

**ANNUAL REPORT FOR  
801 WESTPORT ROAD COMMUNITY IMPROVEMENT DISTRICT  
FISCAL YEAR ENDING APRIL 30 2024**

SECTION I

DATE OF SUBMITTAL: August 26 2024

POINT OF CONTACT: Chris Mattix; 816-753-9200; [cmattix@rousepc.com](mailto:cmattix@rousepc.com)

SECTION II: CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

Doug Gamble	<a href="mailto:dgamble@glinvestments.com">dgamble@glinvestments.com</a>
Amy Gamble	<a href="mailto:dgamble@glinvestments.com">dgamble@glinvestments.com</a>
Debbie James	<a href="mailto:dgamble@glinvestments.com">dgamble@glinvestments.com</a>
Charles James	<a href="mailto:dgamble@glinvestments.com">dgamble@glinvestments.com</a>

SECTION III: SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR

District formed for purpose of providing funding for removal of blight including demolition removal renovation reconstruction or rehabilitation of portions of buildings and related improvements and constructing improvements structures and interior spaces with boundaries of District. District source of revenue is used to reimburse/finance costs associated with improvements set forth in Petition. District infrastructure and interior improvements were completed prior to Ord. 210565.

SECTION IV

Proposed Budget submitted 1/18/2024; Annual Budget adopted 1/18/2024

Annual Report for FYE 4/30/23 submitted 8/21/2023

SECTION V: RESOLUTIONS APPROVED DURING FISCAL YEAR

2024:01	elect successor directors (NOTE: directors are not appointed by City); 2024:02 approve annual budget for FY 5/1/24-4/30/25; 2024:03 ratify past actions
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SECTION VI: REVENUES & EXPENSES

REVENUE		
Sales/Use Tax Collections	\$15488	\$14464 (sales); \$1024 (use)
EXPENSES		
Public Infrastructure Improvements	--	
Interior Improvements	--	
Exterior Improvements	--	
Services	--	
Legal Fees	\$3900	
City Reimbursement Fees	\$264	KCMO Invoice 00427260 & 00440556
Accounting Fees	\$2500	
TOTAL EXPENSES	\$6664	
TOTAL REVENUE	\$15488	
LESS TOTAL EXPENSES	\$6664	
BEGINNING BALANCE	\$7977	
BALANCE	\$16801	

*SUBMITTED VIA ELECTRONIC MAIL:*

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

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

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

**801 WESTPORT ROAD COMMUNITY IMPROVEMENT DISTRICT**


**Resolution No. 2024:01  
Election of Successor Directors  
Adopted January 18 2024**

WHEREAS, the terms of two (2) members of the Board of Directors have expired; and

WHEREAS, successor directors shall be determined pursuant to the terms of the Petition; and

WHEREAS, pursuant to Section 115.124.1, RSMo, if the total number of candidates equals the number of positions to be filled, the District may forego a mail-in ballot election;

THEREFORE, BE IT RESOLVED, that the District hereby calls for an election and vote of qualified voters by forwarding notice to the City Clerk of the City of Kansas City, MO of said successor director election and publishing notice of the election in order to elect successor directors whose terms will expire in 2027.



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DOUG GAMBLE, CHAIRMAN

**801 WESTPORT ROAD COMMUNITY IMPROVEMENT DISTRICT**

**Resolution No. 2024:02**

**Approving Annual Budget for FY May 1, 2024 – April 30, 2025**

**Adopted January 18 2024**

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

THEREFORE, BE IT RESOLVED, that the proposed annual budget for fiscal year May 1, 2024 - April 30, 2025 in substantially the form attached hereto, is approved, and Counsel is directed to submit the proposed Budget to the City of Kansas City, MO, the Missouri Department of Revenue, and the Missouri State Auditor, pursuant to RSMo §67.1471(2).

  
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DOUG GAMBLE, CHAIRMAN

<b>801 Westport Road Community Improvement District</b>		
<b>Proposed Budget - Fiscal Year Ending April 30, 2025</b>		
	<b>Budget</b>	
<b>REVENUE</b>		
CID sales tax revenues	\$	12,000
Advances from developer		
<b>TOTAL REVENUES</b>		<b>12,000</b>
<b>EXPENDITURES</b>		
<b>Project Expenditures</b>		
Repayment of debt on developers advances (Including accrued interest)		
<b>Operating Expenditures</b>		
Accounting fees		2,000
Insurance costs		1,280
Legal fees		4,000
<b>TOTAL EXPENDITURES</b>		<b>7,280</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>		
	\$	4,720
<b>BUDGET SUMMARY</b>		
The district budget is presented in accordance with the requirements of Missouri statute on a cash basis.		

**EXHIBIT A**

**801 WESTPORT ROAD COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR 5/1/24-4/30/25 BUDGET**

**BUDGET MESSAGE**

The 801 Westport Road Community Improvement District ("District") was created by Ordinance No. 190375 ("Creation Ordinance"), adopted by the City Council of the City of Kansas City, Missouri, on May 16, 2019, pursuant to the Community Improvement District Act, Sections 87.1401 *et seq.*, RSMo ("Act"). The stated purpose of the District is to fund: (a) public improvements within the District and the maintenance thereof as permitted by the Act or as required pursuant to a Cooperative Agreement between the District and the City, including ADMJM WP1, LLC; (b) Professional Fees; (c) Contingency; and (d) other improvements and services necessary to carry out the purposes of the District and as permitted under the Act or as authorized by the Petition for Establishment of the 801 Westport Road Community Improvement District as approved by the Creation Ordinance, including, without limitation, such administrative costs to operate the District in accordance with the Act and as contemplated in the Petition and the Creation Ordinance. Subject to approval by the qualified voters within the District, the District is authorized to levy a sales and use tax at a rate of up to one percent (1.0%) on retail sales within the District. District has adopted a fiscal year beginning May 1 and ending April 30 of each year. The budget for Fiscal Year 5/1/24-4/30/25 provides funds for administrative costs and eligible projects and services.

**BUDGET SUMMARY**

The District shall apply CID Sales Tax revenues to pay reimbursement obligations and to fund future operating costs of the District.

**801 WESTPORT ROAD COMMUNITY IMPROVEMENT DISTRICT**

**Resolution No. 2024:03  
Ratify Past Actions Taken by or on Behalf of the District  
Adopted January 18 2024**

WHEREAS, pursuant to the Act and the District's bylaws, a Board of Directors ("Board") has been elected to exercise all of the District's powers necessary to carry out the District's purpose as set forth in the Petition and authorized by the Act; and

WHEREAS, the Board recognizes that at certain times throughout the year, officers of the District may take certain actions that are consistent with and in furtherance of the District's purpose, but not expressly authorized by the Board; and

WHEREAS, the Board desires to ratify, acknowledge, and accept all actions taken by or on behalf of the District not previously expressly approved by the Board and that are consistent with the officers' powers under the Act.

THEREFORE, BE IT RESOLVED, that all actions taken by the officers of the District, by or on behalf of the District, which are consistent with their powers under the Act and which are in the furtherance of the projects proposed in the Petition, are hereby ratified, acknowledged, and accepted.

  
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DOUG GAMBLE, CHAIRMAN