



2405 Grand Boulevard, Suite 1100  
Kansas City, Missouri 64108-2521

(816) 221-1000 / (816) 221-1018 FAX / gilmorebell.com

October 18, 2022

Ms. Becky Behrens  
City Clerk  
City of Independence  
111 East Maple Ave.  
Independence, MO 64050

Re: Independence Square Community Improvement District  
Annual Report

Dear Becky:

This letter is prepared in accordance with Section 67.1471.4 RSMo and serves as the annual report of the Independence Square Community Improvement District (the “**District**”) for the Fiscal Year ending June 30, 2022. Enclosed please find copies of written resolutions passed by the District’s Board of Directors during Fiscal Year 2022. The annual reports to the municipal clerk of the City of Independence (the “**City**”) and to the Missouri Department of Economic Development, the Missouri Department of Revenue and the Missouri State Auditor for Fiscal Year 2022 have been submitted concurrently on the date stated above. Please retain this report as part of the official records of the City of Independence, and cause this report to be spread upon the records of the City Council.

During fiscal year 2022, the District had revenues of \$69,057.00, had expenditures of \$24,514.75, and provided no services. The Fiscal Year 2022 budget was submitted to the City for review on March 29, 2021 and was adopted via Resolution 2021-05 on May 5, 2021. The Fiscal Year 2023 budget was submitted to the City for review on March 17, 2022 and was adopted via Resolution 2022-05 on May 23, 2022.

Please contact me if you have questions regarding this report.

Very truly yours,

A handwritten signature in blue ink that reads "Tracie M. Maslak".

Tracie M. Maslak  
Senior Legal Practice Assistant

Enclosure

**RESOLUTION 2022-01**

**INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS OF THE DISTRICT.**

WHEREAS, the Independence Square Community Improvement District (the “**District**”), established on August 3, 2020, by Ordinance No. 19146 of the City Council of the City of Independence, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (“**RSMo**”); and

WHEREAS, the District Bylaws require that the Board of Directors of the District (the “**Board**”) appoint a Chairman, Vice Chairman, Executive Director, Secretary and Treasurer, and such other officers as the Board deems necessary; and

WHEREAS, the Board desires to appoint a Chairman, Vice Chairman, Executive Director, Secretary and Treasurer in accordance with the District Bylaws.

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

1. Sean Fite is appointed Chairman of the District.
2. Yvonne Hall is appointed Vice Chairman of the District.
3. Sean Fite is appointed Executive Director of the District.
4. Amy Knipp is appointed Secretary of the District.
5. Brian Clark is appointed Treasurer of the District.
6. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Independence Square Community Improvement District on May 23, 2022.

  
\_\_\_\_\_  
Executive Director

**RESOLUTION 2022-02**

**INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DRAFTING OF AN AMENDED PETITION.**

WHEREAS, the Independence Square Community Improvement District (the “**District**”), established on August 3, 2020, by Ordinance No. 19146 of the City Council of the City of Independence, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (“**RSMo**”); and

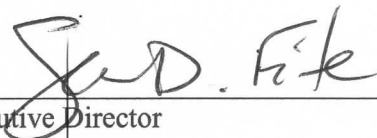
WHEREAS, the City will consider an amended Petition regarding the appointment of successor Directors to the District as authorized under Sections 67.1401 to 67.1571, RSMo (the “**CID Act**”); and

WHEREAS, the District now desires to approve the drafting of an amended Petition (the “**Amended Petition**”).

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

1. An Amended Petition to be submitted to the City is hereby approved to be drafted.
2. The officials and agents of the District as required as hereby authorized and directed to take such further action and execute such documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

PASSED by the Board of Directors of the Independence Square Community Improvement District on May 23, 2022.

  
\_\_\_\_\_  
Executive Director

**RESOLUTION 2022-03**

**INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT APPROVING THE COOPERATIVE AGREEMENT BETWEEN THE CITY OF INDEPENDENCE, MISSOURI, THE DISTRICT, AND THE INDEPENDENCE SQUARE MAIN STREET CORPORATION.**

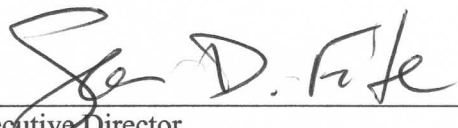
WHEREAS, the Independence Square Community Improvement District (the “**District**”), established on August 3, 2020, by Ordinance No. 19146 of the City Council of the City of Independence, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (“**RSMo**”); and

WHEREAS, the Board of Directors of the District desires to enter into a cooperative agreement with the City and the Independence Square Main Street Corporation (“**ISMS**”) to provide for the efficient administration and operation of the District.

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

1. The Cooperative Agreement in substantially the same form as attached hereto as **Exhibit A** is hereby approved and the Executive Director of the District is authorized and directed to execute the Cooperative Agreement on behalf of the District.
2. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Independence Square Community Improvement District on May 23, 2022.

  
\_\_\_\_\_  
Executive Director

**EXHIBIT A**  
**COOPERATIVE AGREEMENT**

**[SEE AGREEMENTS TAB]**

**RESOLUTION 2022-04**

**INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE PURCHASE OF INSURANCE TO PROVIDE COVERAGE FOR GENERAL LIABILITY, ERRORS AND OMISSION, AND OTHER RISKS.**

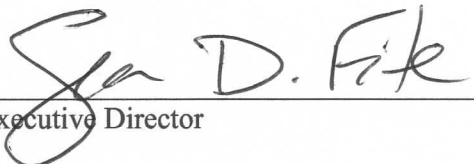
WHEREAS, the Independence Square Community Improvement District (the “**District**”), established on August 3, 2020, by Ordinance No. 19146 of the City Council of the City of Independence, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (“**RSMo**”); and

WHEREAS, the Board of Directors of the District desires to purchase insurance to provide coverage for general liability, errors and omissions, and other risks; and

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

1. The Policy of Directors Liability Insurance attached to this Resolution as **Exhibit A** is hereby authorized and approved.
2. The officers of the District and General Legal Counsel for the District are authorized to take such further actions as are necessary to obtain a Policy of Directors Liability Insurance as authorized in this Resolution.
3. The officers of the District and General Legal Counsel for the District are authorized to take such actions as are necessary to annually renew the general liability and errors and omissions insurance policy.
4. In the event the District has no funds with which to pay the premium for the Policy of Directors Liability Insurance, the District authorizes the Independence Square Main Street Corporation (“**ISMS**”) to pay such costs as an administrative expense, to be reimbursed to ISMS from proceeds of the District sales tax upon collection thereof.
5. This Resolution shall take effect immediately upon its execution.

PASSED by the Board of Directors of the Independence Square Community Improvement District on May 23, 2022.

  
\_\_\_\_\_  
Executive Director

**EXHIBIT A**

**SAVERS LIABILITY QUOTATION**

[See Attached]

***PREPARED FOR***  
***INDEPENDENCE SQUARE COMMUNITY***  
***IMPROVEMENT DISTRICT***

***POLICY DATE - TBD***

***March 7, 2022***

***HUB INTERNATIONAL***

THROUGH  
MISSOURI RURAL SERVICES CORP.  
STAR INSURANCE COMPANY

***Dedicated to Missouri Public Entities & Not-For-Profit Organizations***

Information contained in this proposal is descriptive only. This proposal contains highlights or typical features available in our policies. These features are subject to change based upon underwriting and may or may not be available or apply to your policy. The precise coverage afforded is subject to the terms and conditions of the policies issued.

Rated by: Dan Holt



March 7, 2022

**General Liability – Occurrence Form**

Named Insured: Independence Square Community Improvement District

Limits of Liability:

\$4,000,000 General Aggregate Limit (Other Than Products-Completed Operations)

\$4,000,000 Products-Completed Operations Aggregate Limit

\$2,000,000 Personal and Advertising Injury

\$2,000,000 Each Occurrence Limit

\$ 100,000 Fire Damage Limit - Any One Fire

\$ 5,000 Medical Expense Limit - Any One Person

**\*\*Missouri Municipal Amendatory Endorsement Applies\*\***

- Premises and Operations
- Completed Operations and/or Products Liability, Water, Sewer, Electric and Gas Utility Operations
- Contractual Liability
- Personal and Advertising Injury
- Broad Form Property Damage
- Premises Medical Payment - \$5,000
- Host Liquor Liability
- Fire Legal Liability, Real Property - \$100,000
- Non-Owned Watercraft Liability
- Explosion, Collapse and Underground Property Damage
- Incidental Medical Malpractice
- Emergency Medical Services Malpractice
- Special Events
- Parks and Playgrounds
- Swimming Pools

March 7, 2022

### **Public Officials/Directors & Officers Liability**

Named Insured: Independence Square Community Improvement District

Claims Made Form

Limits of Liability and Deductible:

\$1,000,000 Each Wrongful Act Limit

\$1,000,000 Aggregate Limit

\$ 10,000 Deductible

Prior Acts: Policy Inception

- Sexual Abuse or Molestation – Defense Costs Only
- Deductible Does NOT Apply to Defense Costs
- Issuance of Permits or License
- Passing/Enforcing Ordinances, Variances
- Injunctive Relief - \$10,000 Defense Only
- Criminal Action Defense - \$35,000 Defense Only
- Broad Definition of Insured

### **Employment Practices Liability**

Claims Made Form

Limits of Liability and Deductible:

\$1,000,000 Each Wrongful Act Limit

\$1,000,000 Aggregate Limit

\$ 10,000 Deductible

Prior Acts: Policy Inception

- Defense Costs outside of limits
- Deductible does NOT apply to defense costs
- Hiring and Firing Practices
- Discrimination or Sexual Harassment
- Sexual Abuse or Molestation
- Civil Rights Violations
- Fellow Employee Suits
- Retaliatory Allegations
- Coercion Allegations

March 7, 2022

**Premium Summary**

**Named Insured:** Independence Square Community Improvement District

Policy No: New

**Effective: TBD**

**Agent: Hub International**

Property	\$0
Inland Marine	\$0
General Liability	\$239
Employee Benefits Liability	\$0
Law Enforcement Liability	\$0
POL/D&O and Employment Practices Liability	\$1,415
Automobile	\$0
Crime	\$0
	\$0
<b>Total Premium</b>	<b>\$1,654.00</b>
Participation Fee	\$15
<b>Grand Total</b>	<b>\$1,669.00</b>
<b>Umbrella/Excess Liability (separate Policy &amp; Premium)</b>	<b>\$</b>

**NOTE! Terrorism premium charge is not included in the above total – see attached disclosure. THIS MUST BE SENT BACK TO US BEFORE POLICY CAN BE ISSUED!**

\_\_\_\_ Quote Accepted by Applicant/Insured

\_\_\_\_ Quote Not Accepted by Applicant

\_\_\_\_\_  
Signature of Agent **or** Insured

**RETURN THIS PORTION & TERRORISM DISCLOSURE ONLY TO MRSC!**

**POLICYHOLDER DISCLOSURE**  
**NOTICE TERRORISM INSURANCE COVERAGE**  
**ELECTION - REJECTION**

You are hereby notified that under the Terrorism Risk Insurance Act, as amended, you have a right to purchase insurance coverage for losses arising out of acts of terrorism, *as defined in Section 102(1) of the Act*: The term “act of terrorism” means any act or acts that are certified by the Secretary of the Treasury in consultation with the Secretary of Homeland Security, and the Attorney General of the United States — to be an act of terrorism; to be a violent act or an act that is dangerous to human life, property; or infrastructure; to have resulted in damage within the United States, or outside the United States in the case of certain air carriers or vessels or the premises of a United States mission; and to have been committed by an individual or individuals as part of an effort to coerce the civilian population of the United States or to influence the policy or affect the conduct of the United States Government by coercion.

YOU SHOULD KNOW THAT COVERAGE PROVIDED BY THIS POLICY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM, SUCH LOSSES MAY BE PARTIALLY REIMBURSED BY THE UNITED STATES GOVERNMENT UNDER A FORMULA ESTABLISHED BY FEDERAL LAW. HOWEVER, YOUR POLICY MAY CONTAIN OTHER EXCLUSIONS WHICH MIGHT AFFECT YOUR COVERAGE, SUCH AS AN EXCLUSION FOR NUCLEAR EVENTS. UNDER THE FORMULA, THE UNITED STATES GOVERNMENT GENERALLY REIMBURSES THE PERCENTAGE SHOWN BELOW OF COVERED TERRORISM LOSSES EXCEEDING THE STATUTORILY ESTABLISHED DEDUCTIBLE PAID BY THE INSURANCE COMPANY PROVIDING THE COVERAGE. THE PREMIUM CHARGED FOR THIS COVERAGE IS PROVIDED BELOW AND DOES NOT INCLUDE ANY CHARGES FOR THE PORTION OF LOSS THAT MAY BE COVERED BY THE FEDERAL GOVERNMENT UNDER THE ACT.

1. Insured Losses would be partially reimbursed by the United States Government. If the aggregate industry Insured Losses exceed:
  - a. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2021, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
  - b. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2022, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
  - c. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2023, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
  - d. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2024, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
  - e. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2025, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
  - f. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2026, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.
  - g. \$200,000,000, with respect to such Insured Losses occurring in calendar year 2027, the United States Government would pay 80% of our Insured Losses that exceed our Insurer Deductible.

YOU SHOULD ALSO KNOW THAT THE TERRORISM RISK INSURANCE ACT, AS AMENDED, CONTAINS A \$100 BILLION CAP THAT LIMITS U. S. GOVERNMENT REIMBURSEMENT AS WELL AS INSURER'S LIABILITY FOR LOSSES RESULTING FROM CERTIFIED ACTS OF TERRORISM WHEN THE AMOUNT OF SUCH LOSSES IN ANY ONE CALENDAR YEAR EXCEEDS \$100 BILLION. IF THE AGGREGATE INSURED LOSSES FOR ALL INSURERS EXCEED \$100 BILLION, YOUR COVERAGE MAY BE REDUCED.

**Acceptance or Rejection of Terrorism Insurance Coverage**

<input type="checkbox"/>	I hereby <b>elect</b> to purchase Terrorism coverage for a prospective premium of \$1.00.
<input type="checkbox"/>	I hereby <b>decline</b> to purchase terrorism coverage for certified acts of terrorism. I understand that I will have no coverage for losses resulting from certified acts of terrorism.

\_\_\_\_\_  
Policyholder/Applicant's Signature

\_\_\_\_\_  
STAR INSURANCE COMPANY  
Insurance Company

\_\_\_\_\_  
Independence Square CID  
Print Name

\_\_\_\_\_  
Policy Number

\_\_\_\_\_  
Date

**RESOLUTION 2022-05**

**INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT**

**A RESOLUTION OF THE BOARD OF DIRECTORS OF THE INDEPENDENCE SQUARE COMMUNITY IMPROVEMENT DISTRICT APPROVING THE ANNUAL BUDGET FOR FISCAL YEAR 2023.**

WHEREAS, the Independence Square Community Improvement District (the “**District**”), established on August 3, 2020, by Ordinance No. 19146 of the City Council of the City of Independence, Missouri (the “**City**”), is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (“**RSMo**”); and

WHEREAS, the District desires to adopt a proposed budget and budget message for the District for fiscal year 2023 and to submit such proposed budget to the City;

WHEREAS, the District desires to adopt an annual budget for the operation of the District for fiscal year 2023, but, if appropriate, the District may reconsider such annual budget pursuant to any written comments received from the City or if the District fails to receive written consent from the City.

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

1. The District hereby adopts as its proposed annual budget and budget message for the fiscal year ending June 30, 2023, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by reference.
2. This Resolution shall take effect immediately upon its execution by the Executive Director.

PASSED by the Board of Directors of the Independence Square Community Improvement District on May 23, 2022.

  
\_\_\_\_\_  
Executive Director

**EXHIBIT A**

**PROPOSED ANNUAL BUDGET AND BUDGET MESSAGE**

**Independence Square  
Community Improvement District  
Located in the City of Independence, Missouri**

**Fiscal Year 2023 Budget**



# **Independence Square Community Improvement District**

## **Fiscal Year 2023 Budget**

### **Budget Message**

The Independence Square Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on August 3, 2020 by virtue of an ordinance approved by the City Council of Independence, Missouri. The stated purpose of the District is to provide funding for public improvements within the District. The District adopted a fiscal year from July 1 to June 30.

### **Important Budget Features**

The District's source of revenue is anticipated to initially be a 1% Community Improvement District Sales Tax, a special purpose tax levied pursuant to the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Missouri statutes.

### **Important Changes from Previous Fiscal Year**

The District imposed its sales tax at the beginning of Fiscal Year 2022. This budget reflects the first full fiscal year of revenues for the District.

# Independence Square Community Improvement District

	2021 Actual	2022 YTD*	2022 Budget	2023 Budget
<b>Collections</b>				
Sales Tax Revenue	\$ -	\$ 33,761.34	\$ 55,000.00	\$ 70,000.00
Interest	\$ -	\$ -	\$ -	\$ -
Total Collections	\$ -	\$ 33,761.34	\$ 55,000.00	\$ 70,000.00
<b>Disbursements</b>				
Administrative Fee	\$ -	\$ -	\$ 550.00	\$ 12,000.00
Directors & Officers Liability Insurance	\$ -	\$ -	\$ 2,200.00	\$ 2,200.00
Legal Fees	\$ -	\$ -	\$ 4,000.00	\$ 2,000.00
Reimbursement to ISMS**	\$ -	\$ -	\$ 43,250.00	\$ 41,800.00
Election Fees	\$ -	\$ -	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -
Total Disbursements	\$ -	\$ -	\$ 50,000.00	\$ 58,000.00
Increase (decrease) in cash	\$ -	\$ 33,761.34	\$ 5,000.00	\$ 12,000.00
Cash balance at beginning of period	\$ -	\$ -	\$ -	\$ 5,000.00
Cash balance at end of period	\$ -	\$ 33,761.34	\$ 5,000.00	\$ 17,000.00

\*As of 2/28/22

\*\*Reimbursement to ISMS includes any monies spent by ISMS on behalf of the District including, but not limited to, any legal fees, election fees, any other fees incurred prior to the imposition and collection of the sales tax, or reimbursement of any advanced project expenditures.