

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

August 28, 2024

VIA EMAIL:

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

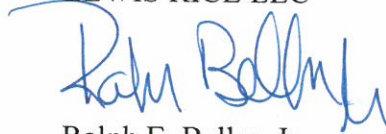
*Re: Metro North Crossing Community Improvement District –
2023-2024 Annual Report*

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)
Abbey Brinkley (via email @ abbey.brinkley@kcmo.org)
Missouri Department of Revenue (via email @ localgov@dor.mo.gov)
Missouri State Auditor's Office (via email @ localgovernment@auditor.mo.gov)

ANNUAL REPORT FOR
METRO NORTH CROSSING
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
Fiscal Year Ended April 30, 2024

SECTION I

Report Period: May 1, 2023 – April 30, 2024

**Date Annual Report Submitted to City Clerk and Missouri DED
(with copies to the Missouri DOR and State Auditor’s Office):** August 28, 2024

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.

District Budget:

FYE 4/30/2024 Proposed Budget submitted to City on January 25, 2023
FYE 4/30/2024 Annual Budget approved by District on March 28, 2023

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

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 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 entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Barry 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 North Jefferson Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and North Wyandotte Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Construct new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (e) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (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 C to the Petition to Establish 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 C to the Petition to Establish the Metro North Crossing Community Improvement District.

The District completed the following improvements and services in Fiscal Year 2023-2024: the District paid for District administration expenses including legal services, but otherwise did not make any payments for services or improvements during the Fiscal Year 2023 – 2024.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

D. Neal Whitehead	EMAIL: dnwhitehead@blueridgetower.net
Tracy Ryan-Hoover	EMAIL: thoover@blueridgetower.net
Jamie Belew	EMAIL: jbelew@blueridgetower.net
Shannon Meyer	EMAIL: ssperry@blueridgecrossing.com
Janae Nauser	EMAIL: jnauser@blueridgetower.net

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 **\$15,617.00**

SECTION V

REVENUE AND EXPENSES:

BEGINNING BALANCE (as of May 1, 2023)		\$142,561.70
INCOME:		
a) Local Sales Tax Revenue		\$282,634.10
b) EATS Payments to TIF Commission		(\$136,793.18)
TOTAL NET INCOME		\$145,840.92
EXPENSES:		
I. Administrative:		
a) Payroll & Benefits	\$	
b) Office Supplies	\$16.50	
c) Income from Investments	\$	
d) Insurance	\$2,500.00	
e) Dues, Permits, Licenses	\$1,000.00	
f) Bank Fees <interest>	\$	
SUB-TOTAL	\$3,516.50	
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	\$12,100.50	
i) Security	\$	
j) Cost Reimbursement to Developer	\$	
SUB-TOTAL	\$15,617.00	
EXPENSE TOTAL:		
I. Administrative	\$3,516.50	
II. Services	\$12,100.50	
TOTAL EXPENSES	\$15,617.00	
TOTAL INCOME		\$145,840.92

LESS TOTAL EXPENSES		\$15,617.00
BALANCE		\$130,223.92
CARRYOVER FROM MAY 1, 2023		\$142,561.70
ENDING CASH BALANCE		\$272,785.62

SECTION VI

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

RESOLUTION NUMBER	RESOLUTION TITLE
2023-05	Approving a Slate of Directors to be Sent to the City of Kansas City, Missouri
2023-06	Approving the District's Annual Local Government Financial Statement and Authorizing Submission of the Local Government Financial Statement to the Missouri State Auditor
2024-01	Acknowledging the City's Appointment of Two Successor Directors for a Term of Four Years
2024-02	Appointing Officers for Fiscal Year ending April 30, 2025
2024-03	Approving the Budget for the 2024-2025 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. 2023-05

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING A SLATE OF DIRECTORS TO BE SENT TO THE CITY OF KANSAS CITY, MISSOURI.

WHEREAS, on December 14, 2017, the City Council of Kansas City, Missouri (the "City") adopted Committee Substitute for Ordinance Number 170975, pursuant to which the City approved the Petition to Establish the Metro North Crossing Community Improvement District (the "Petition"), and established the Metro North Crossing Community Improvement District ("District") for the purposes set forth in the Petition; and

WHEREAS, the terms of Janae Nauser and Jamie Belew, as directors for the District, expire on December 13, 2023; and

WHEREAS, the Petition provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk; and

WHEREAS, the Directors nominated Janae Nauser and Jamie Belew as the proposed successor directors; and,


WHEREAS, the Directors desire to approve the proposed slate of directors, and authorize the District Manager or the District's legal counsel to submit the slate of directors to the City Clerk for approval by the Mayor and the City Council pursuant to the Petition.

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

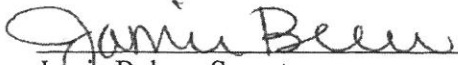
1. That the Directors hereby approve Janae Nauser and Jamie Belew as the proposed successor directors, and authorize the District Manager or the District's legal counsel to submit the slate of directors to the City Clerk for approval by the Mayor and the City Council pursuant to the Petition.

2. This Resolution shall take effect immediately.

Adopted this 25th day of October, 2023.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

RESOLUTION NO. 2023-06

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISTRICT'S ANNUAL LOCAL GOVERNMENT FINANCIAL STATEMENT AND AUTHORIZING 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

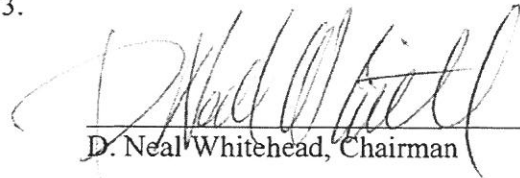
WHEREAS, pursuant to Section 105.145.2 of the Revised Statutes of Missouri, the District is required to submit an annual financial report to the state auditor; and,

WHEREAS, the Directors reviewed the District's annual financial report for the fiscal year ending April 30, 2023, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2023 Financial Report") and desire to approve the 2023 Financial Report, approve the expenses set forth therein and authorize the submission of the 2023 Financial Report 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 the 2023 Financial Report, approves all expenses that were expended by the District Manager as enumerated therein, and authorizes 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 25th day of October, 2023.


D. Neal Whitehead, Chairman

ATTEST:

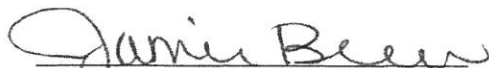

Jamie Belew, Secretary

Exhibit A

[See 2023 Financial Report attached hereto]

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary the Year Ended	for	Month	Year
		4	2023
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	Dan Horn		
6. Mailing address	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 10/18/2023
 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		184,522	184,522			
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 <i>Sum of lines 14a-h</i>	\$	0	0	\$	0	\$ 0
15. SUBTOTAL <i>Sum of items 1-14i</i>	\$	184,522	184,522	\$	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)	\$	184,522	\$ 184,522	\$	0	\$ 0
16. Charges for Services						
a. _____		0				
b. _____		0				
c. _____		0				
d. TOTAL Sum of lines 16a-c	\$	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
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
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$	184,522	\$ 184,522	\$	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	1,008	1,008			
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	7,784	7,784			
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	\$ 8,792	\$ 8,792	\$ 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)	\$ 8,792	\$ 8,792	\$ 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	150,420	150,420			
CID Sales Tax Captured as					
b. TIF EATS	79,419	79,419			
c. Insurance	2,500	2,500			
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 241,131	\$ 241,131	\$ 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

D. Statement of Indebtedness

	FUNDS - Report in whole dollars			Outstanding End of Fiscal Year
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		
		Issued	Retired	
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 Year	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	
A. Beginning balance	\$ 199,170	\$ 199,170	\$	\$		
B. Total receipts	184,522	184,522	0	0	0	
C. Total disbursements	241,131	241,131	0	0	0	
D. Ending balance	\$ 142,561	\$ 142,561	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. 2024-01

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT ACKNOWLEDGING THE CITY'S APPOINTMENT OF TWO SUCCESSOR DIRECTORS FOR A TERM OF FOUR YEARS

WHEREAS, on December 14, 2017, the City Council of Kansas City, Missouri (the "City") adopted Committee Substitute for Ordinance Number 170975, pursuant to which the City approved the Petition to Establish the Metro North Crossing Community Improvement District (the "Petition"), and established the Metro North Crossing Community Improvement District ("District") for the purposes set forth in the Petition; and

WHEREAS, the terms of Janae Nausser and Jamie Belew, as directors for the District, expired on December 13, 2023; and

WHEREAS, the Petition provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk; and

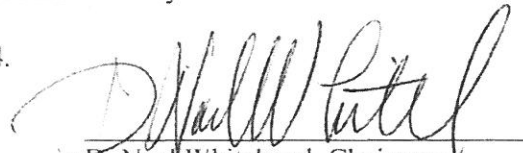
WHEREAS, the District Manager of the District submitted a proposed slate of successor directors to the City on November 14, 2023; and

WHEREAS, pursuant to Resolution No. 231040, attached hereto as Exhibit A, the City Council approved the Mayor's appointment of Janae Nausser and Jamie Belew as successor directors for four year terms commencing December 14, 2023 and expiring December 13, 2027.

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

1. The Directors acknowledge the City's appointment of Janae Nausser and Jamie Belew as directors for the District for a term of four years commencing December 14, 2023 and expiring December 13, 2027.
2. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2024.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

Exhibit A

[See attached Resolution 231040]



Kansas City

414 E. 12th Street
Kansas City, MO
64106

Legislation Text

File #: 231040

RESOLUTION NO. 231040

Appointing Janae Nauser and Jamie Belew as successor directors to the Metro North Crossing Community Improvement District.

WHEREAS, the Metro North Crossing Community Improvement District ("District") was established by petition of the property owners ("Petition") and approved by City Council by Ordinance No. 170975; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates submitted by the District; and

WHEREAS, the Board of Directors of the District has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed to the Board of Directors of the Metro North Crossing Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:


Janae Nauser
Jamie Belew



Authenticated as Passed



Quinton Lewis, Mayor



Marilyn Sanders, City Clerk
DEC 14 2023

Date Passed

RESOLUTION NO. 2024-02

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

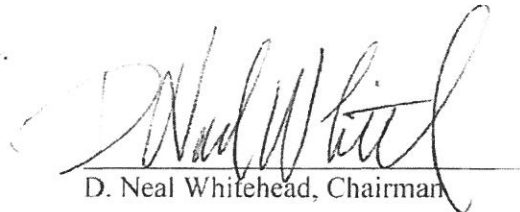
RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING APRIL 30, 2025.

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, 2025 in accordance with the District's Bylaws.

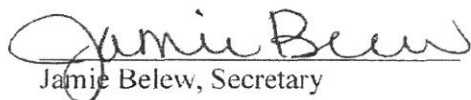
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District as follows:

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 27th day of March, 2024.


D. Neal Whitehead, Chairman

ATTEST:


Jamie Belew, Secretary

RESOLUTION NO. 2024-03

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE 2024-2025 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, 2025; 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, 2025 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, 2025 to be used in accordance with the District's budget for the fiscal year ending April 30, 2025.
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 27th day of March, 2024.


D. Neal Whitehead, Chairman

ATTEST:

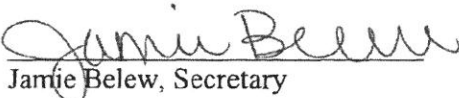

Jamie Belew, Secretary

Exhibit A

[See Annual Budget attached hereto]

**METRO NORTH CROSSING
COMMUNITY IMPROVEMENT DISTRICT**

BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2024
AND ENDING APRIL 30, 2025

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 (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 public improvements associated therewith (the “**Project**”). The Project envisioned by the District as set forth in the Petition entails the creation, construction, reconstruction, and installation of: (a) public road improvements to Barry 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 North Jefferson Road and Barry Road; (b) public road improvements to the intersection of Barry Road and North Wyandotte Drive, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) public road improvements to extend the road throughout the proposed development, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) construct a new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street; (e) drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) installation of fire hydrants and other public health, safety and welfare improvements or benefits; (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 attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; (k) costs associated with undertaking the “Services” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District. 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 March 28, 2023, the District approved and certified District Costs in the amount of \$150,419.91 for certain costs related to the Project and reimbursed the Developer that amount during the FYE 4/30/2023.

The District's budget for the fiscal year beginning May 1, 2024, and ending April 30, 2025, 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 2024-2025 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, 2024- April 30, 2025		
Estimated Carry Forward Income as of 4/30/24		\$ 259,298
Estimated Income from 1% CID Sales & Use Tax		\$ 320,000
Total Funds Available		\$ 579,298
Expenses		
Legal Fees		\$ 10,000
Accountant Fees		\$ 2,100
Misc. Fees & Costs		\$ 1,750
Payment to Developer (Reimbursement of District Costs) ¹		\$ 250,000
2024 EATS to TIFC for Metro North Crossing TIF ²		\$ 160,000
Professional Fees		\$ -
Contingency		\$ -
Total Expenses		\$ 423,850.00
Estimated Carry Forward Income		\$ 155,448.00

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.

² The 2023 EATS payment to the TIFC is expected to be paid during the FYE 4/30/24 after the District's sales tax revenues for the CYE 12/31/2023 are determined. 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 12/31/24 are determined.

Metro North Crossing Community Improvement District 2024-2025 Budget

	Budget 2024-2025	Budget 2023-2024	Actual 2022-2023
Estimate Carry Forward Income	\$ 259,298.00	\$ 208,148.00	\$ 199,170.13
Estimated Income from 1% CID Sales Tax	\$ 320,000.00	\$ 280,000.00	\$ 184,522.50
Total Funds Available	\$ 579,298.00	\$ 488,148.00	\$ 383,692.63
 EXPENSES			
Legal Fees	\$ 10,000.00	\$ 10,000.00	\$ 7,784.00
Accountant Fees	\$ 2,100.00	\$ 2,100.00	\$ -
Miscellaneous Fees & Costs	\$ 1,750.00	\$ 1,750.00	\$ 3,508.50
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)	\$ -	\$ 75,000.00	\$ -
Payment to Developer (Reimbursement of District Costs) ¹	\$ 250,000.00	\$ -	\$ 150,419.91
2024 EATS to TIFC for Metro North Crossing TIF ²	\$ 160,000.00	\$ -	\$ -
2023 EATS to TIFC for Metro North Crossing TIF ²	\$ -	\$ 140,000.00	\$ -
2022 EATS to TIFC for Metro North Crossing TIF ²	\$ -	\$ -	\$ 79,418.52
Professional Fees	\$ -	\$ -	\$ -
Contingency	\$ -	\$ -	\$ -
Total Expenses	\$ 423,850.00	\$ 228,850.00	\$ 241,130.93
Estimated Carry Forward Income	\$ 155,448.00	\$ 259,298.00	\$ 142,561.70

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. On March 28, 2023, the District approved and certified District Costs incurred by Developer in the amount \$150,419.91 and reimbursed Developer that amount during the FYE 4/30/2023.

²The 2022 EATS payment of \$79,419 was paid during the FYE 4/30/23. The 2023 EATS payment to the TIFC is expected to be paid during the FYE 4/30/24 after the District's sales tax revenues for the CYE 12/31/2023 are determined. 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.

BUDGET SUMMARY

The District anticipates the estimated revenues for the fiscal year ending April 30, 2025 from the District's one percent (1%) sales and use tax being \$320,000, which, when combined with the estimated carry over income from the previous fiscal year of \$259,298, equals a total of \$579,298. The District's total expenses are anticipated to be \$423,850, leaving a balance of \$155,488 at the end of the District's fiscal year.

METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

DIRECTOR OATH OF OFFICE

STATE OF Missouri)
) SS
COUNTY OF Clay)

I do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Missouri, and that I will faithfully perform the duties of the office of Director of the Metro North Crossing Community Improvement District.

Janae Nauser
JANAE NAUSER

On this 27 day of March, 2024, before me came JANAE NAUSER, Director of the Metro North Crossing Community Improvement District, who is personally known to me to be the same person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the day and year first above written.

Jamie Belew
Notary Public

My commission expires:

12-16-2027




METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

DIRECTOR OATH OF OFFICE

STATE OF Missouri)
) SS
COUNTY OF Clay)

I do solemnly swear or affirm that I will support the Constitution of the United States and the Constitution of the State of Missouri, and that I will faithfully perform the duties of the office of Director of the Metro North Crossing Community Improvement District.


JAMIE BELEW

On this 27 day of March, 2024, before me came JAMIE BELEW, Director of the Metro North Crossing Community Improvement District, who is personally known to me to be the same person who executed the foregoing instrument and acknowledged that she executed the same as her free act and deed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and official seal on the day and year first above written.


Notary Public

