Adopted this 18th day of June, 2024



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

RESOLUTION# 2024-06

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING LEVY OF SPECIAL ASSESSMENTS

WHEREAS; the Board of Directors (the "Board") of the Westport Community Improvement District (the District) desires to levy a special assessment against real property benefited within the District ("the CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments (the "Petition"), as approved on October 2, 2003 by the City Council of Kansas City, Missouri by Ordinance Number 031062; and

WHEREAS; pursuant to the Petition, each year the Board shall establish the rate of the CID Special Assessment for each established use category for each Tract, Lot, or parcel of real property within the District ("Lot"); and

WHEREAS; the Board desires to set forth the applicable CID Special Assessment and use category for each Lot.

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

Section 1. Properly Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the Petition will be benefited by the financing of the Eligible Services (as defined in the Petition) and the operation of the District.

Section 2. CID Special Assessments. The Board hereby establishes and levies the following CID Special Assessments against real property in the District as follows:

- A. Each Lot, or portion of each Lot, which is classified by the Board as Category 1 is hereby levied a Special Assessment in the amount of \$2.0005 per square foot of Useable Area (as the term is defined in the Petition) (the "Category 1 Baseline Assessment").
- B. Each Lot, or portion of each Lot, which is classified by the Board as Category 2 is hereby levied a Special Assessment in the amount of \$1.2003 per square foot of Useable Area (the "Category 2 Baseline Assessment").
- C. Each Lot, or portion of each Lot, which is classified by the Board as Category 3 is hereby levied the Category 1 Baseline Assessment, plus the Extended Hours Assessment (as that term is defined in the Petition) in the amount of \$3.9385 per square foot of Useable Space against twenty percent (20%) of the Useable Area of such Lot, or portion of such Lot.
- D. Each Lot, or portion of each Lot, which is classified by the Board as Category 4 is hereby levied the Category 1 Baseline Assessment, plus the Extended Hours Assessment against thirty-five percent (35%) of the Useable Area of such Lot, or portion of such Lot.
- E. Each Lot, or portion of each Lot, which is classified by the Board as Category 5 is

hereby levied the Category 1 Baseline Assessment, plus seventy-five percent (75%) of the Graduated Extended Hours Assessment (as the term is defined in the Petition).

F. Each Lot, or portion of each Lot, which is classified by the Board as Category 6 is hereby levied the Category 1 Baseline Assessment plus one hundred percent (100%) of the Graduated Extended Hours Assessment.

G. Each Lot, or portion of each Lot, which is classified by the Board as Category 3, Category 5, or Category 6, and which has an area that has been determined by the Board to be used for dancing, is hereby levied, in addition to the foregoing applicable Special Assessments, an additional Dance Floor Assessment in an amount equal to the Extended Hours Assessment against ten percent (10%) of the Useable Area of such Lot, or portion of such Lot.

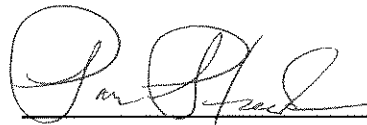
H. Each Lot, or portion of each Lot, which is classified by the Board as Category 7 is hereby levied the Residential Assessment (as that term is defined in the Petition) in the amount of one-hundred three dollars and seventy-six cents (\$103.76) per Lot, or portion of such Lot.

I. Each Lot, or portion of each Lot, which is classified by the Board as Category 4, Category 5, or Category 6, and which has not entered into a "Good Neighbor Agreement" with the District, is hereby levied, in addition to the foregoing applicable Special Assessments, an additional Good Neighbor Assessment (as that term is defined in the Petition) in an amount equal to the Extended Hours Assessment against twenty percent (20%) of the Useable Area of such Lot, portion of such Lot.

Section 3 Classification of Lots The classification of each Lot, or portion of each Lot, the applicable category, Useable Area and Total CID Special Assessment levied against each Lot, or portion of each Lot is set forth in Exhibit A.

Section 4 Collection of Assessments The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Petition.

Adopted this 20th day of August 2024.


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORTCOMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
APPROVING THE BUDGET FOR FISCAL YEAR 2025**

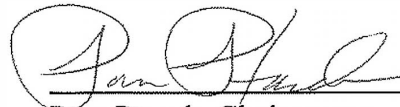
WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance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

WHEREAS; the Board desires to approve the District's proposed budget for fiscal year 2024 as presented in order to continue the enhanced services and programs described in the Petition.

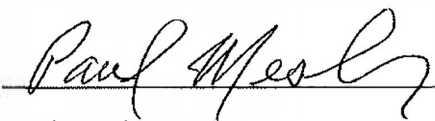
NOW, THEREFORE, BE IT RESOLVED, by the Board that the proposed budget for fiscal year 2024 is approved as presented and the Executive Director of the District is authorized to take all further actions, in consultation with the Chairperson or other officer, to carry out the purposes and intent of this Resolution.

This resolution shall become effective as of the first day of the 2024 fiscal year.

Adopted this 20th day of August, 2024


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT") APPROVING THE CONFLICT-OF-INTEREST POLICY FOR THE DISTRICT

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 reaffirm and re-approve the District's previously adopted Conflict-of-Interest Policy to protect the public interest when the District is contemplating entering into a transaction or arrangement that might benefit the private interest of an officer or director.

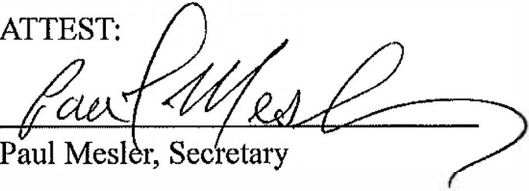
NOW, THEREFORE, BE IT RESOLVED, by the Board that the existing Conflict of-Interest Policy for the District has been reviewed and reapproved with no changes, amendments, additions, or deletions.

This resolution shall become effective upon passage by the board.

Adopted this 20th day of August, 2024


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORTCOMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
AUTHORIZING THE EXECUTION OF A GOOD NEIGHBOR AGREEMENT WITH LE
CHAMPION AT 4149 PENNSYLVANIA AVENUE**

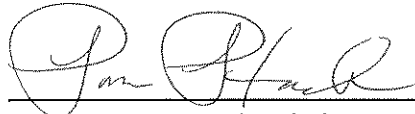
WHEREAS; the District was incorporated as a Missouri not-for-profit corporation on March 21, 2002 and the City Council of the City of Kansas City, Missouri approved the Petition to Establish the Westport Community Improvement District and Authorize Special Assessments on October 2, 2003 by Ordinance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

WHEREAS; Le Champion at 4149 Pennsylvania Avenue plans to open an establishment and will operate as a coffee shop by day and wine lounge by night; and

WHEREAS; Le Champion at 4149 Pennsylvania Avenue would like the support and endorsement from the District for its liquor license application in exchange for their assurances of prudent and collaborative operating practices as evidenced in an executed Good Neighbor Agreement with the District.

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 with the owners of Le Champion at 4149 Pennsylvania Avenue and after full execution to communicate the same to all interested parties in the District.

Adopted this 19th day of November, 2024


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
AUTHORIZING THE ISSUANCE OF A CREDIT TO BARREC FOR INCORRECT
APPLICATION OF CID EXTENDED HOURS ASSESSMENT FOR THE 2023-2024
ASSESSMENT YEAR**

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; BarRec operates a business at 4120 Pennsylvania Avenue

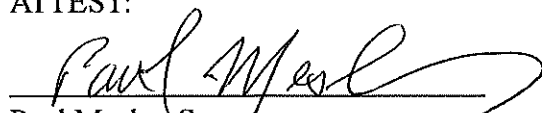
WHEREAS; the District over assessed BarRec due to the incorrect application of a CID Extended Hours Assessment for the 2023-2024 Assessment Year in the amount of \$2,348.21.

NOW, THEREFORE, BE IT RESOLVED, that the board authorized a \$2,348.21 credit to BarRec for its 2024-2025 Westport CID I assessment.

Adopted this 19th day of November, 2024


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
AUTHORIZING THE ADJUSTMENT OF TERMS OF A SETTLEMENT AGREEMENT
WITH TACO BELL CANTINA**

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 enforces Good Neighbor Agreements ("GNAs") to promote public safety and neighborhood relations; and

WHEREAS, the Board has previously authorized enforcement actions related to the GNA with Taco Bell Cantina and has considered a confidential settlement agreement to resolve such enforcement; and

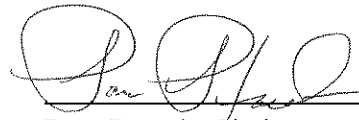
WHEREAS, the ownership of Taco Bell Cantina requested two adjustments to the proposed settlement agreement: (i) a reduction of legal-fee reimbursement from approximately \$29,000 to \$15,000, and (ii) permission, when unable to secure off-duty KCPD officers, Jackson County Sheriff's deputies, or Westport Public Safety officers, to continue operations after midnight on Friday and/or Saturday nights through the pedestrian take-out window while the inside of the premises is closed.

NOW, THEREFORE, BE IT RESOLVED, that upon a motion duly made, seconded, and unanimously approved by the Board members present, the Board takes the following actions:

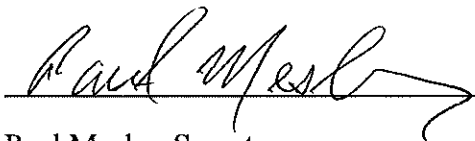
1. Legal-Fee Reimbursement. The Board concurs with prior communication that no change will be made to the terms of the settlement agreement regarding reimbursement of the District's legal fees; the requested reduction from approximately \$29,000 to \$15,000 is denied.
2. Limited Take-Out Window Operations Contingency. The Board authorizes an adjustment to the terms of the settlement agreement to allow Taco Bell Cantina to continue operations through its pedestrian take-out window after midnight on Friday and/or Saturday nights only if the business is unable to secure adequate security from the organizations named in the GNA (off-duty KCPD officers, Jackson County Sheriff's deputies, or Westport Public Safety officers).
3. Revocation Condition. The above authorization is expressly conditioned on safety performance: any additional security incidents occurring adjacent to the property during

operational hours after midnight on Friday or Saturday nights will result in immediate revocation of the authorization to use the pedestrian take-out window without security present.

Adopted this 17th day of December, 2024.


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

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 Mencius & 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 an appropriate officer is authorized to execute a new engagement letter with Mendus & Associates, P.C. for the production of monthly and annual financial statements during the calendar year ending on December 31, 2024 and for the production of the annual not-for-profit tax return for the calendar year ending on December 31, 2025

This resolution shall take effect on January 1, 2025.

Adopted this 17th day of December, 2024


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
CHANGING THE AUTHORIZED SIGNATORIES ON THE DEPOSIT AND
CHECKING ACCOUNTS**

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; Frankling Kimbrough resigned from the position of Executive Director of the District effective December 31, 2024 and

WHEREAS; the District desires to remove Frankling Kimbrough as a signer on all District bank accounts and

WHEREAS; the District desires to add two board officers to be designated signatories for the accounts and

NOW, THEREFORE, BE IT RESOLVED, by the Board that authorized removal of Franklin Kimbrough's signature from the Country Club Bank Westport CID I accounts. 2. Additionally, a board member of the WRBL must be designated to move funds electronically between the WRBL and Westport CID I accounts. Cory Puckett, the WRBL's incoming Vice-president was appointed to serve in the interim role of electronic funds transfer facilitator by the WRBL

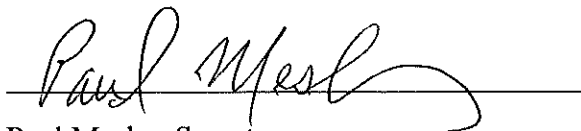
This resolution shall take effect immediately upon approval of the Board.

Adopted this 17th day of December, 2024



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
INSTRUCTING THE EXECUTIVE DIRECTOR TO SEND COMMUNICATION TO A
PROPERTY OWNER REGARDING A REQUEST FOR A REBATE ON SPECIAL
ASSESSMENTS**

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 requires property owners to comply with Good Neighbor Agreements ("GNAs") in support of the District's public safety and community objectives; and

WHEREAS, the Board received and discussed a request from a property owner for a rebate of special assessments, and upon consideration determined conditions under which such a request could be satisfied;


NOW, THEREFORE, BE IT RESOLVED, that upon a motion duly made, seconded, and unanimously approved by the Board members present, the Board instructed the Executive Director to send an email communication to the property owner in question setting forth the following conditions:

1. The property owner shall pay all current assessments in full and execute the two required GNAs for his parcels/tenants no later than January 31, 2025.
2. Provided the first condition is met, the Board authorizes a credit against the property owner's 2025 and 2026 assessment years in the amount of \$2,214.61 for each year, respectively.
3. The property owner shall provide the Board with an email or other written correspondence confirming full satisfaction of this matter and committing not to initiate a legal claim related to this issue.

Adopted this 17th day of December, 2024.


Pam Ptacek, Chairperson

ATTEST:

A handwritten signature in cursive script, appearing to read "Paul Mesler", is written over a horizontal line.

Paul Mesler, Secretary

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 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 list of names and respective classifications of individuals are elected to serve as Successor Directors for the terms noted:

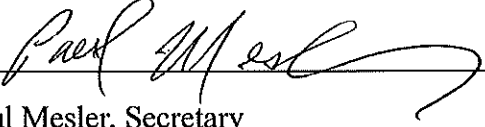
- a. Pam Ptacek, Remaining Member, with a term ending on the date of the Annual Meeting in 2027
- b. Christie Montague, Major Member, with a term ending on the date of the Annual Meeting in 2027
- c. Kyle Kelly, Remaining Member, with a term ending on the date of the Annual Meeting in 2027
- d. Larry Goldman, Major Member, with a term ending on the date of the Annual Meeting in 2027
- e. Brett Allred, Major Member, with a term ending on the date of the Annual Meeting in 2027
- f. Max Wasserstrom, Major Member, with a term ending on the date of the Annual Meeting in 2027

This resolution shall take effect upon approval of the Board.

Adopted this 4th day of March, 2025


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

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 Chairperson, Vice-Chairperson, Secretary, and Treasurer to serve one year terms ending on the date of the next Annual Meeting.

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

- Pam Ptacek, Chairperson
- Max Wasserstrom, Vice-Chairperson
- Paul Mesler, Secretary
- Brett Allred, Treasurer

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

Adopted this 4th day of March, 2025


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
ELECTING KERRIE TYNDALL AS A NON-VOTING MEMBER OF THE DISTRICT
BOARD**

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 Executive Director of the District and


WHEREAS; that vacancy was filled by Kerrie Tyndall as Executive Director of the District

WHEREAS; in accordance with the District Bylaws, the Board of the District desires to elect Kerrie Tyndall as a Non-Voting Member of the Board

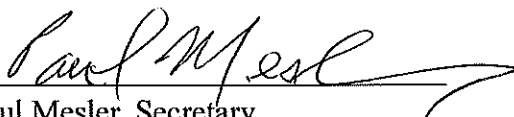
NOW, THEREFORE, BE IT RESOLVED, by the Board that Kerrie Tyndall shall be duly elected as a Non-Voting Member of the District Board.

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

Adopted this 15th day of April, 2025


Pam Ptacek, Chairperson

ATTEST:


Paul Mesler, Secretary

THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT I

**RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE
WESTPORT COMMUNITY IMPROVEMENT DISTRICT I ("THE DISTRICT")
AUTHORIZING KERRIE TYNDALL AS AN AUTHORIZED SIGNER ON ALL
DISTRICT BANK ACCOUNTS**

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 desires to have Kerrie Tyndall Executive Director of the corporation to be authorized to sign on all bank accounts belonging to the District; and

WHEREAS; the District will still require two signatures on all conveyances from any of the five current officers of the District.

NOW, THEREFORE, BE IT RESOLVED, by the Board that Kerrie Tyndall as the Executive Director of the District is hereby authorized as an additional signer on all bank accounts belonging to the District and that appropriate signature card changes at the financial institution banking the District are to be amended to represent this change.

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

Adopted this 15th day of April, 2025



Pam Ptacek, Chairperson

ATTEST:



Paul Mesler, Secretary

**BYLAWS OF
THE WESTPORT COMMUNITY IMPROVEMENT DISTRICT,
a Missouri Nonprofit Corporation and Community Improvement District**

**ARTICLE I
OFFICES**

Section 1. Principal Office. The principal office of The Westport Community Improvement District (the 'District') in the State of Missouri shall be located at 423 Westport Road, Suite 200, Kansas City, Missouri, or such other office as determined by the Board of Directors. The District may have such other offices either within or without the State of Missouri, as the business of the District may require.

Section 2. Registered Office. The registered office of the District required by the Missouri Nonprofit Corporation Act (the 'Nonprofit Act') to be maintained in the State of Missouri may be, but need not be, identical with the principal office in the State of Missouri, and the address of the registered office may be changed from time to time by the Board of Directors.

**ARTICLE II
MEMBERS**

Section 1. Qualifications. Any individual, entity, or groups of individuals and/or entities owning the fee to real property within the boundaries of the District shall be a Member of the District; provided that each such individual, entity or group of individuals and/or entities must consent to be a member as required by the Nonprofit Act; provided further, in the case of joint ownership of real property, the member shall be the collective group of individuals and/or entities owning such property.

Section 2. Classes of Members. Membership in the District shall be divided into three classes as follows:

(a) **Major Members:** those seven (7) Members which, as determined by the Board of Directors (as defined in Article III below), have paid the greatest amount of special assessments, levied by the District, and due in the preceding calendar year, pursuant to Exhibit D of the Petition to create the District, otherwise known as the special assessment petition (the "Special Assessment Petition"). Notwithstanding the foregoing, for purposes of electing the Initial Directors (as provided in Article III), the Major Members shall be those seven members, which, as determined by the incorporator are expected to pay the greatest amount of special assessments levied by the District, in the District's first year of existence.

(b) **Remaining Members:** defined as all Members, other than the Major Members and Resident Members.

(c) **Resident Members:** defined as those Members who are natural persons, who are not Major Members or Remaining Members, who currently own and occupy a residence within the District boundaries and who are registered to vote within the District.

Section 3. Annual dues. Payment of dues shall not be required, unless the Board of Directors determines by resolution that the collection of dues from the Members is necessary or desirable.

Section 4. Annual meetings. The annual meeting of the Members shall be held at the hour of _____ a.m./p.m. on the (First/Second Monday/Tuesday, etc.) of (Month) in each year beginning with the year 2004. Such annual meeting shall be for the purpose of electing Directors and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday, the meeting shall be held on the next succeeding (Monday/Tuesday, etc.). At the annual meeting, the President shall report on the activities and the financial condition of the District. Notice, including the place, date, time and purpose of the meeting, shall be delivered, either personally or by mail, to the last recorded address of each Member not less than ten (10) days nor more than thirty (30) days before the day appointed for the meeting. If mailed, such notice shall be deemed to be delivered when deposited in the U.S. Mail addressed to the Member at his or his address as it appears on the records of the District, with postage thereon prepaid. If the election of Directors shall not be held on the day designated herein for any annual meeting, or any adjournment thereof, the Members shall cause the election to be held at a special meeting of the Members as soon thereafter as may be convenient.

Section 5. Special meetings. Special meetings of Members may be called by or at the request of the President, the Board of Directors, or 1/3, a majority of the Members. Notice for any special meeting shall be given in the same manner as for the annual meeting, except that such notice shall be given no less than forty-eight (48) hours before the day appointed for the meeting. No business other than that specified in the notice of meeting shall be transacted at any special meeting of the Members of the District.

Section 6. Place of Meeting. Meetings of the Members shall be held at such place within the State of Missouri, as shall be provided in the notice of such meeting, or if not otherwise designated, at the Principal Office of the District.

Section 7. Quorum. The presence, either in person or by proxy, of twenty percent (20%) of the Members entitled to vote; or any such Member's properly designated representative as set forth in Section 8 of this Article, shall be necessary to constitute a quorum for the transaction of business. Such proxy must meet the requirements set forth in Section 11 of this Article.

Section 8. Voting. Each voting Member shall be entitled to cast one (1) vote in all matters duly brought before a meeting of Members. Any entity or group of individuals and/or entities, which is a Member, shall designate, in a written form acceptable to the Board of Directors, one individual authorized to vote and otherwise represent such Member in all matters duly brought before a meeting of Members.

Section 9. Manner of Acting. A majority of the votes entitled to be cast by the Members at a meeting at which a quorum is present shall be required for the adoption of any matter voted upon by the Members.

Section 10. Actions of Members without a Meeting. Any action that is required to be or may be taken at a meeting of the Members may be taken without a meeting if consents in writing, setting forth the action so taken, are signed by all of the Members. Such consents shall have the same force and effect as a unanimous vote of the Members at a meeting duly held, and may be stated as such in any certificate or document filed under the Nonprofit Act. The Secretary shall file such consents with the minutes of the meetings of the Members.

Section 11. Proxies. A Member may, at any meeting of the Members, vote either in person or by proxy executed in writing by the Member. Such proxies shall be on a form approved by the Board of Directors and shall be filed with the Secretary at or before the time of the meeting. No proxy shall be valid except for the specific meeting for which it was given and no general proxy for any meeting shall be valid.

Section 12. Powers. All powers not specifically reserved to the Members are delegated to the Board of Directors.

ARTICLE III **DIRECTORS**

Section 1. General Powers. The business and affairs of the District shall be managed by its Board of Directors. The Board of Directors shall have authority to conduct business and make decisions regarding the governance of the District as stated in the Missouri Nonprofit Act. The Board of Directors shall further have authority to conduct business and make decisions regarding the governance of the District as stated in Section 67.1401, RSMo through Section 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the 'CID Act').

Section 2. Number, Election and Term. Notwithstanding anything to the contrary in the Article of Incorporation, the number of directors of the District shall be eleven (11). The initial directors ("Initial Directors") shall consist of those persons appointed by the named incorporator at the District's corporate organizational meeting. The terms of the Initial Directors of the District shall end on the date of the first annual meeting of the Members. Each successor director ("Successor Director") shall be elected for a term of two (2) calendar years and shall hold office until his successor has been elected and has qualified in accordance with Section 3 of this Article. The number of directors may be changed from time to time by a two-thirds ($\frac{2}{3}$) vote of the Directors then in office, provided, however, that the number of directors is not less than five (5) nor more than thirty (30). Any change in the number of directors shall be filed with the Missouri Secretary of State within thirty (30) calendar days of such change or reported as otherwise required by law.

Section 3. Qualifications of Directors. All directors shall be a natural person at least eighteen (18) years of age. Seven of the Initial Directors shall be a Major Member or such Major Member's representative, three of the Initial Directors shall be a Remaining Member, or such Remaining

Member's representative, and one Initial Director shall be a Resident Member. In addition to the aforementioned requirements, Successor Directors must meet the additional requirements set forth in this Section.

In determining Successor Directors of Major Members, each of the seven Major Members shall appoint one Successor Director.

In determining Successor Directors of Remaining Members, the Remaining Members entitled to vote at a meeting of the Members shall elect three (3) Successor Directors in an election conducted at an annual meeting or at a special meeting called for the purpose of electing Successor Directors; such Successor Directors must be a Remaining Member or such Remaining Member's representative.

In determining Successor Directors of Resident Members, the Resident Members entitled to vote at a meeting of the Members shall elect one (1) Successor Director in an election conducted at an annual meeting or a special meeting called for the purpose of electing Successor Directors; such Successor Director shall be a Resident Member.

Section 4. Removal. Any Director may be removed upon the vote of a two-thirds (2/3) majority of the Directors then in office whenever, in their judgment, the best interest of the District would be best served thereby. Written notice of the proposed removal shall be given to all Directors in the same manner as notice for a special meeting of the Board of Directors in Article IV of these Bylaws. A Director shall not vote on his own removal. Notwithstanding anything to the contrary, any Director's failure to attend greater than two (2) meetings within the span of six (6) calendar months shall constitute cause for the Board to take appropriate action with respect to removing said Director; provided, however, this Section shall in no way limit the Board's discretion in determining any other cause for removal of a Director in any pertinent situation.

Section 5. Vacancies. In case of the death, resignation or disqualification of one or more of the directors, a majority of the survivors or remaining directors may fill such vacancy or vacancies. A director elected to fill a vacancy shall serve until the end of the term of the director whom the new director replaces.

Section 6. Compensation. Directors as such shall not receive any stated salaries for their services, provided, that nothing herein contained shall be construed to preclude any director from serving the District in any other capacity and receiving compensation therefor.

ARTICLE IV

MEETINGS OF THE BOARD OF DIRECTORS

Section 1. Annual Meetings. The annual meeting of the Board of Directors shall be held at _____ a.m./p.m. on the (First/Second Monday/Tuesday, etc.) of (Month) in each year beginning with the year 2004, for the purpose of electing Officers and for the transaction of such other business as may come before the meeting. If the day fixed for the annual meeting shall be a legal holiday, the meeting shall be held on the next succeeding (Monday/Tuesday, etc.). If the election of Officers shall not be held on the day designated herein for any annual meeting, or any adjournment thereof, the

Board of Directors shall cause the election to be held at a special meeting of the Board of Directors as soon thereafter as reasonably possible.

Section 2. Regular Meetings. The Board of Directors may provide, by resolution, the time and place, within the State of Missouri, for the holding of additional regular meetings with notice of such resolution to all Directors. Regular meetings held as provided by a resolution of the Board of Directors shall be held without notice other than the resolution.

Section 3. Special Meetings. Special meetings of the Board of Directors may be called by or at the request of the President or one-third (1/3) of the Directors upon written notice as provided in Section 4 of this Article. The person or persons authorized to call special meetings of the Board of Directors may fix any place within the State of Missouri as the place for holding any special meeting of the Board of Directors called by them.

Section 4. Notice. Notice of any special meeting of the Board of Directors shall be given at least five (5) days previously thereto by written notice delivered personally or mailed to each Director at the Director's address as shown by the records of the District. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail, in a sealed envelope so addressed, with postage thereon prepaid. The general nature of the business to be transacted at, or the general purpose of, any special meeting shall be stated in the notice. Any Director may waive notice of any meeting. The attendance of a Director at any meeting shall constitute a waiver of notice of such meeting, except where a Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

Section 5. Place of Meeting. Meetings of the Board of Directors shall be held at such place within the State of Missouri, as shall be provided in the notice of such meeting, or if not otherwise designated, at the Principal Office of the District.

Section 6. Quorum. Except as may be otherwise specifically provided by statute, by the Articles of Incorporation or by these Bylaws, a majority of the total number of Directors then in office shall constitute a quorum for the transaction of business.

Section 7. Actions by the Board of Directors Without a Meeting. Unless specifically prohibited by the Articles of Incorporation, by the Nonprofit Act or by the CID Act, any action required to be or which may be taken at a meeting of the Board of Directors may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all the Directors entitled to vote with respect to the subject matter thereof. Any such consent shall have the same force and effect as a unanimous vote of the Directors at a meeting duly held, and may be stated as such in any certificate or document filed under the Nonprofit Act. The Secretary shall file such consents with the minutes of the meetings of the Board of Directors.

Section 8. Participation. Members of the Board of Directors or of any committee designated by the Board of Directors may participate in a meeting of the Board of Directors or committee by means of conference telephone or similar communications equipment as long as all persons participating in the meeting can hear each other, and participation in a meeting in this manner shall constitute presence in person at the meeting.

Section 9. Manner of Acting. The act of the majority of the Directors present at a meeting of the Board of Directors at which a quorum is present shall be the act of the Board of Directors; provided that no Director shall be removed by a vote of less than a majority of the Directors then in office and in the event a quorum is not present, a majority of the Directors present may adjourn the meeting from time to time without further notice.

ARTICLE V **OFFICERS**

Section 1. Number. The Officers of the District shall consist of a President, a Secretary and a Treasurer. The Board of Directors may also elect a Chairman of the Board, one or more Vice Presidents (one of whom may be designated or elected the Executive Vice President), an Assistant Secretary and an Assistant Treasurer. The Board of Directors may elect or appoint such other Officers, employees and agents as it shall deem desirable; such Officers, employees and agents shall have the authority and duties prescribed by the Board of Directors. Notwithstanding anything to the contrary, any two or more offices may be held by the same person, except for the office of President and Secretary.

Section 2. Powers and Duties Generally. All Officers of the District, as between themselves and the District, shall have such authority and shall perform such duties in the management of the property and affairs of the District as may be provided in these Bylaws, or in the absence of such provision, as may be established by resolution of the Board of Directors.

Section 3. Election and Term of Office. The Officers of the District shall be elected by the Board of Directors at the first meeting of the Board of Directors and annually thereafter at the annual meeting of the Board of Directors. If the election of Officers shall not be held at the annual meeting, the election shall be held as soon thereafter as reasonably possible. Each Officer shall hold office until his successor shall have been duly elected and shall have qualified, or until his death, or until he shall resign, or shall have been removed in the manner provided in these Bylaws.

Section 4. Vacancies. If any office becomes vacant by reason of death, resignation, removal, disqualification or otherwise, or if any Officer, in the judgment of the Board of Directors, is unable to perform the duties of his office for any reason, the Board of Directors may choose a successor to fill such vacancy or may delegate the duties of any such vacant office to any other Officer or to any Director for the unexpired portion of the term.

Section 5. Removal. Any Officer or agent elected or appointed by the Board of Directors may be removed by the Board of Directors whenever in its judgment the best interests of the District would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

Section 6. Chairman of the Board. If elected, the Chairman of the Board shall be the Chief Executive Officer of the District; he shall preside at meetings of the Board of Directors and, subject to the direction and control of the Board of Directors, he shall direct the policy and management of the

District. He shall perform such other duties as may be prescribed by the Board of Directors from time to time.

Section 7. President. In the absence of the Chairman of the Board, the President shall perform the duties of the Chairman. The President shall, subject to the direction and the supervision of the Board of Directors, have general charge of the business, affairs and property of the District and control over its Officers, agents and employees; shall preside at all meetings of the Members at which he is present; and shall do and perform such other duties and may exercise such other powers as from time to time may be assigned to him by these Bylaws or by the Board of Directors.

Section 8. Vice-Presidents. At the request of the President or in the event of his absence, disability or refusal to act, the Vice President (or, in the event there be more than one Vice President, the Vice Presidents in the order of their election or designation) shall perform the duties of the President and, when so acting, shall have all the powers of and be subject to all the restrictions upon the President. Each Vice President shall have such powers and discharge such duties as may be assigned to him from time to time by the President or the Board of Directors.

Section 9. Secretary. The Secretary shall: (a) keep the minutes of all meetings of the Members and of the Board of Directors; (b) see that all notices are duly given in accordance with the provisions of these Bylaws or as required by law; (c) be custodian of the corporate records of the District; (d) maintain a complete list of all Members entitled to vote at Members' meetings and have said list available for inspection by any Member who may be present at such meetings; and (e) in general, perform all duties customarily incident to the office of Secretary and such other duties as from time to time may be assigned to him by the President or by the Board of Directors.

Section 10. Treasurer. The Treasurer shall: (a) have supervision of the funds, securities, receipts and disbursements of the District; (b) cause all monies and other valuable effects of the District to be deposited in its name and to its credit in such depositories as shall be selected by the Board of Directors or pursuant to authority conferred by the Board of Directors; (c) cause to be kept correct books of account, proper vouchers and other papers pertaining to the District's business at the accounting office of the District; and (d) render to the President or the Board of Directors, whenever requested, an account of the financial condition of the District.

Section 11. Assistant Secretary and Assistant Treasurer. The Assistant Secretary and Assistant Treasurer (or, in the event there be more than one Assistant Secretary or Assistant Treasurer, in the order of their seniority, designation or election) shall, in the absence or disability of the Secretary or Treasurer, respectively, perform the duties and exercise the powers of the Secretary or Treasurer and shall perform such other duties as the President or the Board of Directors shall prescribe.

Section 12. Salaries. The Officers of the District shall not receive salaries for their services as Officers. This shall not be construed to mean that Officers may not also be employees or agents of the District but merely that they shall not be paid a salary for performing their duties as Officers of the District.

ARTICLE VI

SPECIAL ASSESSMENTS

Levy of Special Assessments. Each year, for the purpose of levying special assessments, the Board of Directors shall determine the actual use of each tract, lot or parcel of real property within the District ("Lot"), or portion of each Lot and, based on such use or uses, the Board shall identify each of the Use Categories (as defined and set forth in the Petition to establish the District pursuant to the CID Act) that apply to each Lot or portion of each Lot, and thereby classify each Lot or portion of each Lot as such.

ARTICLE VII

CONTRACTS, LOANS, CHECKS, DEPOSITS AND GIFTS

Section 1. Contracts. The Board of Directors may authorize any Officer or Officers, agent or agents, employee or employees, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District, and such authority may be general or confined to specific instances.

Section 2. Loans. No loans shall be contracted on behalf of the District and no evidences of indebtedness shall be issued in its name unless authorized by a specific resolution of the Board of Directors.

Section 3. Checks, Drafts, etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the District, shall be signed by such Officer or Officers, agent or agents of the District and in such manner as shall from time to time be determined by resolution of the Board of Directors. Endorsement of instruments for deposit to the credit of the District in any of its duly authorized depository may be made by rubber stamp of the District or in such other manner as the Board of Directors may from time to time determine.

Section 4. Deposits. All funds of the District not otherwise employed shall be deposited from time to time to the credit of the District in such banks, trust companies or other depositories as the Board of Directors may select.

Section 5. Gifts. The Board of Directors may accept on behalf of the District any contribution, gift, bequest, or devise for any purpose of the District.

ARTICLE VIII

BOOKS AND RECORDS

Correct and complete books and records of account shall be kept by, or under the direction of, the Treasurer of the District; minutes of the proceedings of the Board of Directors shall be kept by the Secretary of the District; all committees created by authority of Article III of these Bylaws shall make a record of their activities, said record when completed to be delivered to the Secretary of the District.

A copy of the register of the names and post office addresses of each Director shall be maintained at the principal office of the District. All books and records of the District may be inspected by any Director, or any Director's agent or attorney for any proper purpose at any reasonable time.

ARTICLE IX **FISCAL YEAR**

The fiscal year for the District shall be the same as the fiscal year for the City of Kansas City, Missouri (the "City").

ARTICLE X **CORPORATE SEAL**

The District shall have no corporate seal.

ARTICLE XI **WAIVER OF NOTICE**

Whenever any notice whatsoever is required to be given under the provisions of the Nonprofit Act, the Articles of Incorporation, or these Bylaws, a waiver thereof, in writing, signed by the person or persons entitled to such notice, whether signed before or after the time stated therein, shall be deemed equivalent to the giving of such notice and shall have the same force and effect as notice provided by said statutes, Articles of Incorporation or Bylaws.

ARTICLE XII **LIMITATION OF ACTIVITIES OF DISTRICT**

No part of the net earnings of the District shall inure to the benefit of, or be distributable to its Directors, Officers, or other private persons, except that the District shall be authorized and empowered to pay reasonable compensation for services rendered and to make payments and distributions in furtherance of the purposes set forth in Article VIII of the Articles of Incorporation. No substantial part of the activities of the District shall be the carrying on of propaganda, or otherwise attempting to influence legislation, and the District shall not participate in, or intervene in (including the publishing or distribution of statements) any political campaign on behalf of or in opposition to any candidate for public office. Notwithstanding any other provision of these Bylaws, the District shall not carry on any other activities not permitted to be carried on by a corporation exempt from federal income tax under section 501(a) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE XIII
RATIFICATION - DISSOLUTION

Section 1. Bylaws. These Bylaws shall become operative upon their ratification by the majority of the initial members of the Board of Directors.

Section 2. Dissolution. Upon dissolution of the District, District assets shall be distributed in accordance with the CID Act, provided however, District assets shall be distributed to one or more exempt entities for one or more exempt purposes within the meaning of section 501(a) of the Internal Revenue Code, or corresponding section of any future federal tax code.

ARTICLE XIV
INDEMNIFICATION OF OFFICERS AND DIRECTORS

Each Director and Officer of the District shall be indemnified by the District against all reasonable costs and expenses, including attorneys' fees, actually and necessarily incurred by or imposed upon the Officer, Director or their estate in connection with the defense of any action, suit or proceeding to which the Officer, Director or their estate is made a party by reason of being or having been a Director or Officer of the District (whether or not the Director continues to be a Director or Officer at the time such costs or expenses are incurred), except in relation to any matter as to which the Officer or Director is adjudged in any such action, suit or proceeding, without such judgment being reversed, to have been liable for negligence or misconduct in the performance of his duties as a Director or Officer of the District. In the event of the settlement of any such action, suit or proceeding, prior to the final judgment, the District shall also make reimbursement for payment of the costs, expenses and amounts paid or to be paid in settling any such action, suit or proceeding when such settlement is determined by the majority of the Directors who are not involved, or if all are involved, in the opinion of independent legal counsel selected by the Board of Directors to be in the best interests of the District. No Director or Officer of the District shall be liable to any other Director or Officer or other person for any action taken or refused to be taken by him as Director or Officer with respect to any matter within the scope of his official duties unless such action or neglect or failure to act shall constitute negligence or misconduct in the performance of the duties of that Director or Officer.

ARTICLE XV
AMENDMENT OF BYLAWS

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted at any annual meeting of the Board of Directors or any special meeting of the Board of Directors called for that purpose. The Board of Directors may adopt emergency Bylaws as provided by law.

Adopted as of this ____ day of _____, 2003.

Mark E. Klinkenberg, Incorporator

Ratified as of this ____ day of _____, 2003

_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____
_____	_____

**THE ABOVE BEING ALL OF THE
DIRECTORS OF THE DISTRICT**

SECTION VI

REVENUES:

Assessments: \$1,452,359.23

Interest Income: \$22,963.62

Program and Event Income : \$262,713.28

Total Revenues for the Fiscal Year: \$1,738,036.13

Net Income: \$73,758.12

EXPENDITURES & FINANCIALS:

See attached Financial Statements dated April 30, 2025 as follows.

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

Financial Statement

April 30, 2025

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, 2025, 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 requirements 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 15, 2025

Westport Community Improvement District #1

Statement of Financial Position

As of April 30, 2025

	<u>Apr 30, 25</u>
ASSETS	
Current Assets	
Checking/Savings	
CCB - CID I Operating	19,049.28
CCB - Money Market Reserve	897,143.14
CCB - Money Market	<u>3,148.43</u>
Total Checking/Savings	919,340.85
Other Current Assets	
Assessments receivable 2022	11,544.47
Assessments receivable 2023	11,544.53
Assessments receivable 2024	33,197.18
Assessments receivable 2025	34,290.31
Deferred Fees	9,680.32
Prepaid Expense	<u>0.00</u>
Total Other Current Assets	<u>100,256.81</u>
Total Current Assets	<u>1,019,597.66</u>
TOTAL ASSETS	<u><u>1,019,597.66</u></u>
LIABILITIES & EQUITY	
Liabilities	
Current Liabilities	
Accounts Payable	
Accounts payable	<u>8,603.33</u>
Total Accounts Payable	8,603.33
Other Current Liabilities	
Deferred Revenue	<u>990,892.37</u>
Total Other Current Liabilities	<u>990,892.37</u>
Total Current Liabilities	<u>999,495.70</u>
Total Liabilities	999,495.70
Equity	
Allowance for assessments	67,794.40
Retained Earnings	-121,450.56
Net Income	<u>73,758.12</u>
Total Equity	<u>20,101.96</u>
TOTAL LIABILITIES & EQUITY	<u><u>1,019,597.66</u></u>

Westport Community Improvement District #1
Statement of Revenue and Expense
For The Twelve Months May 1, 2024 through April 30, 2025

May 2024 - April 2025

Income

Assessments - net	1,452,359.23
Interest income	22,963.62
Other income	0.00
Program and Event Income	262,713.28

Total Income	<u>1,738,036.13</u>
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Expense

Accounting	5,400.00
Bank & bad check charges	564.78
City Fees	1,000.00
Contingency Fees	4,462.76
Depreciation	12,384.99
Fees - Jackson County	14,346.27
Insurance	34,376.87
Licenses, fees and taxes	5,519.26
Marketing & Promotions	140,419.14
Meetings, Dues & Subscriptions	1,688.18
Misc.	358.51
Office Equipment	1,636.80
Office Supplies, postage	1,062.30
Professional services	71,095.88
Rent	23,135.64
Salaries, Benefits and taxes	167,099.28
Security Service	1,168,650.14
Storage	511.25
Telecommunications	5,418.35
Travel, Entertainment, Education	2,752.71
Utilities	2,394.90
Wayfinding	0.00

Total Expense	<u>1,664,278.01</u>
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Net Income	<u><u>73,758.12</u></u>
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