

**Hartman Heritage Center Community Improvement District  
Independence, Missouri  
Annual Report for Fiscal Year Ended June 30, 2022**

The Hartman Heritage Center Community Improvement District (“District”) was formed on October 21, 2002, per adoption of Ordinance No. 15257 by the City Council of the City of Independence, Missouri, approving the Petition to Establish the Hartman Heritage Center Community Improvement District (“Petition”). The District is a political subdivision created under the authority of Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, otherwise known as the Missouri Community Improvement District Act (“Act”), and is transacting business and exercising the powers granted by the Act. This Annual Report has been prepared pursuant to Section 67.1471.4 of the Act.

The District’s Board of Directors annually establishes and levies a special assessment against all real property located within the District. Pursuant to the Petition, the District is authorized to levy special assessments in an amount not to exceed thirty-five cents (\$0.35) per square foot of gross building area in the District, with such amount being adjusted annually beginning in 2003 pursuant to the Consumer Price Index for All Urban Consumers as reported by the U.S. Bureau of Labor Statistics.

Pursuant to the Consumer Price Index, as of the date of the 2022 annual meeting, the District was authorized to levy special assessments in an amount not to exceed forty-eight cents (\$0.48) per square foot of gross building area in the District. The special assessment rate established by the District for 2021 was \$0.18 per square foot of gross building area, to be assessed against all benefited real property located within the boundaries of the District on July 1, 2022. The District held its 2022 annual meeting on May 17, 2022. Copies of resolutions adopted during the fiscal year are attached to this Annual Report.

Consistent with the District Purposes as stated in the Petition, the District provided the following services and took the following actions during its fiscal year ending June 30, 2022:

1. **Maintenance.** The District maintained District common area and public right-of-way as authorized by the District’s board of directors, which maintenance included, but was not limited to, mowing, fertilizing, repairs, landscaping, special lighting, special signage and irrigation.
2. **Public Relations, Marketing and Development.** The District supported business activity and economic development in the District and promoted tourism, recreational or cultural activities and/or special events in the District.
3. **Assessment Collections.** Collected the special assessment levied in 2021 to pay costs incurred by the District during the fiscal year.
4. **Assessment Levy.** Levied the 2022 special assessment to pay the estimated costs to be incurred by the District during the upcoming fiscal year.

The following persons served as the board of directors during the fiscal year ending June 30, 2022:

Patrick Raymond  
Jewel Snider  
Rita Rainey  
Josh Wagner  
Sharon Heinrichs

As of the fiscal year ending June 30, 2022, the District had received the following revenue and made the following expenditures:

July 1, 2021 through June 30, 2022

<i>Income from County</i>	<i>\$88,219.15 (Special Assessment)</i>
<i>Expenses:</i>	
<i>Landscaping</i>	<i>\$60,720.85</i>
<i>Repairs/Maintenance</i>	<i>\$14,250.91</i>
<i>Insurance</i>	<i>\$1,570</i>
<i>Utilities</i>	<i>\$421.65</i>
<i>Administration</i>	<i>\$20,400</i>
<i>Legal</i>	<i>\$2,980.50</i>
<i>Misc. Bank fees</i>	<i>\$186.65</i>
<i>Total Expenses</i>	<i>\$100,530.56</i>
<i>Ending bank balance</i>	<i>\$153,831.79</i>

The District's proposed budget for FY 7/1/22-6/30/23 was submitted to City on 5/17/22.

The Annual Report for FY 6/30/21 was submitted to the City and MO Department of Economic Development on December 8, 2021.

*Preparer: Brian E. Engel, Esq., 4510 Belleview #300 Kansas City MO 64111 (bengel@rousepc.com)*

*Submitted To: MO Department of Economic Development (redevelopment@ded.mo.gov); City Clerk of Independence MO (cityclerk@indepmo.org)*

**HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT RATIFYING PAST ACTIONS TAKEN BY, OR ON BEHALF OF, THE DISTRICT**

WHEREAS, the Hartman Heritage Center Community Improvement District ("District") was formed on October 21, 2002, by the City Council of the City of Independence, Missouri, by the passing of Ordinance No. 15257, which approved the Petition to Establish the Hartman Heritage Center Community Improvement District ("Petition");

WHEREAS, the District is a political subdivision created under the authority of Section 67.1401 through Section 67.1571 of the Revised Statutes of Missouri, otherwise known as the Missouri Community Improvement District Act ("Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, pursuant to the Act and the District's bylaws, a Board of Directors ("Board") has been elected to exercise all of the District's powers necessary to carry out the District's purpose as set forth in the Petition and authorized by the Act;

WHEREAS, the Board recognizes that at certain times throughout the year, officers of the District may take certain actions that are consistent with and in furtherance of the District's purpose, but not expressly authorized by the Board;

WHEREAS, the Board desires to ratify, acknowledge, and accept all actions taken by or on behalf of the District that were not previously expressly approved by the Board and that are consistent with the officers' powers under the Act.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. All actions taken since the District's formation up to and including the date of this Resolution by the officers of the District, by or on behalf of the District that are consistent with their powers under the Act and which are in the furtherance of the projects proposed in the Petition, are hereby ratified, acknowledged, and accepted.

Section 2. This Resolution shall take effect immediately.

Adopted May 17, 2022.

*Patrick M. Raymond*

Patrick Raymond, President

ATTEST:

*Becky Ziegler*  
Becky Ziegler, Secretary

**HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT, ESTABLISHING THE RATE OF LEVY OF SPECIAL ASSESSMENTS WITHIN THE DISTRICT AND APPROVING THE DISTRICT'S LEVY OF THE SPECIAL ASSESSMENT**

WHEREAS, the Hartman Heritage Center Community Improvement District ("District") was formed on October 21, 2002, by the City Council of the City of Independence, Missouri, by the passing of Ordinance No. 15257, which approved the Petition to Establish the Hartman Heritage Center Community Improvement District ("Petition");

WHEREAS, the District is a political subdivision created under the authority of Section 67.1401 through Section 67.1571 of the Revised Statutes of Missouri, otherwise known as the Missouri Community Improvement District Act ("Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, pursuant to Section III.D.2 of the Petition, the District's Board of Directors is authorized to establish and levy the special assessment for each calendar year against all real property located within the District; and

WHEREAS, pursuant to Exhibit E attached to the Petition, the District is authorized to levy special assessments in an amount not to exceed thirty-five cents (\$0.35) per square foot of gross building area in the District, with such amount being adjusted annually beginning in 2003 pursuant to the Consumer Price Index for All Urban Consumers as reported by the U.S. Bureau of Labor Statistics ("Consumer Price Index"); and

WHEREAS, pursuant to the Consumer Price Index, as of the date of the 2022 District annual meeting, the District is authorized to levy special assessments in an amount not to exceed \$0.51 cents per square foot of gross building area in the District; and

WHEREAS, the District's Board of Directors has determined that it is appropriate to set the special assessment rate to be levied within the District and to set the date on which the special assessment is to be levied.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

**Section 1.** The special assessment rate to be levied against all real property located within the District shall be \$0.18 per square foot of gross building area.

Section 2. The special assessment rate established in Section 1 of this Resolution is to be assessed against all real property located within the boundaries of the District on July 1, 2022, or, if any building within the District has not received a certificate of occupancy as of said date, the date on which such building is issued a certificate of occupancy during the District's fiscal year.

Section 3. The Chairman, Secretary and District counsel are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.

Section 4. This Resolution shall take effect immediately.

Adopted May 17, 2022.

*Patrick M. Raymond*

\_\_\_\_\_  
Patrick Raymond, President

ATTEST:

*Becky Ziegler*  
\_\_\_\_\_  
Becky Ziegler, Secretary

**HARTMAN HERITAGE CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**2022 CID tax assessment rate: \$0.18 per square foot  
of gross building area**

<b>Parcel Number</b>	<b>Building Area</b>	<b>Special Assessment</b>	<b>Cost Per Sq. Ft. Bldg. Area</b>
34-100-03-19-00-0-00-000	-	-	-
34-100-03-20-00-0-00-000	96,460	\$ 17,363	\$ 0.1800
34-100-03-33-00-0-00-000	5,779	\$ 1,040	\$ 0.1800
34-100-03-32-00-0-00-000	9,864	\$ 1,776	\$ 0.1800
34-100-03-31-00-0-00-000	-	-	-
34-100-03-22-00-0-00-000	5,555	\$ 1,000	\$ 0.1800
34-100-03-23-00-0-00-000	5,600	\$ 1,008	\$ 0.1800
34-100-03-24-00-0-00-000	5,678	\$ 1,022	\$ 0.1800
34-100-03-25-00-0-00-000	10,660	\$ 1,919	\$ 0.1800
34-100-03-26-00-0-00-000	126,150	\$ 22,707	\$ 0.1800
34-100-03-27-00-0-00-000	45,703	\$ 8,227	\$ 0.1800
34-100-03-28-00-0-00-000	168,009	\$ 30,242	\$ 0.1800
34-100-03-30-00-0-00-000	8,770	\$ 1,579	\$ 0.1800
34-100-03-29-00-0-00-000	6,799	\$ 1,224	\$ 0.1800
<b>TOTAL</b>	<b>495,027</b>	<b>\$ 89,105</b>	<b>\$ 0.1800</b>

**HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING A BUDGET AND AUTHORIZING FURTHER ACTIONS RELATED THERETO.**

WHEREAS, pursuant to Section 67.1471 of the Revised Statutes of Missouri, the Hartman Heritage Center Community Improvement District ("District") is required to establish a budget setting forth expected expenditures, revenues and rates of assessments; and

WHEREAS, the 2022-2023 fiscal year ("Fiscal Year") for the District begins on July 1, 2022, and ends on June 30, 2023; and

WHEREAS, the District desires to adopt a budget setting forth the District's expected expenditures, revenues and rates of assessments and taxes for the Fiscal Year, and to appropriate funds to finance District operations during the Fiscal Year.

**NOW THEREFORE, BE IT RESOLVED, BY THE BOARD OF DIRECTORS OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. The budget ("Budget") attached to this Resolution as Exhibit A for the Fiscal Year is approved.

Section 2. The District appropriates the sums set forth in the Budget for the Fiscal Year in accordance with the line items shown on the Budget.

Section 3. The Officers of the District are authorized to execute such documents and take such actions that are necessary to receive and expend the District's funds in accordance with the Budget.

Adopted May 17, 2022.

*Patrick M. Raymond*

Patrick Raymond, President

ATTEST:

*Becky Ziegler*  
Becky Ziegler, Secretary

**EXHIBIT A**

**Hartman Heritage Center Community Improvement District  
Budget for Fiscal Year Ending 6-30-2023**



HARTMAN HERITAGE CENTER CID - BUDGET 7/1/2022-6/30/2023

Grounds Maintenance/Repairs Bid plus irrigation repairs		58,360	
Insurance			1,570
Utilities			4,770
Repairs/Maintenance		10,000	
Contract Labor			500
Administrative Costs		20,400	
Legal			7,200
Misc./bank fees		800	
<b>Total Expenses</b>		<b>103,600</b>	
50% carryover		52,000	
Less Beginning Cash		100,000	
total square footage	495,027		
special assessment per SF	0.18		

**HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING AN ANNUAL REPORT AND AUTHORIZING FURTHER ACTIONS RELATED THERETO.**

WHEREAS, the Hartman Heritage Center Community Improvement District ("District") was formed on October 21, 2002, by the City Council of the City of Independence, Missouri, by the passing of Ordinance No. 15257, which approved the Petition to Establish the Hartman Heritage Center Community Improvement District;

WHEREAS, Section 67.1471.4, RSMo, requires that the District annually submit a report ("Annual Report") stating the services provided, revenues collected and expenditures made during each fiscal year, together with copies of resolutions approved by the District during the fiscal year, to the City of Independence, Missouri, and to the Missouri Department of Economic Development.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE HARTMAN HERITAGE CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. The Annual Report for fiscal year ending June 30, 2022, is approved in substantially the form submitted to the board of directors this date, subject to such changes, additions or deletions as the officers of the District, with advice of counsel, may deem necessary or desirable.

Section 2. The President or her designee is authorized to execute and deliver the Annual Report for and on behalf of the District, with such execution being conclusive evidence of the acceptability of the information contained in the Annual Report.

Section 3. The President, Vice President, and Secretary are authorized to take all actions necessary to carry out the actions contemplated by and the intent of this Resolution.

Section 4. This Resolution shall take effect immediately.

Adopted May 17, 2022.

*Patrick M. Raymond*

Patrick Raymond, President

ATTEST:

*Becky Ziegler*  
Becky Ziegler, Secretary

**EXHIBIT A**

**Hartman Heritage Center Community Improvement District  
Independence, Missouri  
Annual Report for Fiscal Year Ended June 30, 2022**

The Hartman Heritage Center Community Improvement District ("District") was formed on October 21, 2002, by the passing of Ordinance No. 15257, which approved the Petition to Establish the Hartman Heritage Center Community Improvement District ("Petition") by the City Council of the City of Independence, Missouri. The District is a political subdivision created under the authority of Sections 67.1401 through 67.1575 of the Revised Statutes of Missouri, otherwise known as the Missouri Community Improvement District Act ("Act"), and is transacting business and exercising the powers granted by the Act.

The District's Board of Directors annually establishes and levies a special assessment against all real property located within the District. Pursuant to the Petition, the District is authorized to levy special assessments in an amount not to exceed thirty-five cents (\$0.35) per square foot of gross building area in the District, with such amount being adjusted annually beginning in 2003 pursuant to the Consumer Price Index for All Urban Consumers as reported by the U.S. Bureau of Labor Statistics. Pursuant to the Consumer Price Index, as of the date of the 2022 District annual meeting, the District was authorized to levy special assessments in an amount not to exceed forty-three cents (\$0.46) per square foot of gross building area in the District. The special assessment rate established by the District for 2022 was \$0.18 per square foot, to be assessed against all real property located within the boundaries of the District on July 1, 2022.

The District held its annual meeting on April \_\_\_\_\_, 2022. Copies of the resolutions adopted by the District at such meeting are attached to this Annual Report. This Annual Report has been prepared pursuant to the Act, Section 67.1471.4 of the Revised Statutes of Missouri.

The District provided the following services during 2022:

1. Maintenance. The District maintained District common area and public right-of-way as authorized by the District's board of directors, which maintenance included, but was not limited to, mowing, repairs, landscaping, special lighting, special signage and irrigation.

As of June 30, 2022, the District received the following revenues:

Special Assessment Income	\$ _____
Total Revenues	\$ _____

As of June 30, 2022, the District made the following expenditures:

Advertising	\$ _____
Contract Labor	\$ _____
Grounds Maintenance	\$ _____
Insurance	\$ _____
Legal Fees	\$ _____
Administration Fee	\$ _____
Repairs	\$ _____
Utilities	\$ _____
Miscellaneous	\$ _____
Total Expenditures	\$ _____
Net Revenues Over (Under) Expenditures	\$ _____

---

President

Date: \_\_\_\_\_, 2022