

Ralph E. Bellar, Jr.
816-472-2511
rebellar@lewisricekc.com

August 21, 2025

VIA EMAIL:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P.O. 1157
Jefferson City, MO 65102
Phone: 573-526-8004
Email: redvelopment@ded.mo.gov

VIA EMAIL:

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

*Re: Metro North Crossing Community Improvement District –
2024-2025 Annual Report*

Dear Sir or Madam:

This firm represents the Metro North Crossing Community Improvement District. In accordance with the provisions of Section 67.1471, R.S.Mo., enclosed is the District's Annual Report. If you have any questions, please call me.

Very truly yours,

LEWIS RICE LLC



Ralph E. Bellar, Jr.

Encl.

cc: Dan Horn (via email: DanHorn@blueridgetower.net)
Erich Steyaert (via email: Erich.Steyaert@kcmo.org)

ANNUAL REPORT FOR
METRO NORTH CROSSING
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
Fiscal Year Ended April 30, 2025

SECTION I

Report Period: May 1, 2024 – April 30, 2025

Date Annual Report Submitted to City Clerk and Missouri DED:

Annual Report for FYE 4/30/2024 submitted on August 28, 2024
Annual Report for FYE 4/30/2025 submitted on August 21, 2025

CID Contact Information: Dan Horn, District Manager
Metro North Crossing Community Improvement District
c/o Income Properties Services, Inc.
470 NW Legacy Drive
Kansas City, MO 64155
816-979-1829

Additional Contact Person:
Ralph E. Bellar, Jr.
Lewis Rice LLC
One Petticoat Lane
1010 Walnut, Suite 500
Kansas City, Missouri 64106
816-421-2500

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Committee Substitute for Ordinance No. 170975 was passed by the City Council of Kansas City, Missouri on December 14, 2017; Petition to Add Property to CID was passed by the City Council on January 9, 2025 by Ordinance No. 241089

District Budget:

FYE 4/30/2025 Proposed Budget submitted to City on January 29, 2024
FYE 4/30/2025 Annual Budget approved by District on March 27, 2024

FYE 4/30/2026 Proposed Budget submitted to City on January 28, 2025
FYE 4/30/2026 Annual Budget approved by District on March 20, 2025

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The District is intended to assist the owner or owners of property within the District in connection with the remediation of blight and the development of such property, specifically the design, construction, demolition, removal and reconstruction of certain public and private improvements associated therewith (the "Project"). The Project envisioned by the District includes, without limitation, the construction, reconstruction, rehabilitation and installation of: (a) Jefferson Street improvements and reconstruction, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and related improvements; (b) Renovation, reconstruction and rehabilitation of parking facilities within the District, including parking lot repairs and replacements, parking lot lighting, parking lot medians and landscaping; (c) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (d) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (e) Lawns, parks, open space, trees, landscaping and monument signage to improve aesthetic appearance; (f) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (g) Renovation, reconstruction, and rehabilitation of the former Macy's building, including roof repairs, rehabilitation, and replacement and exterior façade improvements, including painting and storefront enhancements; (h) Renovation, reconstruction, and rehabilitation of the former Macy's building parking lot facilities, including parking lot repairs, rehabilitation, and replacement, parking lot lighting, parking lot medians, and landscaping; (i) 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; (j) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit E to the Petition to Add Property to the Metro North Crossing Community Improvement District; and (k) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit E to the Petition to Add Property to the Metro North Crossing Community Improvement District.

The District paid or reimbursed Metro North Crossing, LLC, as developer, for the following improvements and services in Fiscal Year 2024–2025: site work, grading, and architectural, engineering and surveying work associated with the Project; District administration expenses including legal services, but otherwise did not make any payments for services or improvements during the Fiscal Year 2024–2025.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

BOARD DIRECTOR NAME	BOARD DIRECTOR CONTACT	BOARD DIRECTOR TERM
D. Neal Whitehead	dnwhitehead@blueridgetower.net	12/14/2021 – 12/13/2025
Tracy Ryan-Hoover	thoover@blueridgetower.net	12/14/2021 – 12/13/2025
Jamie Belew	jbelew@blueridgetower.net	12/14/2023 – 12/13/2027
Shannon Meyer	ssperry@blueridgecrossing.com	12/14/2021 – 12/13/2025
Janae Nauser	jnauser@blueridgetower.net	12/14/2023 – 12/13/2027

SECTION IV

CID EXPENDITURES FOR IMPROVEMENTS AND SERVICES:

The District's revenues were expended on the following:

Public Infrastructure: Approximately \$0

Exterior Improvements: Approximately \$0

Interior Improvements: Approximately \$0

Administrative Services/Legal: Approximately \$36,857.00

Architectural, engineering, surveying and site work: Approximately \$350,000.00

SECTION V

REVENUE AND EXPENSES:

BEGINNING BALANCE (as of May 1, 2024)		\$272,785.62
INCOME:		
a) Local Sales Tax Revenue		\$297,743.37
b) EATS Payments to TIF Commission		(\$140,204.65)
TOTAL NET INCOME		\$157,538.72
EXPENSES:		
I. Administrative:		
a) Payroll & Benefits	\$	
b) Office Supplies	\$14.00	
c) Income from Investments	\$	
d) Insurance	\$2,500.00	
e) Dues, Permits, Licenses	\$1,000.00	
f) Bank Fees <interest>	\$.50	
SUB-TOTAL	\$3,514.50	
II. Services:		
a) Parking Lot Repair and Maintenance	\$	
b) Sweeping	\$	
c) Trash Hauling and Litter Removal	\$	
d) Utilities (Common Area Lighting & Irrigation)	\$	
e) Snow Removal	\$	
f) Landscaping/Mowing	\$	
g) Contracted Services	\$	
h) Legal	\$33,342.50	
i) Security	\$	
SUB-TOTAL	\$33,342.50	
III. Improvements		
a) Cost Reimbursement to Developer (architectural, engineering, surveying and site work)	\$350,000	
EXPENSE TOTAL:		
I. Administrative	\$3,514.50	
II. Services	\$33,342.50	

III. Improvements	\$350,000.00	
TOTAL EXPENSES	\$386,857.00	
TOTAL INCOME		\$157,538.72
LESS TOTAL EXPENSES		\$386,857.00
BALANCE		(\$229,318.28)
CARRYOVER FROM MAY 1, 2024		\$272,785.62
ENDING CASH BALANCE		\$43,467.34

SECTION VI

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

RESOLUTION NUMBER	RESOLUTION TITLE
2024-04	Approving the Reimbursement of District Costs Paid by Developer
2024-05	Approving the Addition of Property to the Boundaries of the District
2024-06	Approving the District's Annual Local Government Financial Statement and Authorizing Submission of the Local Government Financial Statement to the Missouri State Auditor
2025-01	Appointing Officers for Fiscal Year ending April 30, 2026
2025-02	Approving the Budget for the 2025-2026 Fiscal Year

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: 573-526-8004
Fax: 573-522-9462
Email: missouridevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-3360
Fax: 816-513-3353
Email: marilyn.sanders@kcmo.org

RESOLUTION NO. 2024-04

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING THE REIMBURSEMENT OF DISTRICT COSTS PAID BY DEVELOPER.

WHEREAS, the Metro North Crossing Community Improvement District (the “District”) was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the “City”) City Council; and

WHEREAS, on February 22, 2018, the District and Metro North Crossing, LLC, a Missouri limited liability company (the “Developer”) entered into a Reimbursement Agreement (the “Reimbursement Agreement”) under which the Developer may advance funds for, among other things, (i) demolition, site work, signage and the creation, construction, reconstruction, and installation of certain public improvements and structures within the boundaries of the District (the “Projects”, which Projects were detailed in the CID Petition filed December 6, 2017), (ii) professional fees associated with the Projects, including architectural, engineering, surveying, and planning, and (iii) the creation, maintenance and operation of the District;

WHEREAS, the District provides revenues (“District Revenues”) to fund the Projects through the imposition of a community improvement district sales and use tax (the “CID Sales Tax”);

WHEREAS, pursuant to the Reimbursement Agreement, Developer has incurred certain “District Costs” (as that term is defined in the Reimbursement Agreement) identified on Exhibit A attached hereto totaling \$480,354.61 (the “Certified District Costs”).

WHEREAS, the Developer has submitted a Request for Reimbursement dated May 21, 2024 along with paid invoices and other supporting documentation evidencing the Certified District Costs for which Developer is requesting reimbursement;

WHEREAS, pursuant to Section 2 of the Reimbursement Agreement, the District has reviewed the Request for Reimbursement, the certifications made by Developer to the District in the Request for Reimbursement, and the documentation evidencing the Certified District Costs, and has found them to be permissible reimbursable costs under the CID Petition related to the creation, construction, reconstruction, installation of the Projects and the creation, maintenance and operation of the District and incurred by Developer in accordance with the Reimbursement Agreement; and

WHEREAS, the District desires to reimburse the Developer for the Certified District Costs advanced by Developer pursuant to the Reimbursement Agreement, in accordance with the terms and provisions of the Reimbursement Agreement.

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

1. The District approves for reimbursement the Certified District Costs identified on Exhibit A.

2. The Certified District Costs shall, subject to annual appropriation by the District, be reimbursed to Developer from the revenue generated by the CID Sales Tax in accordance with the terms and provisions of the Reimbursement Agreement at such times as sufficient District Revenues are available to reimburse the Developer for the Certified District Costs.
3. Based upon available District Revenues, the District authorizes the District Manager to reimburse the Developer for \$150,000 of the outstanding Certified District Costs, leaving a balance of \$330,354.61 in Certified District Costs that remain unpaid. Unreimbursed Certified District Costs will accrue interest at 6% in accordance with the Reimbursement Agreement.
4. The District authorizes the District Manager to take any further action necessary to carry out the intent of this Resolution.
5. This Resolution shall take effect immediately.

Adopted this 30th day of May, 2024.


E. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

Exhibit A

[See Approved District Costs Attached]

REQUEST FOR REIMBURSEMENT OF DISTRICT COSTS

Request No. 2

Date: May 21, 2024

Amount of Request: \$480,354.61

CID Project: Metro North Crossing

Pursuant to the Reimbursement Agreement dated February 22, 2018 (the "Agreement") by and between the Metro North Crossing Community Improvement District ("District") and Metro North Crossing, LLC ("Developer"), the undersigned, on behalf of Developer, hereby requests the District to certify and approve for reimbursement of certain "District Costs" (as that term is defined in the Agreement) identified on Exhibit A.

In furtherance of this request, Developer certifies to the District:

1. The demolition/renovation, signage, site work and architectural/engineering costs shown on Exhibit A are District Costs associated with the "Projects" (as that term is defined in the Agreement) that have been incurred by Developer pursuant to the Agreement.
2. The invoices cancelled checks and other supporting documentation attached as Exhibit A are true, complete and accurate statements of the District Costs for which Developer is requesting reimbursement.
3. The District Costs shown on Exhibit A have not previously been submitted for reimbursement to the District nor has any reimbursement from tax increment financing revenue been received for such District Costs.
4. The District Costs shown on Exhibit A reflect the actual costs expended by Developer.

Dated this 21st day of May, 2024

Developer:

METRO NORTH CROSSING, LLC, a Missouri
limited liability company

By: Metro North Manager Corporation, its
Manager

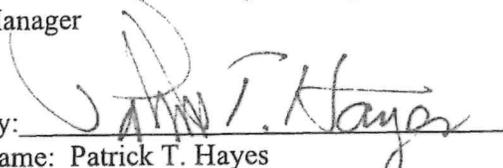
By: 
Name: Patrick T. Hayes
Title: President

EXHIBIT A

DISTRICT COSTS INCURRED BY DEVELOPER

Development Cost Reimbursements - Request #2			
Date	Payee	Contract	Account
10/10/2018	Industrial Wrecking	Demolition/Renovation	\$ 50,100.00
7/26/2019	Industrial Wrecking	Demolition/Renovation	\$ 45,000.00
10/20/2021	Redford Construction	Site Work	\$ 29,730.00
9/13/2023	Apex Construction Systems	Signage	\$ 28,915.00
10/24/2023	Embassy Landscape	Signage	\$ 19,505.00
11/15/2023	KC Irrigation	Signage	\$ 15,516.00
11/15/2023	Midwest Sign Company	Signage	\$ 55,254.00
11/17/2023	Lightning Electric	Sitework	\$ 46,397.05
12/18/2023	Midwest Sign Company	Signage	\$ 38,566.00
2/29/2024	Midwest Sign Company	Signage	\$ 1,075.00
7/1/2021	Olsson Associates	Architectural/Engineering	\$ 3,282.29
7/29/2021	Olsson Associates	Architectural/Engineering	\$ 4,434.61
8/9/2021	Slaggie Architects	Architectural/Engineering	\$ 1,027.50
7/13/2021	Taliaferro & Brown, Inc.	Architectural/Engineering	\$ 2,905.00
8/26/2021	Olsson Associates	Architectural/Engineering	\$ 1,044.90
8/26/2021	Olsson Associates	Architectural/Engineering	\$ 1,546.38
8/11/2021	Taliaferro & Brown, Inc.	Architectural/Engineering	\$ 720.00
9/29/2021	Olsson Associates	Architectural/Engineering	\$ 5,625.48
10/1/2021	Olsson Associates	Architectural/Engineering	\$ 2,057.12
10/14/2021	Land3 Studio, LLC	Architectural/Engineering	\$ 1,200.00
10/19/2021	Olsson Associates	Architectural/Engineering	\$ 1,012.37
10/28/2021	Olsson Associates	Architectural/Engineering	\$ 4,575.86
11/23/2021	Olsson Associates	Architectural/Engineering	\$ 2,370.82
12/22/2021	Olsson Associates	Architectural/Engineering	\$ 927.34
1/17/2022	Olsson Associates	Architectural/Engineering	\$ 2,634.05
1/25/2022	Olsson Associates	Architectural/Engineering	\$ 918.19
2/25/2022	Olsson Associates	Architectural/Engineering	\$ 801.66
3/17/2022	Olsson Associates	Architectural/Engineering	\$ 2,451.98
5/23/2022	Taliaferro & Brown, Inc.	Architectural/Engineering	\$ 3,600.00
6/23/2022	Olsson Associates	Architectural/Engineering	\$ 1,549.53
6/30/2022	Olsson Associates	Architectural/Engineering	\$ 415.00
7/20/2022	Olsson Associates	Architectural/Engineering	\$ 4,645.80
8/25/2022	Olsson Associates	Architectural/Engineering	\$ 2,722.20
8/15/2022	Taliaferro & Brown, Inc.	Architectural/Engineering	\$ 1,080.00
9/22/2022	Olsson Associates	Architectural/Engineering	\$ 5,214.01
10/19/2022	Olsson Associates	Architectural/Engineering	\$ 6,148.54
11/15/2022	Olsson Associates	Architectural/Engineering	\$ 892.89
12/15/2022	Olsson Associates	Architectural/Engineering	\$ 3,803.41
12/15/2022	Taliaferro & Brown, Inc.	Architectural/Engineering	\$ 1,720.00
1/10/2022	Olsson Associates	Architectural/Engineering	\$ 1,736.22
2/10/2023	Olsson Associates	Architectural/Engineering	\$ 10,637.67
2/20/2023	Slaggie Architects	Architectural/Engineering	\$ 15,698.75
3/22/2023	Slaggie Architects	Architectural/Engineering	\$ 2,450.00
3/23/2023	Olsson Associates	Architectural/Engineering	\$ 5,440.80
4/13/2023	Olsson Associates	Architectural/Engineering	\$ 1,491.69
5/5/2023	Slaggie Architects	Architectural/Engineering	\$ 6,788.75
5/12/2023	Olsson Associates	Architectural/Engineering	\$ 243.24
1/24/2023	Olsson Associates	Architectural/Engineering	\$ 2,119.50
4/19/2023	Olsson Associates	Architectural/Engineering	\$ 1,858.38
5/22/2023	Olsson Associates	Architectural/Engineering	\$ 3,628.96
7/13/2023	Slaggie Architects	Architectural/Engineering	\$ 500.00
4/25/2023	Olsson Associates	Architectural/Engineering	\$ 1,134.60
7/14/2023	Olsson Associates	Architectural/Engineering	\$ 4,285.07
7/19/2023	Slaggie Architects	Architectural/Engineering	\$ 3,250.00
7/27/2023	Olsson Associates	Architectural/Engineering	\$ 679.04
9/13/2023	Olsson Associates	Architectural/Engineering	\$ 2,769.59
6/29/2023	Olsson Associates	Architectural/Engineering	\$ 912.43
10/12/2023	Olsson Associates	Architectural/Engineering	\$ 522.81
1/11/2024	Olsson Associates	Architectural/Engineering	\$ 2,006.73
1/11/2024	Olsson Associates	Architectural/Engineering	\$ 9,908.00
1/11/2024	Olsson Associates	Architectural/Engineering	\$ 907.40
			\$ 480,354.61

RESOLUTION NO. 2024-05

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING THE ADDITION OF PROPERTY TO THE BOUNDARIES OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT.

WHEREAS, the Metro North Crossing Community Improvement District (the “District”) was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the “City”) City Council; and

WHEREAS, Metro North Tract 3, LLC, the Owner of the property described on Exhibit A of this Resolution (the “Property”), is proposing to add the Property to the District; and

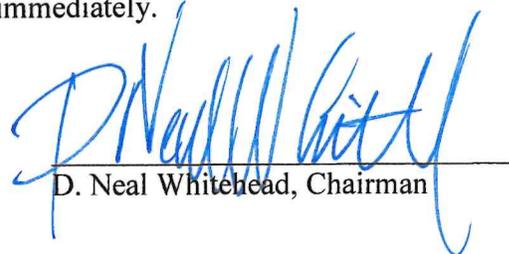
WHEREAS, Section 67.1441.2 of the Revised Statutes of Missouri provides that property may be added to a Community Improvement District by Ordinance with the consent and approval of the Board of Directors of the District and upon the City’s receipt of a proper petition to add property to the District and after a public hearing is held by the governing body of the City on the addition of real property in the manner provided by Section 67.1431 of the Revised Statutes of Missouri; and

WHEREAS, the Board of Directors desire to consent to the addition of the Property to the boundaries of the District.

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

1. The Board of Directors hereby consent to and approve of the addition of the Property to the District.
2. This Resolution shall take effect immediately.

Adopted this 20th day of August, 2024.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

EXHIBIT A

Legal Description of Property to be Added to District

Tract 3, METRO NORTH, in Kansas City, Clay County, Missouri, as is shown on the recorded plat thereof recorded in Plat Book 16 at pages 44 through 47 of the Deed Records of Clay County, Missouri, more particularly described as follows:

All that part of the East Half of the Northeast Quarter of Section 10, Township 51, Range 33 in Kansas City, Clay County, Missouri, described as follows:

Commencing at the Southwest corner of said Half-Quarter Section; thence East along the South line of said Half-Quarter Section 1.94 feet; thence North at right angles from the last described course, 705.50 feet to a point on the West line of said Half-Quarter Section and the Point of Beginning of the tract of land to be herein described, thence East, at right angles from the last described course and parallel with the South line of said Half-Quarter Section 372.76 feet; thence North, at right angles from the last described course 9.50 feet; thence East at right angles from the last described course 197.08 feet; thence North, at right angles from the last described course, 687.83 feet; thence East at right angles from the last described course 53.00 feet; thence North at right angles from the last described course 457.17 feet; thence West, at right angles from the last described course 334.00 feet; thence Westerly and Southwesterly along a curve to the left from the last described course as a tangent, having a radius of 272.00 feet and a central angle of 65 degrees 0 minutes 0 seconds, a distance of 308.57 feet; thence Southwesterly along a line tangent to the last described curve, 47.40 feet; thence Southwesterly along a curve to the left from the last described course as a tangent, having a radius of 472.00 and a central angle of 6 degrees 29 minutes 40 seconds a distance of 53.50 feet to a point on the West line of said Half-Quarter Section; thence Southerly, along said West line, 904.82 feet to the Point of Beginning.



RESOLUTION NO. 2024-06

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING AND RATIFYING THE DISTRICT'S ANNUAL LOCAL GOVERNMENT FINANCIAL STATEMENT AND AUTHORIZING AND RATIFYING SUBMISSION OF THE LOCAL GOVERNMENT FINANCIAL STATEMENT TO THE MISSOURI STATE AUDITOR

WHEREAS, the Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; and

WHEREAS, pursuant to Section 105.145.2 of the Revised Statutes of Missouri, the District is required to submit an annual financial statement to the state auditor; and,

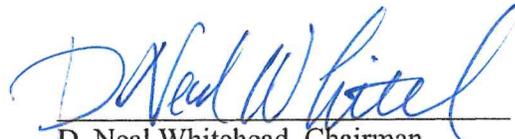
WHEREAS, the Directors reviewed the District's annual financial statement for the fiscal year ending April 30, 2024, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2024 Financial Statement") and desire to approve and ratify the 2024 Financial Statement, approve and ratify the expenses set forth therein and authorize and ratify the submission of the 2024 Financial Statement to the State Auditor by the District Manager or the District's legal counsel.

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

1. The District hereby approves and ratifies the 2024 Financial Statement, approves and ratifies all expenses that were expended by the District Manager as enumerated therein, and authorizes and ratifies the submission of the same to the Missouri State Auditor by the District Manager or the District's legal counsel.

2. This Resolution shall take effect immediately.

Adopted this 29th day of October, 2024.


D. Neal Whitehead, Chairman

ATTEST:

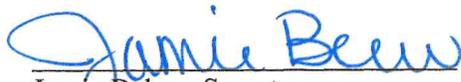

Jamie Belew, Secretary

Exhibit A

[See 2024 Financial Statement attached hereto]

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary for the Year Ended	Month	Year
	4	2024
2. Name of political subdivision	Metro North Crossing CID	
3. Political subdivision number	17-024-0032	
4. Name of county	Clay	
5. Name of contact	6. Mailing address	
Dan Horn	470 NW Legacy Drive Kansas City, MO 64155	
7. Telephone number	8. Fax number	9. Email address
816-979-1829		danhorn@blueridgetower.net
10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1.	
	2.	
	3.	

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Dan Horn	District Manager	10/18/2024
Preparer's Name	Title	Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102
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OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

Part II – FINANCIAL STATEMENT SUMMARY (page 9) – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

Part III - TAX ABATEMENT SUMMARY (page 10) - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

NOTICE – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

Metro North Crossing CID

A. Receipts

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$ 0	\$	\$	
2. Total sales tax	282,634	282,634			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL Sum of lines 14a-h	\$ 0	\$ 0	\$ 0	\$ 0	0
15. SUBTOTAL Sum of items 1-14i	\$ 282,634	\$ 282,634	\$ 0	\$ 0	0

Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID
A. Receipts - Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL (from page 3)	\$	282,634	282,634	0	0	0
16. Charges for Services						
a.		0				
b.		0				
c.		0				
d. TOTAL Sum of lines 16a-c	\$	0	0	0	0	0
17. Utility receipts						
a.		0				
b.		0				
c.		0				
d.		0				
e. TOTAL Sum of lines 17a-d	\$	0	0	0	0	0
18. Interest earned		0				
19. Fines, costs, and forfeitures		0				
20. Rents		0				
21. Donations		0				
22. Other receipts and transfers						
a.		0				
b.		0				
c. Interfund transfers		0				
d. TOTAL Sum of lines 22a-c	\$	0	0	0	0	0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$	282,634	282,634	0	0	0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

B. Disbursements (by function)

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	1,016	1,016			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	12,101	12,101			
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
23. SUBTOTAL					
Sum of lines 1-22	\$ 13,117	\$ 13,117	\$ 0	\$ 0	0

Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

B. Disbursements (by function)
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
23. SUBTOTAL (from page 5)	\$ 13,117	\$ 13,117	\$ 0	\$ 0	\$ 0
24. Electric power system	0				
25. Parking facilities	0				
26. Gas supply system	0				
27. Transit or bus system	0				
28. Sea and inland port facilities	0				
29. Miscellaneous commercial activities	0				
30. Other - Specify					
Developer Cost					
a. Reimbursement	0	0			
CID Sales Tax Captured as					
b. TIF EATS	136,793	136,793			
c. Insurance	2,500	2,500			
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 152,410	\$ 152,410	\$ 0	\$ 0	\$ 0
C. Disbursements (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	0				
4. SUBTOTAL Sum of items C1-3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

B. Disbursements (by object) - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
4. SUBTOTAL (from page 6)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
5. Capital expenditures - Specify					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
6. Interfund transfers - Specify					
a.	0				
b.	0				
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Totals do not agree

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
D. Statement of Indebtedness:				
1. General obligation bonds				
a.				0
b.				0
c.				0
2. Revenue bonds				
a.				0
b.				0
c.				0
3. SUBTOTAL Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

**D. Statement of Indebtedness:
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
4. Other debt - Specify				
a.				0
b.				0
c.				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

E. Interest on Debt

1. Interest on water supply system debt	\$	
2. Interest on electric power system debt	\$	
3. Interest on gas supply system debt	\$	
4. Interest on transit or bus system debt	\$	
5. Interest on all other debt	\$	

**F. Statement of Assessed Valuation
and Tax Rates**

1. Real estate	\$	
2. Personal property		
3. State assessed railroad and utility		
TOTAL VALUATION		
4. Sum of items F1-3	\$	0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
A. Beginning balance	\$ 142,561	\$ 142,561	\$	\$	\$
B. Total receipts	282,634	282,634	0	0	0
C. Total disbursements	152,410	152,410	0	0	0
D. Ending balance	\$ 272,785	\$ 272,785	0	0	0

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

Part III - TAX ABATEMENT SUMMARY

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

NOTES

Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.

RESOLUTION NO. 2025-01

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

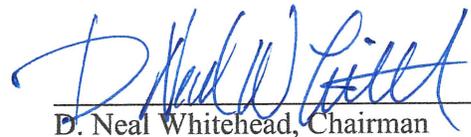
RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING APRIL 30, 2026.

WHEREAS, the Board of Directors of the Metro North Crossing Community Improvement District (the "District") desires to appoint a Chairman, Vice-Chairman, District Manager, Secretary and Treasurer for the fiscal year ending April 30, 2026 in accordance with the District's Bylaws.

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

1. D. Neal Whitehead is appointed Chairman of the District.
2. Tracy Ryan-Hoover is appointed Vice-Chairman of the District.
3. Dan Horn is appointed District Manager of the District.
4. Jamie Belew is appointed Secretary of the District.
5. Tracy Ryan-Hoover is appointed Treasurer of the District.
6. This Resolution shall take effect immediately.

Adopted this 20th day of March, 2025.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

RESOLUTION NO. 2025-02

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE 2025-2026 FISCAL YEAR.

WHEREAS, the Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; and

WHEREAS, pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, the District is required to submit a proposed annual budget to the City Council no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year;

WHEREAS, the District submitted its proposed annual budget to the City for review and comment and the City did not provide any comments to the District's proposed budget for the fiscal year ending April 30, 2026; and

WHEREAS, the Directors desire to formally adopt the annual budget and appropriate the District's sales taxes that are collected during the District's fiscal year in accordance with the budget.

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

1. The District adopts the annual budget for the fiscal year ending April 30, 2026 attached hereto as **Exhibit A**.
2. The District hereby appropriates the revenues received from the District's sales taxes during the fiscal year ending April 30, 2026 to be used in accordance with the District's budget for the fiscal year ending April 30, 2026.
3. The District ratifies all action taken by the District Manager with respect to the budget including submission of the budget to the City for approval, review and comment.
4. This Resolution shall take effect immediately.

Adopted this 20th day of March, 2025.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

Exhibit A

[See Annual Budget attached hereto]

**METRO NORTH CROSSING
COMMUNITY IMPROVEMENT DISTRICT**

BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2025
AND ENDING APRIL 30, 2026

BUDGET MESSAGE

The Metro North Crossing Community Improvement District (“**District**”) was formed as a political subdivision of the State of Missouri, by the City Council of the City of Kansas City, Missouri (the “**City**”) by Ordinance No. 170975, adopted on December 14, 2017. The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year for the City. The District was formed to provide, or cause to be provided, for the benefit of the District, certain eligible services and eligible improvements, all as described in the Petition to Establish the Metro North Community Improvement District, filed December 6, 2017, as amended by the Petition to Add Property to the District filed December 12, 2024 and approved by the City by Ordinance No. 241089 (the “**Amended Petition**”) (as amended, the “**Petition**”).

The District’s sole source of revenue (the “**District Revenues**”) is a one percent (1%) sales and use tax imposed on sales within the District. The District’s one percent (1%) sales and use tax became effective October 1, 2018.

The District’s primary purpose is to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of certain improvements associated therewith (the “**Project**”). The Project envisioned by the District as set forth in the Petition and the District’s Five Year Plan in the Amended Petition entails the creation, construction, reconstruction, and installation of: (a) Jefferson Street improvements and reconstruction, which may involve sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals, and related improvements; (b) renovation, reconstruction and rehabilitation of parking lot facilities within the District, including parking lot repairs and replacements, parking lot lighting, parking lot medians and landscaping; (c) lawns, parks, open space, trees, landscaping and monument signage to improve aesthetic appearance; (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) installation of fire hydrants and other public health, safety and welfare improvements or benefits; (g) renovation, reconstruction, and rehabilitation of the former Macy’s building, including roof repairs, rehabilitation, and replacement and exterior façade improvements, including painting and storefront enhancements; (h) renovation, reconstruction, and rehabilitation of the former Macy’s building parking lot facilities, including parking lot repairs, rehabilitation, and replacement, parking lot lighting, parking lot medians, and landscaping; (i) any other useful, necessary, or desired improvements 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; (j) costs associated with undertaking the “**Purposes**” as set forth in the Five Year Plan in the Amended Petition; (k) costs associated with undertaking the “**Services**” as set forth in the Five Year Plan. The District also desires to pay for certain administrative expenses, professional fees and operating costs of the District, all as reflected in the District’s budget.

The District and Metro North Crossing, LLC (the “**Developer**”) entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with the creation, construction, reconstruction, and installation of the Project and the creation, maintenance and operation of the District, and the District has agreed, subject to annual appropriation, to reimburse Developer for the “**District Costs**” (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. The amounts Developer advances to pay Project costs and/or Services during the fiscal year will not be shown as an expense to the District for that fiscal year, but will instead be reflected in a footnote to the budget and noted as District Costs Developer has advanced on behalf of the District pursuant to the Reimbursement Agreement. On May 30, 2024, the District approved and certified District Costs in the amount of \$480,354.61 for certain costs related to the Project and authorized reimbursement to the Developer in the amount of \$150,000 for outstanding certified District Costs.

The District's budget for the fiscal year beginning May 1, 2025, and ending April 30, 2026, contemplates using the District Revenues generated by the one percent (1%) sales and use tax to (i) pay for certain District Costs associated with the Project incurred by the Developer on behalf of the District, and (ii) to pay for certain administrative and professional fees and operating costs of the District. The proposed amount of the District's expenditures is based solely on the revenue projected to be generated by the District's one percent (1%) sales and use tax during the fiscal year and from sales tax income carried forward from previous years.

A payment to the Tax Increment Financing Commission of Kansas City of fifty percent (50%) of the incremental economic activity taxes ("EATS") pursuant to Section 99.845.3 of the Revised Status of Missouri is included in the 2025-2026 budget. The EATS payment is required by the TIF statute and is to be used to reimburse eligible redevelopment project costs under the Metro North Crossing Tax Increment Financing Plan. The EATS consist of fifty percent (50%) of the one percent (1%) CID sales tax generated within the boundaries of the Metro North Crossing TIF District over the amount of such taxes generated within the TIF District in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project area.

Metro North Crossing Community Improvement District Budget May 1, 2025- April 30, 2026		
Estimated Carry Forward Income as of 4/30/25		\$ 155,448
Estimated Income from 1% CID Sales & Use Tax		\$ 400,000
Total Funds Available		<u>\$ 555,448</u>
Expenses		
Legal Fees		\$ 10,000
Accountant Fees		\$ 2,100
Misc. Fees & Costs		\$ 1,750
Payment to Developer (Reimbursement of District Costs) ¹		\$ 250,000
2025 EATS to TIFC for Metro North Crossing TIF ²		\$ 200,000
Professional Fees		\$ -
Contingency		<u>\$ -</u>
Total Expenses		\$ 463,850.00
Estimated Carry Forward Income		\$ 91,598.00
<p>¹ The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. This budget contemplates the District reimbursing Developer approximately \$250,000 for District Costs incurred by Developer on behalf of the District.</p> <p>² The 2024 EATS payment to the TIFC is expected to be paid during the FYE 4/30/25 after the District's sales tax revenues for the CYE 12/31/2024 are determined. The 2025 EATS payment to the TIFC is expected to be paid during the FYE 4/30/26 after the District's sales tax revenues for the CYE 12/31/25 are determined.</p>		

Metro North Crossing Community Improvement District

2025-2026 Budget

	Budget 2025-2026	Budget 2024-2025	Actual 2023-2024
Estimate Carry Forward Income	\$ 155,448.00	\$ 259,298.00	\$ 142,561.70
Estimated Income from 1% CID Sales Tax	\$ 400,000.00	\$ 320,000.00	\$ 282,634.10
Total Funds Available	\$ 555,448.00	\$ 579,298.00	\$ 425,195.80
 EXPENSES			
Legal Fees	\$ 10,000.00	\$ 10,000.00	\$ 12,100.50
Accountant Fees	\$ 2,100.00	\$ 2,100.00	\$ -
Miscellaneous Fees & Costs	\$ 1,750.00	\$ 1,750.00	\$ 3,516.50
Payment to Developer (Reimbursement of District Costs) ¹	\$ 250,000.00	\$ 250,000.00	\$ -
2025 EATS to TIFC for Metro North Crossing TIF ²	\$ 200,000.00		
2024 EATS to TIFC for Metro North Crossing TIF ²	\$ -	\$ 160,000.00	\$ -
2023 EATS to TIFC for Metro North Crossing TIF ²	\$ -	\$ -	\$ 136,793.18
Professional Fees	\$ -	\$ -	
Contingency	\$ -	\$ -	
Total Expenses	\$ 463,850.00	\$ 423,850.00	\$ 152,410.18
 Estimated Carry Forward Income	 \$ 91,598.00	 \$ 155,448.00	 \$ 272,785.62

¹The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement.

²The 2024 EATS payment to the TIFC is expected to be paid during the FYE 4/30/25 after the District's sales tax revenues for the CYE 12/31/2024 are determined. The 2025 EATS payment to the TIFC is expected to be paid during the FYE 4/30/26 after the District's sales tax revenues for the CYE 12/31/2025 are determined.

BUDGET SUMMARY

The District anticipates the estimated revenues for the fiscal year ending April 30, 2026 from the District's one percent (1%) sales and use tax being \$400,000, which, when combined with the estimated carry over income from the previous fiscal year of \$155,548, equals a total of \$555,448. The District's total expenses are anticipated to be \$463,850, leaving a balance of \$91,598 at the end of the District's fiscal year.

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

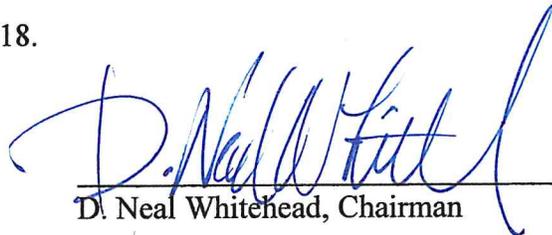
RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ADOPTING BYLAWS OF THE DISTRICT.

WHEREAS, the Board of Directors of the District desires to adopt the Bylaws of the District (the "Bylaws") in substantially the form attached as Exhibit A and has determined that such Bylaws will provide an efficient and effective structure for the governance of the affairs of the District.

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

1. The Bylaws are approved and adopted.
2. The Chairman is authorized and directed to execute the Bylaws.
3. The Secretary is instructed to cause the Bylaws to be annexed to the minutes of the first meeting of the Board of Directors of the District and be made a part of the corporate records of the District.
4. The officers of the Board of Directors are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.
5. This resolution shall take effect immediately.

Adopted this 22nd day of February, 2018.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

EXHIBIT A
BYLAWS OF THE DISTRICT
(attached hereto)

**BYLAWS OF THE
METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**

ARTICLE I

Defined Terms

Section 1.1 District.

The Metro North Crossing Community Improvement District, a political subdivision created pursuant to Sections 67.1401 to 67.1571, of the Revised Statutes of Missouri (“RSMo”), and formed by the City Council of the City of Kansas City, Missouri, by Committee Substitute for Ordinance Number 170975 adopted on December 14, 2017.

Section 1.2 Board.

The Board of Directors of the District, which is the governing body of the District.

Section 1.3 City.

The City of Kansas City, Missouri.

Section 1.4 City Clerk.

The City Clerk of the City.

Section 1.5 City Council.

The City Council of the City.

Section 1.6 Directors.

Members of the Board of Directors.

Section 1.7 Community Improvement District Act or CID Act

Sections 67.1401 to 67.1571, RSMo. as may be amended.

Section 1.8 Initial Directors.

The initial directors set forth in the Petition and Section 3.4.

Section 1.9 Operator.

An owner of a business operating within the District or a legally authorized representative of such owner.

Section 1.10 Owner.

An owner of real property within the District or a legally authorized representative of such owner.

Section 1.11 Petition.

The petition forming the District and approved by the City.

Section 1.12 Resident.

A registered voter residing within the District or a legally authorized representative of such resident.

Section 1.13 Sunshine Law.

Sections 610.010 through 610.200, RSMo, governing meetings of public governmental bodies including the Board, as now or hereafter amended.

Section 1.14 Undefined Terms.

Any term undefined by this Article shall have the same meaning as such term is given under the Community Improvement District Act, if defined therein, otherwise as defined by the Sunshine Law, or other Missouri statute or case law.

ARTICLE II

Offices and Records

Section 2.1 Principal Office.

The principal office of the District shall be located at 620 NW Barry Road, Kansas City, Missouri 64155. The District's mailing address shall be 4240 Blue Ridge Boulevard, Suite 900, Kansas City, Missouri 64133. The District may have such other offices within Kansas City, Missouri, as the business of the District may require from time to time, located at such place or places as may be designated by the Board. The District may change the principal office or mailing address at any time by adoption of a resolution reflecting the same.

Section 2.2 Records.

The District shall keep correct and complete books and records of account, and shall also keep minutes of the proceedings of the Board, and each committee having any Directors of the Board. The District shall keep at its principal office a record of the name and address of each Director.

ARTICLE III

Board of Directors

Section 3.1 General Powers.

The business and affairs of the District shall be managed by, or under the direction of, the Board.

Section 3.2 Number, Term of Office and Qualifications.

The Board shall consist of five (5) Directors.

Section 3.3 Qualifications.

Each Director, during his or her entire term, shall meet the following requirements:

- (a) be at least 18 years of age;
- (b) (i) an owner of real property within the District (“**Owner**”), (ii) an owner of a business operating within the District (“**Operator**”), or (iii) a registered voter residing in the District (“**Resident**”); as provided in the Act, Owners, Operators and Residents shall include their legally authorized representatives; and
- (c) be a resident of the State of Missouri for the time period required by the Missouri Constitution.

Section 3.4 Initial Directors.

The Initial Directors of the District shall be those individuals set forth in the Petition, restated below:

Director	Name	Address	Term
First	D. Neal Whitehead	1112 NE Long Ridge Road Lee’s Summit, MO 64064	Four Years
Second	Shannon Meyer	12204 E 32 nd Street S Independence, MO 64052	Four Years
Third	Tracy Ryan-Hoover	3900 N Central Kansas City, MO 64116	Four Years
Fourth	Garry Johnson	909 Topwater Drive Bates City, MO 64011	Two Years
Fifth	Jamie Belew	1505 NW Nolan Drive Grain Valley, MO 64029	Two Years

Section 3.5 Terms.

The Initial Directors named above shall serve for the terms set forth in the Petition (as restated in Section 3.4) or until their successor is appointed in accordance therewith, whichever occurs later, and their successors shall serve for four-year terms or until their successor is appointed in accordance with the Petition, whichever occurs later.

In the event, for any reason, a director is not able to serve his/her full term, his/her vacancy to the Board shall be filled by an appointment of the remaining Directors and such replacement Director (“Replacement Director”) shall serve the remainder of the un-expired term.

Notwithstanding anything to the contrary, any Director’s failure to meet or continue to meet the qualifications for such position shall constitute cause for the Board to take appropriate action to remove said Director.

Any director may be removed for cause by a two-thirds affirmative vote of the directors of the board. Written notice of the proposed removal shall be given to all directors prior to action thereon.

Section 3.6 Successor Directors.

Successor Directors shall be appointed by the Mayor of the City with the consent of the City Council in accordance with the procedures set forth in the Petition.

Section 3.7 Regular Meetings.

The Board shall hold regular meetings at such time, date and location as may from time to time be determined by the Directors, one of which regular meetings shall be the District’s annual meeting, which shall be held during the month of March each year or a such other time as may be agreed by a majority of the Board.

Section 3.8 Special Meetings.

The Chairman or any three (3) Directors may call special meetings of the Board and may fix the time and place of the holding of such meetings, which shall be held for the purpose of transacting any business designated in the notice of the special meeting, or as permitted by Section 3.7.

Section 3.9 Notices.

A. Notice to Directors.

- (1) Annual and Regular Meetings. Written or printed notices of meetings of the Board, whether specifically required by the Community Improvement District Act, the Sunshine Law or any other Missouri statute regulating meetings of public governmental

bodies, the definition of which includes the Board, shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least twenty-four (24) hours prior to each scheduled meeting.

- (2) Special Meetings. Notice of a special meeting shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least two (2) days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the notice; however, if all of the Directors are present at a special meeting, any item of business, whether or not designated in the notice, may be transacted with their unanimous consent.

If mailed, the notice of a meeting given to a Director shall be deemed to be delivered when deposited in the United States mail, addressed to the Director at the address on the records of the District, with postage thereon prepaid.

- B. Notice to the Public. Notice of the time, date and place of each meeting of the Board, its tentative agenda, and whether any portion of the meeting will be closed shall be given to the public at least twenty-four (24) hours in advance of the meeting time, exclusive of weekends and holidays, in a manner reasonably calculated to advise the public of the matters to be considered and in compliance with the Sunshine Law. Notwithstanding the above, the District shall comply with RSMo § 67.2725 if a public meeting of the District is to include the activities listed in such statute. Copies of this notice shall be posted on a bulletin board at the City Hall of the City and at the principal office of the District. Copies of such notice shall at the same time be provided to any representative of the news media who requests notice of meetings of the District. In addition to the above requirements, if the Board proposes to hold a closed meeting, closed portion of a public meeting, or closed vote, the notice shall state the reason for holding such closed meeting, closed portion of a public meeting, or closed vote by reference to the specific exception allowed pursuant to the Sunshine Law.

Section 3.10 Special Circumstances.

When it is necessary to hold a meeting of the Board on less than twenty-four (24) hours notice, at a place that is not reasonably accessible to the public, or at a time that is not reasonably convenient to the public, the nature of the good cause justifying departure from the normal requirements shall be stated at the beginning of the meeting and recorded in the minutes.

Section 3.11 Quorum.

A majority of the members of Directors serving at the time of any meeting shall constitute a quorum for the transaction of business at such meeting. If a quorum shall not be present at any such meeting, a majority of the Directors then present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present any business may be transacted which could have been transacted at the original session of the meeting.

Section 3.12 Action.

The concurrence of the majority of the Directors present in any meeting at which quorum is present shall bind the District.

Section 3.13 Telephone/Electronic Participation in Meetings.

Directors may participate in any Board meeting by telephone or other electronic means so long as all persons participating in the meeting can hear one another, and a location has been identified in the notice of the meeting at which members of the public shall be allowed to observe and attend the public meeting so that the requirements of the Sunshine Law are met. Participation by a Director in Board meetings by telephone or other electronic means shall constitute the Director's presence in person at the meeting and any Director participating in this manner shall be entitled to vote and will count for the purpose of determining whether a quorum is present.

Section 3.14 Manner of Voting.

Votes by the Board shall be by voice vote unless the presiding officer shall direct or any Director shall demand a vote by roll call or by ballot, provided however, that any votes taken during a closed meeting shall be taken by roll call. In the case of an abstention or a nay vote, the Director so abstaining or voting nay may be identified in the minutes of such meeting. However, when any Director is participating in a Board meeting by conference telephone or other similar communications equipment, the presiding officer of the meeting shall take all votes by roll call.

Section 3.15 Compensation.

No Director shall receive compensation from the District for any services performed; provided, however, upon approval of the Board, Directors may receive reimbursement of actual and necessary expenses, including mileage, incurred by them on behalf of the District.

ARTICLE IV

Officers

Section 4.1 Officers.

The officers of the District shall consist of Chairman, Vice-Chairman, Secretary, Treasurer and such other offices as may from time to time be established by the Board.

Section 4.2 Election and Term of Office.

- A. Chairman and Vice-Chairman. At each annual meeting, the Board shall elect from its membership a Chairman and a Vice-Chairman to serve for the ensuing year or until the next annual meeting and until a successor is duly elected.

- B. Other Officers. All other officers of the District shall be elected annually by the Board at the annual meeting of the District. If the annual election of officers shall not be held at such meeting, all previously elected officers shall continue to hold their respective offices and the annual election shall be held as soon thereafter as convenient to the Board. Any officer duly elected may succeed himself. Each officer shall hold office until his successor shall be duly elected and qualified or until his death, resignation or removal as provided by these Bylaws. Other than the Chairman and Vice-Chairman, no officer need be a member of the Board. An individual may hold more than one office.

Section 4.3 Removal.

Any officer or agent elected or appointed by the Board may be removed by it whenever, in its judgment, the best interests of the District will be served thereby.

Section 4.4 Vacancies.

A vacancy in any office for any reason shall be filled by the Board at any meeting for the unexpired portion of the term of such officer.

Section 4.5 General Powers.

The officers of the District shall have such powers and control in the District and management of the business and affairs of the District as is usual and proper in the case of, and incident to, such offices, except insofar as such power and control is limited by these Bylaws, by resolution of the Board or by the Community Improvement District Act.

Section 4.6 Presiding Officer.

The Chairman shall preside at all Board meetings, and in his absence, the Vice-Chairman shall preside.

Section 4.7 Duties of Officers.

- A. Chairman. The Chairman shall have the following powers and duties:

- (1) To execute contracts, agreements or other documents to the extent such documents are authorized by the Board;
- (2) To direct, supervise and manage the day-to-day affairs of the District including, but not limited to, the conduct, management, hiring or termination of any employees, experts, consultants or professionals; and
- (3) To perform any and all tasks necessary or incidental to the office of the Chairman or the effective management of the District.

B. Vice Chairman. The Vice Chairman shall have the following powers and duties:

- (1) To assist, advise and consult with the Chairman as to the management of the day-to-day affairs of the District;
- (2) To execute contracts, agreements or other documents to the extent such documents are authorized by the Board; and
- (3) To perform any and all tasks necessary or incidental to the office of the Vice Chairman or the effective management of the District.

C. Secretary. The Secretary shall have the following powers and duties:

- (1) Keep the minutes for the meetings of the Board as provided by law in one or more books provided for that purpose;
- (2) Assure that all notices are properly given, in accordance with these Bylaws and as required by law;
- (3) Be custodian of the records and seal of the District;
- (4) Assure that the seal of the District is affixed to all documents duly authorized for execution under seal on behalf of the District;
- (5) Keep a register which includes the address and telephone number of each Director whose address and telephone number shall be furnished to the Secretary by the Director;
- (6) Perform all duties incidental to the office of Secretary and such other duties as may be assigned to the Secretary by the Chairman or the Board; and

- (7) Exercise such other duties as is from time to time delegated by the Board by resolution.

D. Treasurer. The Treasurer shall have the following powers and duties:

- (1) Cause all money paid to the District from all sources whatsoever to be properly received;
- (2) Cause all funds of the District to be deposited in such banks, trust companies or other depositories as shall be selected by the Board;
- (3) Authorize, pursuant to Board direction, all orders and checks for the payment of money and shall cause the District's money to be paid out as directed by the Board;
- (4) Assure that regular books of accounts are kept showing receipts and expenditures, and render to the Board, at each regular meeting (or more often when requested), an account of the District's transactions and also of the financial condition of the District;
- (5) Perform all duties incidental to the office of Treasurer and such other duties as may be assigned to the Treasurer by the Chairman or the Board; and
- (6) If required by the Board, the Treasurer shall give bond for the faithful discharge of his/her duties in such sum and with such surety or sureties as the Board shall determine. The costs, if any, or such bonds shall be paid by the District.

E. Additional Officers. The powers and duties of any additional officers shall be determined by the Board when creating such offices.

Section 4.8 Compensation.

No officer who is a member of the Board shall receive any salary or other compensation for services rendered unless the same shall first be set by the Board and is in accordance with the Community Improvement District Act or any other applicable law.

Section 4.9 Employees and Independent Contractors.

The District may employ, or contract with any service provider for the services of, technical experts and such other officers, agents and employees, permanent and temporary, as the District may require, and shall determine their qualifications and duties and, if they are employees of the District, their compensation. For such legal services as it may require, the District may retain its own counsel. The District may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

ARTICLE V

Contracts, Checks and Deposits

Section 5.1 Contracts.

The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District, and such District may be general or confined to specific instances.

Section 5.2 Checks, Drafts, etc.

All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the District shall require two signatures, such signatures being that of the Chairman and the Treasurer, or such other officers, agent or agents of the District and in such manner as shall from time to time be determined by resolution of the Board.

Section 5.3 Deposits.

All funds of the District not otherwise employed shall be deposited from time to time to the credit of the District in such bank, trust companies or other depositories as the Board may select.

ARTICLE VI

Fiscal Year

The fiscal year of the District shall end on the same day as the last day of the fiscal year of the City (April 30th), or in accordance with such other period approved by Board pursuant to the Community Improvement District Act.

ARTICLE VII

Budget

The District will annually prepare or have prepared a budget (the "Budget") and an annual report describing the major activities of the District during the preceding year and upcoming year. Each annual Budget for the District shall be prepared in accordance with all applicable laws including the Community Improvement District Act.

ARTICLE VIII

Seal

The form of the corporate seal of the District shall be prescribed by the Board.

ARTICLE IX

Waiver of Notice

Whenever any notice whatsoever is required to be given under the provisions of these Bylaws, waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the times stated therein, shall be deemed equivalent to the giving of such notice.

ARTICLE X

Committees

The Board may from time to time establish such committees and confer upon them such powers as it deems expedient for the conduct of the District's business. The Board may similarly provide that the members of such committees need not all be members of the Board.

ARTICLE XI

Conflict of Interest

No officer, agent or employee of the District shall have or shall require any interest, direct or indirect, in any project which the District is promoting, or in any contract or proposed contract for materials or services in any lease, mortgage, sale, or contract or any nature whatsoever relating to any such project or the District without forthwith making written disclosure to the District of the nature and extent of his interest, and such disclosure shall be entered in writing upon the minute book of the District.

ARTICLE XII

Amendments

From time to time these Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the Board after ten (10) days' written notice of the proposed alteration, amendment or change has been given to each Director, provided that no alteration, amendment or change shall be made without the affirmative vote of a majority of the total number of Directors voting.

ARTICLE XIII

Annual Report and Audit

The Board shall have annual reports prepared and filed as required by the Community Improvement District Act or any other applicable law, and shall provide for the annual independent audits of the accounts of the District.

ARTICLE XIV

Indemnification of Directors

Each person (and heirs and legal representatives of such person) who serves or has served as a Director, officer or employee of the District shall be indemnified by the District against all liability and reasonable expenses, including but not limited to attorneys fees and disbursements and amounts of judgments, fines or penalties, incurred by or imposed upon him/her in connection with any claim, action, suit or proceeding, actual or threatened, whether civil, criminal, administrative or investigative, and appeals in which he/she may become involved as a party or otherwise by reason of acts or omissions in his/her capacity as and while a commissioner, officer or employee of the District, provided that such person is wholly successful with respect thereto, unless the Board of Directors of the District in its discretion shall determine that such person did not meet the standard of conduct required by these Bylaws.

The term "wholly successful" shall mean termination of any claim, action, suit or proceedings against such person without any finding of liability or guilt against him/her and without any settlement by payment, promise or undertaking by or for such person or the expiration of a reasonable period of time after the making of any claim or threat without action, suit or proceeding having been brought and without any settlement by payment, promise or undertaking by or for such person.

The standard of conduct required shall be that such person acted in good faith for a purpose which he/she reasonably believed to be in the best interest of the District, and that he/she, in addition, in any criminal action or proceeding, had no reasonable cause to believe his/her conduct to be unlawful.

Should indemnification be required under these Bylaws in respect to any claim, action, suit or other proceeding where the person seeking indemnification has not been wholly successful, such indemnification may be made only upon the prior determination by a resolution of a majority of those members of the Board of Directors who are not involved in the claim, action, suit or other proceeding, that such person met the standard of conduct required, or, in the discretion of the Board of Directors, upon the prior determination by non-employee legal counsel, in written opinion, that such person has met such standard and, where a settlement is involved, that the amount of the settlement is reasonable.

Indemnification under these Bylaws shall not include any amount payable by such person to the District in satisfaction of any judgment or settlement, and indemnification shall be reduced by the amount of any such judgment or settlement.

The termination of any claim, action, suit or other proceeding, by judgment, order settlement (whether with or without court approval) or conviction or upon a plea of guilty or of nolo contendere, or its equivalent, shall not of itself create a presumption that such person did not meet the standard of conduct required.

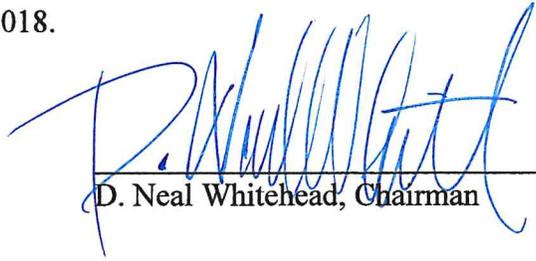
Expenses incurred which are subject to indemnification may be advanced by the District prior to final disposition of the claim, action, suit or other proceeding upon receipt of any undertaking acceptable to the District by or on behalf of the recipient to repay such amount unless it shall ultimately be determined that he/she is entitled to indemnification.

The right of indemnification shall be in addition to other rights to which those to be indemnified may otherwise be entitled by agreement, operation of law or otherwise and shall be available whether or not the claim asserted against such person is based upon matters which antedate the adoption of these Bylaws. If any word, clause, or provision of these Bylaws or any indemnification made under these Bylaws shall for any reason be determined to be invalid, the other provisions of these Bylaws shall not be affected but shall remain in full force and effect.

The directors and officers of the District are not individually or personally liable for the debts, liabilities or obligations of the District.

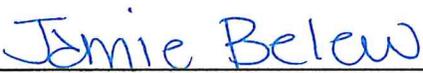
[Signature page follows.]

Adopted this 22nd day of February, 2018.



D. Neal Whitehead, Chairman

ATTEST:



Jamie Belew, Secretary