

ANNUAL REPORT FOR
ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT (the “District”)
FOR FISCAL YEAR ENDING JUNE 30, 2022

SECTION I

Date: October 17, 2022

CID Contact Information: c/o Curtis Petersen, Polsinelli PC (Legal Counsel), 900 West 48th Place, Suite 900, Kansas City, Missouri 64112, cpetersen@polsinelli.com, (816) 753-1000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 18563, passed on March 21, 2016

SECTION II

PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District’s boundaries. The improvements initially contemplated include remodeling the exterior of the Shopping Center, expanding the existing grocery store, and completing interior upgrade of the existing grocery store and interior finish of any grocery store expansion, as well as certain soft costs associated with such work. No services were provided during FYE 6/30/2022.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Justin Kaufmann	justin@cadencekc.com
Adam Lyngar	adam@cadencekc.com
Jennifer Kaufmann	jenner@soapboxpromo.com
Dante Cosentino	Dante_Cosentino@cosentinos.com
Beth Cosentino	Bethcoz24@gmail.com

SECTION IV

See attached, final budget for FYE 6/30/2022

SECTION V

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

Resolution #	Resolution
2022-1	Approve Minutes of 5/18/2021 Board Meeting
2022-2	Appoint Officers of the District
2022-3	Adopt Budget for FYE 6/30/2023 and appropriate funds
2022-4	Authorize Preparation and Submittal of FYE 6/30/2022 Annual Report to City Clerk and DED
2022-5	Authorize Preparation and Submittal of FYE 6/30/2022 Annual Report to State Auditor
2022-6	Nominate Successor Director

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
[Email: redevelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

City Clerk
City of Independence, MO
111 E. Maple Avenue
Independence, MO 64050
Phone: (816) 325-7000
Fax:
Email: CityClerk@indepmo.org

Missouri Dept of Revenue
[Email: localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

Missouri State Auditor
[Email: localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

FYE 6/30/2022 ACTUAL BUDGET

BUDGET MESSAGES:

The Arrowhead Community Improvement District was established by the City Council of Independence, Missouri on March 21, 2016.

The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on June 20, 2017, with the tax becoming effective on October 1, 2017. The first deposit of CID Revenues was received from the Missouri Department of Revenue on December 7, 2017.

	<u>FYE 6/30/2022</u> (actual)
FUNDS AVAILABLE:	
- Cash on Hand (Beginning of Fiscal Year)	\$ 23,378
ESTIMATED REVENUE:	
- CID Sales Tax (effective October 1, 2017)	\$ 184,353
- Interest and Other Credits	\$ -
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	<u>\$ 207,732</u>
ESTIMATED EXPENDITURES:	
- City Admin Fee (1.5%)	\$ 2,765
- Administrative costs (e.g., insurance)	\$ 1,200
- Bank Fees	\$ -
- Legal & Other Consultant fees	\$ -
- Principal and/or interest in repayment of Developer Advances^	\$ 160,502
TOTAL ESTIMATED EXPENDITURES:	<u>\$ 164,467</u>
FUNDS AVAILABLE:	
- Cash on Hand End of Fiscal Year	\$ 43,265

*Estimated values.

^ The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Cooperative Agreement by and between the City, the CID and the Developer.

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-1

**APPROVING THE MINUTES OF THE
MAY 18, 2021 BOARD OF DIRECTORS MEETING**

WHEREAS, the Bylaws of the Arrowhead Community Improvement District (the "District") require the District to keep minutes of Board of Directors Meetings;

WHEREAS, the Board of Directors of the District conducted a Board of Directors meeting on May 18, 2021; and

WHEREAS, minutes of such meeting have been prepared and circulated to members of the Board.

NOW, THEREFORE, BE IT RESOLVED that the minutes of the Board of Directors meeting held on May 18, 2021 are attached hereto as Exhibit A, and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of the Arrowhead Community Improvement District on May 25, 2022.


Justin Kaufmann, Executive Director

EXHIBIT A

May 18, 2021 Meeting Minutes

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

MINUTES OF THE ANNUAL MEETING OF THE BOARD OF DIRECTORS OF THE DISTRICT

An annual meeting of the Board of Directors ("Board") of the Arrowhead Community Improvement District (the "District") was held on May 18, 2021 commencing at 10:00 a.m., at Independence City Hall, 111 East Maple Avenue, Independence, MO 64050, pursuant to notice duly given.

The following members of the Board were present via telephone conference: Justin Kaufmann, Dante Cosentino and Beth Cosentino (Board Members Jennifer Kaufmann and Adam Lyngar were not present). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel to the District.

After determining that a simple majority of Board members was present and a quorum was recognized, the meeting was commenced.

Justin Kaufmann made a motion to adopt Resolution 2021-1, approving the minutes of the May 14, 2020 Board meeting. Dante Cosentino seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-1.

Justin Kaufmann made a motion to adopt Resolution 2021-2, approving the appointment of Justin Kaufmann as Chairman/Executive Director of the District and Adam Lyngar as Secretary/ Treasurer of the District. Dante Cosentino seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-2.

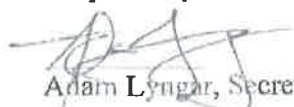
Justin Kaufmann made a motion to adopt Resolution 2021-3, approving a budget for FYE 6/30/2022 and appropriate funds. Dante Cosentino seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-3.

Justin Kaufmann made a motion to adopt Resolution 2021-4, authorize preparation and submittal of FYE 6/30/2021 annual report to City Clerk and DED. Dante Cosentino seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-4.

Justin Kaufmann made a motion to adopt Resolution 2021-5, authorize preparation and submittal of FYE 6/30/2021 annual report to State Auditor. Dante Cosentino seconded the motion, a vote was held, and the Board unanimously adopted Resolution 2021-5.

There being no other business to come before the meeting, the meeting was adjourned.

Respectfully submitted,


Adam Lyngar, Secretary

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-2

APPOINTING OFFICERS OF THE DISTRICT

WHEREAS, the Bylaws of the Arrowhead Community Improvement District (the "District") require the District's Board of Directors to annually appoint a chairman, executive director, secretary, treasurer and such other officers or employees as it deems necessary;

WHEREAS, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

WHEREAS, the chairman, secretary, treasurer and executive director shall have the powers and duties described in the Bylaws.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT, as follows:

1. Justin Kaufmann is appointed Executive Director/Chairman.
2. Adam Lyngar is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Arrowhead Community Improvement District on May 25, 2022.


Justin Kaufmann, Executive Director

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-3

APPROVING A BUDGET FOR FYE 6/30/2023 AND APPROPRIATE FUNDS

WHEREAS, the Board of Directors of Arrowhead Community Improvement District (the "District") is required to submit to the governing body of the City a proposed annual budget for the operation of the District;

WHEREAS, the District has submitted to the City a proposed annual budget for FYE 6/30/2023, which is attached hereto as Exhibit A; and

WHEREAS, the District desires to adopt such budget for the operation of the District with respect to the District's FYE 6/30/2023.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT, as follows:

1. The District hereby adopts an annual Budget with respect to the District's fiscal year ending 06/30/2023, attached hereto as Exhibit A, and hereby authorizes appropriation of funds in accordance therewith.
2. This resolution shall take effect immediately.

PASSED by the Board of Directors of the Arrowhead Community Improvement District on May 25, 2022.


Justin Kaufmann, Executive Director

EXHIBIT A
FYE 6/30/2023 BUDGET

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

FYE 6/30/2023 PROPOSED BUDGET

BUDGET MESSAGES:

The Arrowhead Community Improvement District was established by the City Council of Independence, Missouri on March 21, 2016.

The District's Board of Directors and the owner of the real property that constitutes the District approved a 1.0% CID sales and use tax on June 20, 2017, with the tax becoming effective on October 1, 2017. The first deposit of CID Revenues was received from the Missouri Department of Revenue on December 7, 2017.

	<u>FYE 6/30/2023*</u> (as proposed)		<u>FYE 6/30/2022*</u> (as amended)		<u>FYE 6/30/2021</u> (actual)
FUNDS AVAILABLE:					
- Cash on Hand (Beginning of Fiscal Year)	\$ 66,982	\$	\$ 43,748	\$	\$ 29,816
ESTIMATED REVENUE:					
- CID Sales Tax (effective October 1, 2017)	\$ 190,000	\$	\$ 190,000	\$	\$ 185,520
- Interest and Other Credits	\$ 500	\$	\$ 500	\$	\$ 20,369
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	<u>\$ 257,482</u>	\$	<u>\$ 234,248</u>	\$	<u>\$ 235,705</u>
ESTIMATED EXPENDITURES:					
- City Admin Fee (1.5%)	\$ 2,850	\$	\$ 2,850	\$	\$ 2,484
- Administrative costs (e.g., insurance)	\$ 1,296	\$	\$ 1,296	\$	\$ 1,296
- Bank Fees	\$ 120	\$	\$ 120	\$	\$ 138
- Legal & Other Consultant fees	\$ 3,000	\$	\$ 3,000	\$	\$ 143
- Principal and/or interest in repayment of Developer Advances ^A	\$ 160,000	\$	\$ 160,000	\$	\$ 187,897
TOTAL ESTIMATED EXPENDITURES:	<u>\$ 167,266</u>	\$	<u>\$ 167,266</u>	\$	<u>\$ 191,957</u>
FUNDS AVAILABLE:					
- Cash on Hand End of Fiscal Year	\$ 90,216	\$	\$ 66,982	\$	\$ 43,748

*Estimated values.

^A The terms of the repayment of Developer Advances, including interest thereon, is addressed and governed by that Cooperative Agreement by and between the City, the CID and the Developer.

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-4


**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 6/30/2022 ANNUAL REPORT TO CITY CLERK AND DED**

WHEREAS, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT**, as follows:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 6/30/2022 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Arrowhead Community Improvement District on May 25, 2022.


Justin Kaufmann, Executive Director

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-5

**AUTHORIZE PREPARATION AND SUBMITTAL OF
FYE 6/30/2022 ANNUAL REPORT TO STATE AUDITOR**

WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT, as follows:

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 6/30/2022 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Arrowhead Community Improvement District on May 25, 2022.


Justin Kaufmann, Executive Director

ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS

RESOLUTION NO. 2022-6

NOMINATION OF SUCCESSOR DIRECTORS

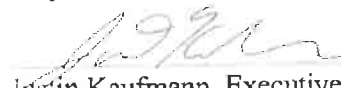
WHEREAS, The Arrowhead Community Improvement District (the "District"), established on March 21, 2016, by Ordinance No. 18563 of the City Council of the City of Independence, Missouri, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Community Improvement District Act, Section 67.1401 through 67.1571 of the RSMo, as amended (the "CID Act"); and

WHEREAS, the CID Act and Article III, Section 3 of the District Bylaws provide for the Mayor of the City to appoint Successor Directors of the District, with the consent of the City Council, and the District Bylaws set forth that Successor Directors shall serve for a term of four years.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ARROWHEAD COMMUNITY IMPROVEMENT DISTRICT, as follows:

1. The District hereby nominates Jennifer Kaufmann to serve a new four-year term as a Property Owner Representative (new term is 6/19/2022-6/19/2026).
2. The District hereby nominates Dante Cosentino to serve a new four-year term as a Property Owner Representative (new term is 6/19/2022-6/19/2026).
3. The District hereby nominates Beth Cosentino to serve a new four-year term as a Property Owner Representative (new term is 6/19/2022-6/19/2026).
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of the Arrowhead Community Improvement District on May 25, 2022.


Justin Kaufmann, Executive Director