

Minutes

Annual Meeting of the Board of Directors of Greenway Fields Neighborhood Community Improvement District

Date: Saturday, March 21, 2020

Time: 9:00 a.m.

Place: BOK Bank Conference Room, 7 W 62nd Terrace, Kansas City, MO 64113

Public may join meeting in person or via teleconference, which may be joined by dialing 866-677-2133 and entering passcode 73338866.

I. CALL TO ORDER

meeting called to order by Pres Clem at 9:07am.

Board member present via conference call- Clem, Heidi, Caroline, Derek

Association members present via conference call- Ron, Deb, Calissa

II. OLD BUSINESS

- A. Approval of minutes of March 30, 2019 annual meeting of the Board of Directors (“the Board”) of Greenway Fields Neighborhood Community Improvement District (“the District”).

Motion to approve minutes- Approved.

III. NEW BUSINESS

- A. Resolution 2020-01 – Nominating and Confirming a Slate of Successor Directors: Resolution of the Board nominating and confirming a slate of Successor Directors.

Clem read the Resolution language for the benefit of those on the call

Motion to approve Derek Ramsay and Heidi White each to a four year term as Directors of the CID- Approved.

- B. Resolution 2020-02 – Appointing an Interim Director: Resolution of the Board nominating an Interim Director.

Clem read the Resolution language for the benefit of those on the call

Motion to approve Caroline Andalikiewicz to a two year term as an interim Director of the CID replacing Catherine Hamiln- Approved

- C. Oath of Office: Administering Oath of Office to newly appointed members of the Board of Directors as listed in the petition to establish the District, in accordance with Article 7, Section 11 of the Missouri Constitution; requires new members of the Board to be sworn in.

Newly appointed board members were sworn in by Clem

- D. Resolution 2020-03– Election of Officers: In accordance with the District’s adopted bylaws, the Board shall elect a Chairperson, Vice Chairperson, Treasurer, Secretary, District Manager, and such other officers or employees as the Board deems necessary.

Motion to approve the following slate of officers:

Clem Helmstetter- Chair
Caroline Andalikiewicz - Vice Chair
Derek Ramsay- Secretary
Heidi White- Treasurer
Joe Cherrito- Manager

Motion Approved.

- E. Resolution 2020-04 – Approval of Budget: Resolution of the Board approving the budget for fiscal year 2020-21.

Motion to approve FY 2020-2021 annual CID budget of \$54,880- Approved

- F. Resolution 2020-05 – Approval of Special Assessments for 2020: Resolution of the Board Approving Special Assessments for 2020, to be levied in the amount of \$160.00 per each parcel within the District.

Motion to approve 2020 Special Assessment amount of \$160 per parcel- Approved

IV. OTHER BUSINESS

There was no other business to come before the CID Board. There were no questions from the neighbors who called in to the meeting. Clem thanked the Board members and neighbors who called in and participated.

V. MEETING ADJOURNED

Having no further business a motion to adjourn was made at 9:15- Approved

Respectfully Submitted,



Derek Ramsay, Secretary
03/21/2020

MINUTES

Annual Meeting of the Board of Directors of Greenway Fields Neighborhood Community Improvement District

Date: Saturday, March 30, 2019

Time: 9:30 AM

Place: Missouri Bank Conference Room, 7 W 62nd Terrace, Kansas City, MO 64113

Public may join meeting in person or via teleconference, which may be joined by dialing 866-677-2133 and entering passcode 7333 8866.

VI. CALL TO ORDER: Clem Helmstetter, Chairperson GFNCID enabled teleconference line, and called meeting to order at 9:30 AM, second and all in favor.

- a. Clem noted Members of the Board of Directors (the “Board”) of Greenway Fields Neighborhood Community Improvement District (GFNCID), the “District”, were present as follows:
- i. Clem Helmstetter – Chairperson
 - ii. Derek Ramsay - Secretary
 - iii. Catherine Hamelin – Vice Chairperson
 - iv. Joseph Cherrito – District Manager of the District
 - v. *Absent - Heidi White – Treasure*
 - vi. No other members of the public were present at this meeting or via teleconference.

VII. OLD BUSINESS

A. A motion was made to approve the minutes of the March 24, 2018 annual meeting of the Board of directors (“the Board”) of Greenway Fields Neighborhood Community Improvement District (“the District”). The motion was seconded, a vote was held, and the motion unanimously carried.

VIII. NEW BUSINESS

- A. Election of officers was completed under resolution 2019-01.
- Clement Helmstetter Jr - Chairperson
 - Catherine Hamelin - Vice Chairperson
 - Derek Ramsay – Secretary
 - Heidi White – Treasure
 - Joseph Cherrito - District Manager of the District.
 - A motion to approve was made, seconded, a vote was held, and the motion unanimously carried.
- B. GFNCID board approval of the City Council approved budget for Fiscal Year 2019/20 under resolution 2019-02. A motion to approve was made, seconded, a vote was held, and the motion unanimously carried.

- C. Approval of Special Assessment for 2019 - Board desires to approve the 2019 Special Assessments in the amount of \$160.00 / parcel within the District which will be assessed by Jackson County in 2019 under resolution 2019-03. A motion to approve was made, seconded, a vote was held, and the motion unanimously carried.

IX. OTHER BUSINESS

V. MEETING ADJOURNED

There being no other business to come before the board, Clement Helmstetter, Chairperson moved to adjourn the meeting. The motion was seconded, a vote was held, the motion carried, and the meeting was adjourned at 9:34 a.m.

Respectfully submitted,

A handwritten signature in black ink, appearing to read 'Derek Ramsay', with a long horizontal flourish extending to the right.

Derek Ramsay 3/30/19

**THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT
BOARD OF DIRECTORS OATH/AFFIRMATION**

STATE OF MISSOURI)
)
COUNTY OF JACKSON)

I, Caroline Andalikiewicz, being a registered voter and at least 18 years of age, do solemnly swear that I will faithfully execute my duties as a member of the Board of Directors of the Greenway Fields Neighborhood Community Improvement District, and will uphold the Constitution of the United States and the State of Missouri and will, to the best of my ability, faithfully perform all of the duties thereof in conformance with the law.

Caroline Andalikiewicz

Subscribed and sworn to before me, a Notary Public, in and for said County and State,
this 21st day of March, 2020.

Notary Public

My Commission Expires:

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE “BOARD”) OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) NOMINATING SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the “Missouri Community Improvement District Act,” Sections 67.1401, *et seq.*, RSMo, as amended (the “Act”) and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Petition authorizes the Board of Directors of the District (the “Board”) to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, the Board terms of Derek Ramsay and Heidi White have expired; and

WHEREAS, the Board desires to reappoint Derek Ramsay and Heidi White as Successor Directors; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

1. The following slate contains the term, name, and classification of the individual selected by the Board to serve as Successor Director:
 - a. 4 Year Term – Derek Ramsay, Owner;
 - b. 4 Year Term – Heidi White, Owner; and
2. The District’s Legal Counsel is authorized to take all actions necessary to carry out this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 21st day of March, 2020.

Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

**THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE “BOARD”) OF GREENWAY
FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE
“DISTRICT”) APPOINTING INTERIM DIRECTORS**

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the “Missouri Community Improvement District Act,” Sections 67.1401, et seq, RSMo, as amended (the “Act”) and is transacting business and exercising the powers granted by the Act;

WHEREAS, in accordance with the Act, the Board is to appoint qualified individuals to serve as interim directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, Catherine Hamelin is no longer a member of the Board; and

WHEREAS, the Board desires to appoint Caroline Andalikiewicz as Interim Director to serve the remaining term of Catherine Hamelin; and

NOW THEREFORE, BE IT RESOLVED, by the Board, as follows:

1. The Board appoints Caroline Andalikiewicz to serve as Interim Director for the remainder of Catherine Hamelin’s term ending in October 2021.
2. The District’s legal counsel is authorized to take all actions necessary to carry out this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 21st day of March, 2020.

Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

RESOLUTION NO. 2020-03

**THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE “BOARD”) OF GREENWAY
FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE
“DISTRICT”) ELECTING OFFICERS FOR FISCAL YEAR 2020-21**

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the “Missouri Community Improvement District Act,” Sections 67.1401, et seq, RSMo, as amended (the “Act”) and is transacting business and exercising the powers granted by the Act;

WHEREAS, in accordance with the District’s bylaws the Board is to elect officers at the annual meeting of the District; and

WHEREAS, the Board desires to elect a Chairperson, Vice Chairperson, Secretary, Treasurer and District Manager.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. Clement Helmstetter Jr. is elected Chairperson of the District.
2. Caroline Andalikiewicz is elected Vice Chairperson of the District.
3. Derek Ramsay is elected Secretary of the District.
4. Heidi White is elected Treasurer of the District.
5. Joseph Cherrito is elected District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 21st day of March, 2020.

Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

RESOLUTION NO. 2020-04

**THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE “BOARD”) OF GREENWAY
FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE
“DISTRICT”) APPROVING THE BUDGET FOR FISCAL YEAR 2020-21**

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the “Missouri Community Improvement District Act”, Sections 67.1401 et seq, RSMo, as amended (the “Act”), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board desires to approve the District budget for fiscal year 2020-21, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

Section 1. The Board approves the proposed budget for fiscal year 2020-21.

Section 2. The Chairperson is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This Resolution shall take effect immediately.

Adopted this 21st day of March, 2020.

Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

EXHIBIT A

PROPOSED BUDGET FOR FISCAL YEAR 2020/2021

PROJECTED INCOME:	
a) CID Annual Assessments	\$54,880.00
TOTAL PROJECTED INCOME	\$54,880.00
PROJECTED EXPENSES:	
a) Administration Fee	\$2,000.00
b) HAKC CID Parcel Assessment	\$650.00
c) Management Fee - GFHA	\$5,000.00
d) Insurance	\$600.00
e) Legal Services	\$3,000.00
f) Island/Grounds Maintenance	\$12,500.00
g) Tree Replacement (Street Easement)	\$3,000.00
h) (Major) Maintenance Reserve Fund	\$7,210.00
i) Postage	\$600.00
j) Snow Plowing/Salt	\$3,000.00
k) Trash Services	\$420.00
l) Security Service Fees	\$16,640.00
m) Website Maintenance	\$260.00
TOTAL PROJECTED EXPENSES	\$54,880.00
TOTAL PROJECTED INCOME	\$54,880.00
TOTAL PROJECTED EXPENSES	\$54,880.00
PROJECTED BALANCE	\$0.00

RESOLUTION NO. 2020-05

**THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE “BOARD”) OF GREENWAY
FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE
“DISTRICT”) APPROVING THE SPECIAL ASSESSMENTS FOR 2020.**

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the “Missouri Community Improvement District Act”, Sections 67.1401 et seq, RSMo, as amended (the “Act”), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board desires to approve the 2020 Special Assessments in the amount of \$160.00 per parcel within the District which will be assessed by Jackson County.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

Section 1. The Board approves the special assessment for 2020.

Section 2. The Chairperson is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This Resolution shall take effect immediately.

Adopted this 21st day of March, 2020.

Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary