

March 6, 2026

Missouri Department of Economic Development
Attn: CID Annual Report
301 W. High Street
P.O. Box 118
Jefferson City, Missouri 65102

City of Kansas City, Missouri
Attn: City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106

**Re: Edgewood Farms Community Improvement District
Annual Report for Fiscal Year Ending April 30, 2025**

Dear Clerk and Department of Economic Development:

On behalf of the Edgewood Farms Community Improvement District (the “District”), enclosed please find the District’s Annual Report for the Fiscal Year ending April 30, 2025, as required by R.S.Mo. § 67.1471.4 (“Annual Report”).

Should you have any questions, please do not hesitate to contact the undersigned as the District’s legal counsel at 816-875-3313.

Best regards,

Spencer R. Thomson

Spencer R. Thomson, Esq.

Annual Report
Edgewood Farms Community Improvement District
Fiscal Year Ended April 30, 2025

Section I: General Information

1. Name of CID (“District”): Edgewood Farms Community Improvement District
2. Date of Submission: March 6, 2026
3. Report Period: May 1, 2024 – April 30, 2025
4. Contact Information:
 - a. District Chairman: Gregory D. Thomson
10010 Freedom Circle
Liberty, Missouri 64068
816.476.7103
gthomson@thomsonaffinity.com
 - b. District Legal Counsel: Thomson , LLC
4700 Belleview Avenue, Suite 404
Kansas City, Missouri 64112
816.875.3313
sthomson@thomsonkc.com
5. Political Subdivision or Not For Profit: Political Subdivision
6. Date of and Ordinance No: January 14, 2016 / Ordinance No. 151076

Section II: Purpose of CID and Services Performed during Fiscal Year 2024-2025

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the “Project”). The Project envisioned by the District plan entailed the creation, construction, reconstruction, installation of: (a) Public road improvements to Roanridge Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of Roanridge Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and Barrybrooke Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to Barrybrooke Drive to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (e) Site improvements including rock

removal, soil grading and reinforcement necessary to construct public improvements; (f) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (g) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (h) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (i) Costs associated with undertaking the “Purposes” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District; and (j) Costs associated with undertaking the “Services” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District

The District completed the following improvements and services in Fiscal Year 2024-2025 or in prior fiscal years: all infrastructure improvements (roads, sidewalks, and stop lights), the detention basin, all utility lines, and a major portion of site work on all lots. Some additional site work on Lots 3 and 4 remains to be completed once users for those lots are determined.

Section III: Board Members/Directors

As of the date of the most recent meeting of the Board (March 28, 2025), the Officers and Directors of the Board are as follows:

Gregory D. Thomson	Chairman
E-Mail Address:	gthomson@thomsonaffinity.com
Clayton M. Thomson	Vice-Chairman
E-Mail Address:	cthomson@thomsonaffinity.com
Vacancy	Secretary
E-Mail Address:	N/A
Matthew D. Thomson	Treasurer
E-Mail Address:	mthomson@thomsonaffinity.com
Steven Warger	Director
E-Mail Address:	stevewarger@gmail.com

Section IV: Revenues and Expenses/Financial Statement

Four businesses are open within the District as follows: Main Event Entertainment, Texas Roadhouse Restaurant, Freddy’s Custard and Steamburgers and Discount Tire. The revenue generated during the Fiscal Year 2024-2025 totaled \$195,910.29 and was enough to continue reimbursement under the Reimbursement Agreement in the amount of \$160,000.00. The District expended a total of \$198,164.00 in Fiscal Year 2024-2025 which included \$35,164.00 in insurance premiums and professional fees. The District continued to incur liability for future reimbursement under the Reimbursement Agreement. The District is under contract with Turn Key Realty, LLC to manage the District owned real property (i.e., roadway, detention

and green space) which contract includes the responsibility for the property manager to bill all property owners within the District their prorated share of maintenance and management expenses. Because of the lag time between incurring expenses and billing and receiving reimbursements from the various property owners the District has in previous fiscal years provided a reserve fund with the property manager to fund expenses until such time as owner reimbursements are received.

INCOME		
a) Interest earned on Bank Acct		\$ 72.46
b) Sales and Use Tax Income		\$195,837.83
TOTAL INCOME		\$195,910.29
EXPENSES¹		
a) Professional Fees & Insurance	\$35,164.00	
b) Reimbursement to Developer	\$160,000.00	
c) City of KCMO Fees	\$3,000.00	
TOTAL EXPENSES	\$198,164.00	
INCOME LESS EXPENSES		(\$2,253.71)

Section V: Resolutions Adopted

The below is a list of all Resolutions adopted by the Board during Fiscal Year 2024-2025:

1. Resolution 2025-01: Adoption of 2023-2024 Annual Report
2. Resolution 2025-02: Adoption of 2023-2024 Financial Statement
3. Resolution 2025-03: Adoption of 2025-2026 Annual Budget
4. Resolution 2025-04: Approving Reimbursable District Costs

¹ The expenses detailed indicate those expenses actually paid out of the District’s bank account, but do not detail all of those expenses incurred by the Developer for the District under the Reimbursement Agreement since only a portion of those expenses have been paid by the District.

RESOLUTION NO. 2025-01

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) ADOPTING THE ANNUAL REPORT FOR FISCAL YEAR ENDED APRIL 30, 2024

WHEREAS, the fiscal year (the “Fiscal Year”) of the District is the same as the City of Kansas City, Missouri, which begins May 1st of the present calendar year and ends April 30th of the following calendar year;

WHEREAS, Section 67.1471.4 of the Revised Statutes of Missouri requires that the District submit to the Missouri Department of Economic Development (“DED”) and the Clerk of the City of Kansas City, Missouri (“Clerk”), no later than one hundred twenty (120) days after the end of the Fiscal Year, certain items which together consist of an annual report of the activities of the District;

WHEREAS, the District, through its legal counsel, has prepared such annual report for the Fiscal Year of the District ending on April 30, 2024 (the “Annual Report”) and submitted the same to the DED and the Clerk on November 7, 2024;

WHEREAS, the District desires to approve the Annual Report as the District’s Annual Report for the Fiscal Year ending April 30, 2024; and

WHEREAS, the District desires to ratify and confirm the authority of legal counsel in submitting the Annual Report to the DED and Clerk.

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

1. That the actions taken on behalf of the District in preparing and submitting the Annual Report are accepted and ratified.
2. That the Annual Report for the Fiscal Year ending April 30, 2024, attached hereto as Exhibit A, is hereby accepted and approved as the District’s Annual Report for the Fiscal Year ending April 30, 2024.
3. The District’s legal counsel is authorized to submit the Annual Report to the DED and Clerk on behalf of the District to the extent not already submitted and ratifies any prior sending of same.
4. This resolution shall take effect immediately.

[Signature Page follows]

Adopted this 28th day of March, 2025.

Clayton M. Thomson, Vice-Chairman

ATTEST:

Matthew Thomson, Treasurer

EXHIBIT A

ANNUAL REPORT FOR FISCAL YEAR ENDING APRIL 30, 2024

(attached hereto)

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ADOPTING THE ANNUAL FINANCIAL STATEMENT FOR FISCAL YEAR ENDED APRIL 30, 2024

WHEREAS, the fiscal year (the "Fiscal Year") of the District is the same as the City of Kansas City, Missouri, which begins May 1st of the present calendar year and ends April 30th of the following calendar year;

WHEREAS, Section 105.145 of the Revised Statutes of Missouri and 15 CSR 40-3.030 requires that the District submit to the Missouri State Auditor's Office ("Auditor"), no later than six (6) months after the end of the Fiscal Year, an annual financial statement containing certain items contained in the regulations;

WHEREAS, the District, through its legal counsel, has prepared such financial statement for the Fiscal Year of the District ending on April 30, 2024 (the "Financial Statement") and submitted the same to the Auditor on November 7, 2024;

WHEREAS, the District desires to approve the Financial Statement as the District's Financial Statement for the Fiscal Year ending April 30, 2024; and

WHEREAS, the District desires to ratify and confirm the authority of legal counsel in submitting the Financial Statement to the Auditor.

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

1. That the actions taken on behalf of the District in preparing and submitting the Financial Statement are accepted and ratified.
2. That the Financial Statement for the Fiscal Year ending April 30, 2024, attached hereto as Exhibit A, is hereby accepted and approved as the District's Financial Statement for the Fiscal Year ending April 30, 2024.
3. The District's legal counsel is authorized to submit the Financial Statement to the Auditor on behalf of the District to the extent not already submitted and ratifies any prior sending of same.
4. This resolution shall take effect immediately.

[Signature Page follows]

Adopted this 28th day of March, 2025.

Clayton M. Thomson, Vice Chairman

ATTEST:

Matthew Thomson, Treasurer

EXHIBIT A

FINANCIAL REPORT FOR FISCAL YEAR ENDING APRIL 30, 2024

(attached hereto)

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) ADOPTING THE ANNUAL BUDGET FOR FISCAL YEAR 2025-2026.

WHEREAS, the fiscal year (the “Fiscal Year”) of the District is the same as the City of Kansas City, Missouri, which begins May 1st of the present calendar year and ends April 30th of the following calendar year;

WHEREAS, Section 67.1471.2 of the Community Improvement District Act, Sections 67.1401 through 67.1571 of the Revised Statutes of Missouri, as amended (the “CID Act”), requires the District to submit to the governing body of the City of Kansas City, Missouri (the “City”), a “proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such Fiscal Year”;

WHEREAS, the District has prepared a proposed budget for Fiscal Year 2025-2026 (the “Proposed Budget”);

WHEREAS, the District (through its legal counsel) has submitted the Proposed Budget to the City; and

WHEREAS, the District desires to approve the Proposed Budget as the District’s Budget for the Fiscal Year 2025-2026.

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

1. That the actions taken on behalf of the District in preparing the Proposed Budget are hereby ratified, acknowledged and accepted.
2. That the Proposed Budget for the Fiscal Year beginning May 1, 2025, and ending April 30, 2026, attached hereto as Exhibit A, is hereby accepted and approved as the District’s Fiscal Year 2025-2026 Budget, subject to any comments received from the City.
3. This resolution shall take effect immediately.

[Signature Page follows]

Adopted this 28th day of March, 2025.

Clayton M. Thomson, Vice-Chairman

ATTEST:

Matthew Thomson, Treasurer

EXHIBIT A

FISCAL YEAR 2025-2026 BUDGET

(attached hereto)

THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE EDGEWOOD FARMS COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) APPROVING REIMBURSEABLE DISTRICT COSTS.

WHEREAS, pursuant to the Reimbursement Agreement dated March 29, 2016, between the District and the Developer, the parties agreed to provide for reimbursement to the Developer of costs and expenses paid and incurred by the Developer in connection with the creation, construction, reconstruction, installation of the Projects and the creation, maintenance and operation of the District (the “District Costs”);

WHEREAS, the Developer has completed the majority of the work to be performed on the District Projects and has incurred significant costs, which costs are shown generally on Exhibit A and evidenced on Exhibit B to this Resolution;

WHEREAS, the Developer has certified various costs submitted as District Costs pursuant to that Certificate of Reimbursable District Costs attached as Exhibit C hereto; and

WHEREAS, the District has reviewed the Certificate of Reimbursable District Costs and the evidence of such District Costs and has agreed that the costs submitted are appropriate District Costs under the Reimbursement Agreement.

WHEREAS, the District desires to confirm the District Costs due to be reimbursed to the Developer.

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

1. That the District hereby approves the documentation submitted by Developer and attached as Exhibit B hereto and incorporated herein.
2. That the District confirms and approves the amounts shown on Exhibit A as costs that are reimbursable to the Developer under the Reimbursement Agreement.
3. That the total amount of reimbursable costs to be certified by this Resolution is \$3,026,256.81, but does not include all costs to be reimbursed to the Developer. Further, Developer is entitled to receive interest at a rate of 6% on all unreimbursed costs from the time such costs are paid by Developer until such costs are reimbursed by the District. No interest has been submitted for reimbursement at this time.
4. This resolution shall take effect immediately.

Adopted this 28th day of March, 2025.

Clayton Thomson, Vice-Chairman

ATTEST:

Matthew Thomson, Treasurer

EXHIBIT A
REIMBURSABLE DISTRICT COSTS

Overall Budget

Line Item	Budgeted Amount	Total Amount Certified by District on This Date
Grading	\$990,930	
Retaining Walls	\$100,000	
Site Disturbance/Erosion Control	\$266,798	
Barrybrooke Drive (curb, sidewalk, asphalt, storm, grading and signs)	\$581,617	\$378,000.00
Roanridge Road (curb, sidewalk, asphalt, storm, grading and signs)	\$486,729	\$412,500.00
Main Drive (curb, sidewalks, asphalt, storm, grading and signs)	\$598,142	\$511,987.00
Landscaping/Tree Planting/Sod	\$175,000	
Traffic Signal (Roanridge Road & Main Drive)	\$200,000	\$155,00.00
Offsite Street Improvements (Barry & Roanridge Road/Barry and Barrybrooke Drive)	\$471,800	\$271,498.42
Sanitary Sewer	\$130,300	\$75,000.00
Waterlines and Mains	\$506,400	\$412,000.00
Monument Sign on Roanridge Road	\$175,000	\$160,000.00
Additional Lighting/Street Lighting	\$250,000	\$152,500.00
General Conditions	\$246,636	\$19,786.02
Construction Interest	\$750,000	\$98,042.24
Financing Costs/Origination Fees/Closing Fees	\$300,000	\$36,077.50
Architectural/Engineering/Surveying	\$240,000	\$128,665.51
Professional Fees	\$250,000	\$60,188.21
Development Fee/Construction Management	\$369,954	\$100,000.00
Application/Plan Review Fees	\$71,000	
Permit/Impact Fees	\$350,000	\$55,011.91
Contingency	\$250,000	
Total	\$7,660,306	\$3,026,256.81

EXHIBIT B

Evidence of Itemized Reimbursable Expenditures

EXHIBIT C

Certificate of Reimbursable District Costs

Certificate of Reimbursable District Costs

TO: Edgewood Farms Community Improvement District
RE: Reimbursable Project Costs

You are hereby notified, in accordance with the terms of the Reimbursement Agreement dated March 29, 2016, by and between the Edgewood Farms Community Improvement District (the "District") and Edgewood Farm Partners, LLC (the "Developer"), the Developer has incurred the District Costs set forth on the attached Schedule 1.

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Petition to Establish the District and Reimbursement Agreement. The undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 is a District Cost incurred in connection with the creation, construction, reconstruction, installation of the Projects and the creation, maintenance and operation of the District.
2. These District Costs have been incurred by the Developer and have been paid by the Developer and are payable or reimbursable under the Reimbursement Agreement.
3. Each item listed on Schedule 1 has not previously been paid or reimbursed by the District under the terms of the Reimbursement Agreement and no part thereof has been included in any other certificate.
4. No notice of lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent such lien is being contested in good faith, has been filed with or served upon the Developer.
5. All necessary permits and approvals required for the work for which this certificate relates were issued and were in full force and effect at the time such work was being performed.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner.
7. In the event that any cost item to be reimbursed under this certificate is deemed to not be eligible for reimbursement, the Developer shall have the right to substitute other eligible District Costs for payment hereunder.

Dated this 21st day of March, 2025

EDGEWOOD FARM PARTNERS, LLC

By: 
Name: Kevin R. Jones, Manager

SCHEDULE 1

AMOUNTS OWED TO DEVELOPER UNDER REIMBURSEMENT AGREEMENT

<u>AMOUNT</u>	<u>DESCRIPTION OF REIMBURSABLE DISTRICT COSTS</u>
	Grading
	Retaining Walls
	Site Disturbance/Silt and Erosion Control
\$378,000.00	Barrybrooke Drive (curb, sidewalk, asphalt, storm, grading and signs)
\$412,500.00	Roanridge Road (curb, sidewalk, asphalt, storm, grading and signs)
\$511,987.00	Main Drive (curb, sidewalks, asphalt, storm, grading and signs)
	Landscaping/Tree Planting/Sod
\$155,000.00	Traffic Signal (Roanridge Road & Main Drive)
\$271,498.42	Offsite Street Improvements (Barry & Roanridge Road/Bary and Barrybrooke Drive)
\$75,000.00	Sanitary Sewer
\$412,000.00	Waterlines and Mains
\$160,000.00	Monument Sign on Roanridge Road
\$152,500.00	Additional Lighting/Street Lighting
\$19,786.02	General Conditions
\$98,042.24	Construction Interest
\$36,077.50	Financing Costs/Origination Fees/Closing Fees
\$128,665.51	Architectural/Engineering/Surveying
\$60,188.21	Professional Fees
\$100,000.00	Development Fee/Construction Management
	Application/Plan Review Fees
\$55,011.91	Permit/Impact Fees
	Contingency
\$3,026,256.81	TOTAL