

**ANNUAL REPORT FOR  
METRO NORTH SQUARE AND COMMONS COMMUNITY IMPROVEMENT DISTRICT  
FISCAL YEAR ENDING APRIL 30 2024**

SECTION I

DATE OF SUBMITTAL: August 27 2024

CONTACT NAME & INFORMATION: Patricia R. Jensen; 816-753-9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

SECTION II: CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

Garry Hayes	<a href="mailto:garry@mdmgt.com">garry@mdmgt.com</a>
Regina Walters	<a href="mailto:regina@mdmgt.com">regina@mdmgt.com</a>
John Elliott	<a href="mailto:john@mdmgt.com">john@mdmgt.com</a>
Martin Davis	<a href="mailto:martin@mdmgt.com">martin@mdmgt.com</a>
Andrew Danner	<a href="mailto:andrew@winfieldrealestate.com">andrew@winfieldrealestate.com</a>

SECTION III: SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR

Primary purpose is to provide source of revenue to be used to reimburse/finance costs associated with District's improvements as set forth in Petition. All infrastructure and interior improvements completed prior to Ord. 210565.

SECTION IV

Proposed Budget submitted: 1/26/2024; Annual Budget adopted 1/26/2024  
Annual Report FYE 4/30/2023 submitted 8/29/2023

SECTION V: RESOLUTIONS APPROVED DURING FISCAL YEAR

2024:01	Approving Annual Budget for FY May 1 2024-April 30 2025
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SECTION VI: REVENUES & EXPENSES

REVENUE	\$221,818	
Sales Tax Collections		207,931
Use Tax Collections		8,760
Developer Advances		\$3,199
Interest Earned		\$1,928
EXPENSES	\$3,199	
Legal		\$1,999
Insurance		\$1,200
Public Infrastructure Improvements		
Interior Improvements		
Exterior Improvements		
Services		
Other Expenses		
TOTAL EXPENSES	\$3,199	
TOTAL REVENUE	\$221,818	
LESS TOTAL EXPENSES	\$3,199	
BEGINNING BALANCE	\$58,932	
BALANCE	\$277,551	

SUBMITTED TO THE FOLLOWING:

Missouri Dept of Economic Development [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

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

Kansas City MO City Clerk [clerk@kcmo.org](mailto:clerk@kcmo.org)

**METRO NORTH SQUARE AND COMMONS**  
**COMMUNITY IMPROVEMENT DISTRICT**

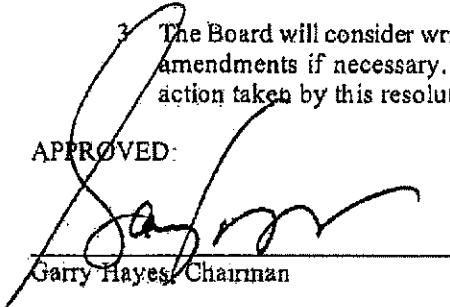
**RESOLUTION NO. 2024;01**  
**Approving Annual Budget for FY May 1, 2024 – April 30, 2025**  
**Adopted January 26 2024**

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the District shall approve an annual budget for its fiscal year beginning May 1, 2024 and ending April 30, 2025:

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2024 - April 30, 2025, in substantially the form attached hereto, is approved.
2. Counsel shall submit the proposed budget to the City of Kansas City, MO ("City"), MO Department of Revenue, and MO State Auditor pursuant to RSMo §67.1471(2).
3. The Board will consider written comments received from City to the budget and make amendments if necessary. If no written comments from the City are received, the action taken by this resolution shall be final.

APPROVED:

  
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Garry Hayes, Chairman

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2024 - APRIL 30, 2025  
BUDGET**

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET**

***BUDGET MESSAGE***

The Metro North Square and Commons Community Improvement District ("District") was declared established by Ordinance No. 120092 of the City Council of the City of Kansas City on February 2, 2012. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On February 14, 2012, the District's Board of Directors passed Resolution No. 2012:03 which imposed, upon approval of the qualified voters of the District, a nine-tenths of one percent (0.9%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

On March 8, 2012, the District's Board of Directors passed Resolution No. 2012:06 which rescinded the 0.9% sales tax and imposed, upon approval of the qualified voters of the District a seven-eighths of one percent (0.875%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

The District has entered into a Reimbursement Agreement with Metro North Square L.P. and MN Plaza Properties LLC, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	<b>Operating Fund Budget</b>	<b>Debt Service Budget</b>	<b>Project Funds Budget</b>	<b>Fiscal Year Ending April 30, 2025</b>	<b>Fiscal Year Ending April 30, 2024</b>	<b>Fiscal Year Ending April 30, 2023</b>	<b>Fiscal Year Ending April 30, 2022</b>
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
* Advances from developer	\$ -	\$ -	\$ -	\$ -	\$2,500,000	\$ -	-
<b>Revenue Funds:</b>							
CID Sales & Use Tax Revenues	-	200,000	-	200,000	200,000	201,278	175,215
<b>TOTAL REVENUES</b>	<u>-</u>	<u>200,000</u>	<u>-</u>	<u>200,000</u>	<u>2,700,000</u>	<u>201,278</u>	<u>175,215</u>
<b>EXPENDITURES:</b>							
* CID public improvements	-	-	-	-	2,500,000	-	-
** Repayment of debt on developers advances (including accrued interest)	-	185,000	-	185,000	185,000	200,846	154,514
Accounting fees	3,800	-	-	3,800	4,000	-	-
Legal fees	9,000	-	-	9,000	9,500	1,281	2,252
Insurance costs	1,200	-	-	1,200	1,500	1,200	1,296
Other operating costs of the district	1,000	-	-	1,000	-	1,000	-
<b>TOTAL EXPENDITURES</b>	<u>15,000</u>	<u>185,000</u>	<u>-</u>	<u>200,000</u>	<u>2,700,000</u>	<u>204,328</u>	<u>158,062</u>
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	<u>15,000</u>	<u>(15,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ (3,048)</u>	<u>\$ 17,153</u>

\* \$4,589,062 in CID public improvement costs were previously certified by the CID Board to be repaid to the developer.

\*\* The repayment of debt on developer advances has been applied to interest/principal pursuant to the Reimbursement Agreement.

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2024 - APRIL 30, 2026 BUDGET**

***BUDGET SUMMARY***

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.