

DEPARTMENT OF REVENUE
CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT

SEP 2 2022

RECEIVED

GILMORE BELL

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

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

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GENERAL COUNSEL
22 AUG 31 AM 11:40

August 29, 2022

**VIA USPS CERTIFIED MAIL
ELECTRONIC RETURN RECEIPT REQUESTED**

RECEIVED
SEP 6 2022
LOCAL TAX

Missouri Secretary of State
600 West Main Street
Jefferson City, Missouri 65101

Missouri Highways and Transportation
Commission
P.O. Box 270
Jefferson City, Missouri 65102

✓ Wayne Wallingford, Director
Missouri Department of Revenue
301 West High Street
Jefferson City, Missouri 65101

Carson Ross, Mayor
City of Blue Springs
903 West Main Street
Blue Springs, Missouri 64015

Re: Coronado Drive Transportation Development District
District Abolishment

Dear Sirs or Madams:

Subsequent to the submission of a Unanimous Verified Petition on July 29, 2022, the board of directors for the Coronado Drive Transportation Development District has adopted Resolution 2022-02 under seal, which abolished the District effective August 25, 2022. Pursuant to Section 238.275(4), RSMo, please find attached a copy of Resolution 2022-02.

Please let me know if you have any questions or require anything further.

Sincerely,

Tracie M. Maslak

Tracie M. Maslak
Senior Legal Practice Assistant

Enclosure

RESOLUTION 2022-02

CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT

A RESOLUTION OF THE BOARD OF DIRECTORS OF THE CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT ABOLISHING THE DISTRICT.

WHEREAS, the Coronado Drive Transportation Development District (the “**District**”), which was formed on July 23, 2009 by order of the Circuit Court of Jackson County, is a political subdivision of the State of Missouri and is transacting business and exercising powers granted to it pursuant to the Transportation Development District Act, Sections 238.200 through 238.280, RSMo; and

WHEREAS, on January 8, 2021, the Board of Directors (the “**Board**”) of the District adopted Resolution No. 2021-01 determining that the District should be abolished, requesting that the State Auditor audit the district to determine the financial status of the District and whether the District may be abolished pursuant to law, and upon the determination of the State Auditor that the District’s financial condition is such that it may be abolished pursuant to law, submitting the question of whether the District should be abolished to the approval of the qualified voters of the District; and

WHEREAS, on October 25, 2021, the State Auditor made the determination attached hereto as **Exhibit A** and found that the Board may proceed to abolish the District; and

WHEREAS, on August 1, 2022, the Circuit Court of Jackson County, Missouri, issued the Judgement and Order Recognizing Abolishment of the Coronado Drive Transportation Development District by Unanimous Verified Petition attached hereto as **Exhibit B** finding that the District may be abolished by unanimous verified petition of all owners of record of real property within the District; and

WHEREAS, all the statutory requirements to abolish the District have been met and the Board now desires to abolish the District pursuant to Section 238.275, RSMo.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT, AS FOLLOWS:

1. The Board hereby finds that (i) the District does not have any real or personal property to sell and (ii) the District does not have any employees.
2. The Board hereby declares that the District will be abolished as the date of this Resolution.
3. The District’s legal counsel and any other District officials are hereby authorized to take any action as may be deemed necessary or convenient to carry out and comply with the intent of this Resolution and to execute and deliver for and on behalf of the District all certificates, instruments or other documents as may be necessary, desirable, convenient or proper to perform all matters herein authorized.
4. That this resolution shall take effect immediately.

PASSED by the Board of Directors of the Coronado Drive Transportation Development District on August 25, 2022.

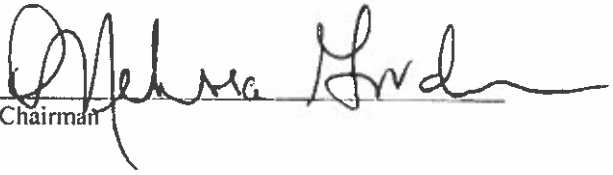

Chairman



EXHIBIT A

STATE AUDITOR REPORT



Nicole Galloway, CPA
Missouri State Auditor

**Coronado Drive
Transportation Development District**

Report No. 2021-098

October 2021

auditor.mo.gov



Nicole Galloway, CPA
Missouri State Auditor

October 2021

CITIZENS SUMMARY

Findings in the audit of the Coronado Drive Transportation Development District

Financial Status

The audit of the Coronado Drive Transportation Development District indicates the financial condition of the district is such that it may be abolished.

Due to the nature of this report, no rating is provided.



NICOLE GALLOWAY, CPA
Missouri State Auditor

Melissa Goodson, Chairperson
and
Board of Directors
Coronado Drive Transportation Development District
Blue Springs, Missouri

The State Auditor is required under Section 238.275, RSMo, to audit a transportation development district prior to the question of abolishment being submitted to a vote. On January 8, 2021, the Board of Directors of the Coronado Drive Transportation Development District approved a resolution with its intent to dissolve the district and request an audit as required by statute. The State Auditor was subsequently notified of this resolution.

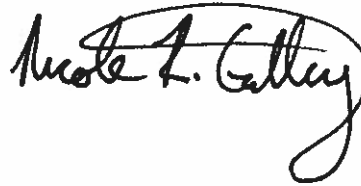
The scope of our audit included, but was not necessarily limited to, the fiscal year ended September 30, 2020, and the period from October 1, 2020, through December 31, 2020. The objectives of our audit were to evaluate the financial status of the district and determine whether it may be abolished pursuant to law.

Our methodology included reviewing minutes of meetings, financial records, and other pertinent documents; and interviewing various personnel of the district, as well as certain external parties. We also obtained an understanding of legal provisions that are significant within the context of the audit objectives, and we assessed the risk that illegal acts, including fraud, and violations of applicable contract or other legal provisions could occur. Based on that risk assessment, we designed and performed procedures to provide reasonable assurance of detecting instances of noncompliance significant to those provisions.

We conducted our audit in accordance with the standards applicable to performance audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Those standards require that we plan and perform our audit to obtain sufficient, appropriate evidence to provide a reasonable basis for our findings and conclusions based on our audit objectives. We believe that the evidence obtained provides such a basis.

The audit determined the Board of Directors may proceed with abolishment of the district in accordance with Section 238.275, RSMo.

The accompanying Management Advisory Report presents our findings arising from our audit of the Coronado Drive Transportation Development District.

A handwritten signature in black ink that reads "Nicole R. Galloway". The signature is written in a cursive style with a large, looping flourish at the end.

Nicole R. Galloway, CPA
State Auditor

The following auditors participated in the preparation of this report:

| | |
|---------------------|--|
| Director of Audits: | Robert E. Showers, CPA, CGAP |
| Audit Manager: | Wayne T. Kauffman, MBA, CPA, CFE, CGAP |
| In-Charge Auditor: | Joseph T. Magoffin, CFE |
| Audit Staff: | Sara McCormick, MPPA Thomas R. Johnson, MAcc. |

Coronado Drive Transportation Development District Management Advisory Report - State Auditor's Findings

Financial Status

Our audit of the Coronado Drive Transportation Development District (TDD) indicates the financial condition of the district is such that it may be abolished.

The Coronado Drive TDD is located in Jackson County, in the City of Blue Springs. The district was organized in July 2009 by petition of the property owners within the boundaries of the proposed district. The members of the Board of Directors and officers are representatives of the developer and the City of Blue Springs. The district has a fiscal year end of September 30.

In July 2009, the Board of Directors of the district passed a resolution formally approving the imposition of the sales tax after qualified voter approval of the sales tax. In July 2009, the qualified voters of the district¹ approved a one-half (0.50%) percent sales tax on all taxable transactions within the boundaries of the district for a period not to exceed 10 years. The sales tax became effective on January 1, 2010. For the entirety of its life, from 2009 through 2020, the Coronado Drive TDD received \$4,955,000 in sales taxes.

The Coronado Drive TDD was formed for the reconstruction of Coronado Drive east of Adams Dairy Parkway, improvements to the Adams Dairy Parkway and I-70 east bound and I-70 west bound ramp intersections, construction improvements of the Home Depot and Wal-Mart west entrances, and improvements to the Adams Dairy Parkway and RD Mize Road. The project was included as part of a larger redevelopment project which included multiple political subdivisions.² The City of Blue Springs is the public entity with jurisdiction over the local portion of the project and serves as the Local Transportation Authority. The Missouri Highways and Transportation Commission (MHTC) serves as the entity with jurisdiction over the state portion of the project. The project was completed, and the City of Blue Springs subsequently accepted dedication of the project.

The Coronado Drive TDD did not issue bonds or debt instruments to fund the project. Instead, district sales tax revenues were pledged to service bonds issued by the City of Blue Springs as part of a larger redevelopment project. As part of the agreement with the city, the district agreed to give the city all sales tax revenue received for the life of the district.

In January 2021, the Board of Directors approved a resolution formalizing their intent to dissolve the district. The Coronado Drive TDD sales tax expired effective July 31, 2019. The Coronado Drive TDD's legal counsel advised the State Auditor's Office (SAO) of the districts intent to dissolve the district and

¹ The only qualified voter in the district was Walmart Stores East, LP.

² Political subdivisions involved in the Adams Farms redevelopment plan included the Adams Farms Tax Increment Financing Plan Projects A, B and C, Adams Farms TDD, I-70 and Adams Dairy Parkway TDD, and the Coronado Drive TDD.



Coronado Drive Transportation Development District
 Management Advisory Report State Auditor's Findings

requested the SAO proceed with all necessary actions as required pursuant to Section 238.275, RSMo.

The SAO has performed an audit of the Coronado Drive TDD as required by Section 238.275, RSMo. That statute requires the State Auditor to audit the TDD to determine its financial status, and determine whether it may be abolished pursuant to law. That law also states the board shall not propose the question to abolish the district while there are outstanding claims or causes of action pending against it, if its liabilities exceed its assets; or while the district is insolvent, in receivership, or under the jurisdiction of a bankruptcy court.

The following table presents the financial activity and cash balance of the Coronado Drive TDD for the period from October 1, 2009, through September 30, 2019; the year ended September 30, 2020; and the period from October 1, 2020, through December 31, 2020.

| | Period October 1, 2020 to December 31, 2020 | Year Ended September 30, 2020 | Period October 1, 2009 to September 30, 2019 |
|--|---|----------------------------------|--|
| RECEIPTS | | | |
| Sales Tax | \$ 0 | 1,415 | 4,953,585 |
| Interest | 0 | 105 | 1,125 |
| Transfers from Adams Farm TIF | 0 | 4,285 | 0 |
| Total Receipts | 0 | 5,805 | 4,954,710 |
| DISBURSEMENTS | | | |
| Debt Service to the City of Blue Springs | 0 | 0 | 4,774,352 |
| Professional Fees | 13,387 | 3,822 | 111,044 |
| Administrative Fees | 0 | 2,092 | 54,314 |
| Transfers to Adams Farm TIF | 0 | 1,504 | 0 |
| Total Disbursements | 13,387 | 7,418 | 4,939,710 |
| RECEIPTS OVER (UNDER) DISBURSEMENTS | (13,387) | (1,613) | 15,000 |
| BEGINNING CASH | 13,387 | 15,000 | 0 |
| ENDING CASH | \$ 0 | 13,387 | 15,000 |

Source: Compiled by the SAO using the TDD's bank statements, transaction register, and audited financial statements.



Coronado Drive Transportation Development District
Management Advisory Report State Auditor's Findings

Based on our audit, the cash balance of the Coronado Drive TDD as of September 30, 2020, was \$13,387 and the cash balance as of December 31, 2020, was \$0. The Coronado Drive TDD's legal counsel indicated the district had no outstanding liabilities as of January 22, 2021 for billed and unbilled legal services and expenses and no further legal expenses were anticipated.

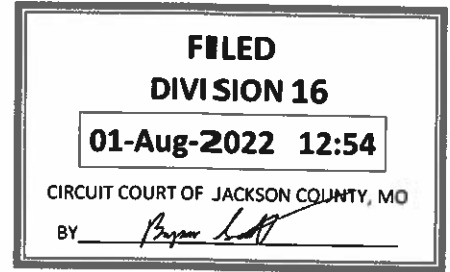
Based on our audit, the Board of Directors may proceed with the abolishment of the Coronado Drive TDD in accordance with Section 238.275, RSMo.

EXHIBIT B

JUDGEMENT AND ORDER

**IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI
AT INDEPENDENCE, MISSOURI**

In the Matter of)
)
THE CORONDADO DRIVE TRANSPORTATION)
DEVELOPMENT DISTRICT,)
)
Petitioner,)
)
v.)
)
CITY OF BLUE SPRINGS, MISSOURI)
)
and)
)
THE MISSOURI HIGHWAYS &)
TRANSPORTATION COMMISSION, et al.,)
)
Respondents.)



**Case No.: 0916-CV13757
Division 16**

**JUDGMENT AND ORDER RECOGNIZING ABOLISHMENT
OF THE CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT BY
UNANIMOUS VERIFIED PETITION**

On this 1st day of August, 2022, the Coronado Drive Transportation Development District (the "District") appeared, by and through counsel, and, pursuant to the Missouri Transportation Development District Act, Sections 238.200 to 238.280 of the Revised Statutes of Missouri, as amended (the "TDD Act"), submitted its Motion to Recognize Election by Unanimous Verified Petition. After reviewing the Motion, this Court hereby orders, adjudges and decrees as follows:

FINDINGS, CERTIFICATIONS, AND CONCLUSIONS

1. The District is a transportation development district and political subdivision of the State of Missouri, created and existing in accordance with the Missouri Transportation Development District Act, Sections 238.200 to 238.280 of the Revised Statutes of Missouri, as amended (the "TDD Act").
2. The District was created on July 23, 2009, upon the Circuit Court's entry of the 2009 Order.

3. On January 8, 2021, the duly elected Board of Directors of the District, having determined they desired the District to be abolished pursuant to Section 238.275, RSMo., adopted Resolution 2021-01, attached to the Motion as Exhibit A.

4. Pursuant to Section 238.216.1(3) of the TDD Act, on July 29, 2022 a Unanimous Petition of Property Owners to Cast Votes Authorizing Abolishment was filed with this Court, in which the property owners determined they desired the District to be abolished, attached to the Motion as Exhibit C.

5. The Missouri State Auditor has determined that the District may be abolished pursuant to law, attached to the Motion as Exhibit B.

6. Pursuant to Section 238.210.3 of the TDD Act, this Court has continuing jurisdiction to enter such orders as are required for the administration of the District after its formation, including this Judgement and Order Recognizing Abolishment of the Coronado Drive Transportation Development District by Unanimous Verified Petition.

IT IS HEREBY ORDERED, ADJUDGED, AND DECREED, that:

1. The District shall be abolished pursuant to RSMo. 238.275.

2. There are currently no persons eligible to be registered voters residing within the District and, as such the owners of record of real property located within the District are the qualified voters of the District, each of which is entitled to one vote for each acre of real property owned by such voter within the District.

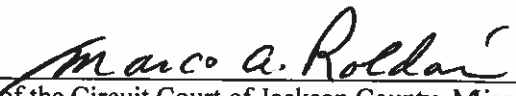
3. Pursuant to Section 238.216.1(3) of the TDD Act, all owners of record of real property within the District cast their respective ballots by unanimous verified petition, a copy of which is attached as Exhibit A hereto and incorporated herein by reference, the filing of which is an election pursuant to the TDD Act.

4. The results of this judgement and order shall be filed with the County Clerk of Jackson County, Missouri.

5. The District shall cause the same to be spread upon the records of the Missouri Secretary of State, the Missouri Director of Revenue, the Missouri Highways and Transportation Commission, and each

local transportation authority affected by the District.

SO ORDERED THIS 1st DAY OF August, 2022.



Judge of the Circuit Court of Jackson County, Missouri

EXHIBIT A TO JUDGMENT AND ORDER

UNANIMOUS VERIFIED PETITION

**IN THE CIRCUIT COURT OF JACKSON COUNTY, MISSOURI
AT INDEPENDENCE**

| | | |
|--|---|------------------------------|
| In the Matter of: |) | |
| |) | |
| THE CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT, |) | |
| |) | |
| WAL MART REAL ESTATE BUSINESS TRUST, |) | |
| |) | |
| MURPHY OIL USA, INC. |) | Case No. 0916-CV13757 |
| |) | |
| Petitioners, |) | Division 16 |
| |) | |
| v. |) | |
| |) | |
| THE MISSOURI HIGHWAYS & TRANSPORTATION COMMISSION, |) | |
| |) | |
| CITY OF BLUE SPRINGS, MISSOURI |) | |
| |) | |
| Respondents. |) | |

**UNANIMOUS VERIFIED PETITION APPROVING THE ABOLISHMENT OF
THE CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT**

COMES NOW, Wal Mart Real Estate Business Trust (“Walmart”) and Murphy Oil USA, Inc. (“Murphy,” together with Walmart, collectively the “Property Owners”), who are the record owners of all real property in the Coronado Drive Transportation Development District (the “District”) and the “qualified voters” of the District pursuant to the Missouri Transportation Development District Act, Sections 238.200 through 238.280, RSMo., as amended (the “TDD Act”), and hereby submits this Unanimous Verified Petition Approving the Abolishment of the Coronado Drive Transportation Development District (the “Unanimous Verified Petition”). In support hereof, the Property Owners state as follows:

1. The District has complied in all material respects with the TDD Act, including, without limitation, Section 238.275 thereof, and may be abolished in accordance therewith.
2. Section 238.216.1(3) of the TDD Act provides that if all the owners of property in the District joined in the petition for formation of the District, such owners may cast their ballot by unanimous

verified petition approving any measure submitted to them as voters pursuant to the TDD Act, and each owner shall receive one vote per acre owned, and thereafter the petition shall be filed with the circuit court clerk, which filing shall constitute an election under the TDD Act.

3. The Property Owners are the record owners of all of the real property located within the District and, pursuant to the TDD Act and the Election Order, are the “qualified voters” for the purpose of voting to abolish the District pursuant to Section 238.202 of the TDD Act.

4. Walmart owns 22.16 acres of real property within the District and has authorized its designated official to vote on its behalf in this election.

5. Murphy owns 0.73 acres of real property within the District and has authorized its designated official to vote on its behalf in this election.

6. By this Unanimous Verified Petition, the Property Owners hereby vote in favor of abolishing the District.

WHEREFORE, the undersigned Property Owners, who are the record owners of all of the real property located within the District and the qualified voters of the District, hereby declares:

1. Walmart is qualified to vote, and has authorized an appropriate official to affix his or her signature in the name of Walmart on the attached Ballot of Submission pursuant to the TDD Act.

2. Murphy is qualified to vote, and has authorized an appropriate official to affix his or her signature in the name of Murphy on the attached Ballot of Submission pursuant to the TDD Act.

3. Walmart hereby casts all of its 22.16 votes in favor of the ballot measure for “YES” to approve the abolishment of the District.

4. Murphy hereby casts all of its 0.73 votes in favor of the ballot measure for “YES” to approve the abolishment of the District.

THE UNDERSIGNED, Walmart and Murphy by and through their designated officials, who collectively are the owners of all of the real property within the District, hereby execute this Unanimous Verified Petition as of this 29th day of July, 2022.

SIGNATURE PAGE TO UNANIMOUS VERIFIED PETITION
APPROVING THE ABOLISHMENT OF THE
CORONADO DRIVE TRANSPORTATION DEVELOPMENT DISTRICT

STATE OF ARKANSAS)
)
COUNTY OF BENTON) SS.

COMES NOW, the undersigned, being of lawful age and after being duly sworn, states that he/she is the record owner or the duly authorized representative of the record owner of real property within the Coronado Drive Transportation Development District (the "District") and a qualified voter of the District. The undersigned further represents that he/she is over the age of 18 years, is not currently on probation or parole after conviction of a felony, and has never been convicted of a felony or misdemeanor connected with the right of suffrage.

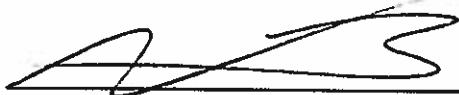
The undersigned hereby declares under penalty of perjury that he/she is qualified to affix his/her authorized signature in the name of the owner stated below pursuant to the TDD Act. The undersigned has read the foregoing Unanimous Verified Petition Approving the Abolishment of the Coronado Drive Transportation Development District, and states that the facts therein are true and correct according to his/her best knowledge and belief.

PROPOSITION

Shall the Coronado Drive Transportation Development District be abolished?

YES [X]
NO []

If you are in favor of the question, place an "X" in the box opposite "YES." If you are opposed to the question, place an "X" in the box opposite "NO."



Owner's Name: Wal Mart Real Estate Business Trust

Signer's Name: Adam VanBecelaere

State legal basis of authority to sign on behalf of the Owner: Senior Manager II, Portfolio Management

Number of acres owned in the District: 22.16 acres

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal, this 6th day of April, 2022.

Sheri Fiel-Torbett
Washington COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires 05/27/2030
Commission No. 12377216


Notary Public

My Commission Expires: 5.27.2030

OFFICIAL BALLOT

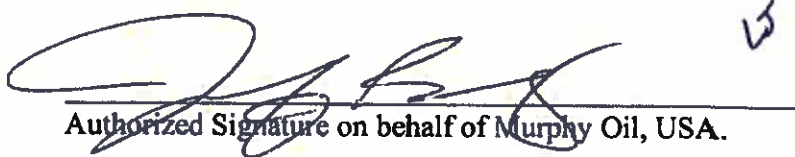
Shall the Coronado Drive Transportation Development District be abolished?

YES NO

If you are in favor of the question, place an "X" in the box opposite "YES". If you are opposed to the question, place an "X" in the box opposite "NO".

Property Owner: Murphy Oil, USA
0.73 Acres

I hereby declare under penalties of perjury that I am qualified to affix my authorized signature in the name of an entity which is entitled to vote in this election as evidenced by a tax receipt or deed or other document which evidences ownership, and identifies the real property by location.


Authorized Signature on behalf of Murphy Oil, USA.

STATE OF Arkansas)
) ss.
COUNTY OF Union)

On this 2nd day of May, 2022, before me personally appeared Jennifer Bridges, to me known to be the person described herein and who executed the foregoing instrument, and acknowledged that he/she executed the same as his/her free act and deed.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal the day and year first above written.


Notary Public

My Commission expires: 09/07/2024

TAMMY TAYLOR
UNION COUNTY
NOTARY PUBLIC - ARKANSAS
My Commission Expires September 07, 2024
Commission No. 12400715