

**ZONA ROSA COMMUNITY IMPROVEMENT DISTRICT**  
**4510 Belleview Ave., Suite 300, Kansas City MO 64111**  
**816-753-9200**

January 24, 2022

*Via e-mail [Marilyn.sanders@kcmo.org](mailto:Marilyn.sanders@kcmo.org) and US Mail*

Ms. Marilyn Sanders, City Clerk  
City of Kansas City, Missouri  
414 E. 12th Street, 25<sup>th</sup> Floor  
Kansas City MO 64106

**Re: Zona Rosa Community Improvement District**

Dear Ms. Sanders:

In accordance with Section 67.1471, RSMo, notice is hereby provided of the anticipated annual budget for the period of May 1, 2021 to April 30, 2022 of the Zona Rosa Community Improvement District. The rate of assessment of the District is a special assessment based upon the square foot of real property within the District not to exceed \$1.89 per square foot. The total of the maximum special assessments for properties on an annual basis within the District is \$1,131,192.22 (this total represents the maximum amount for each individual property as follows: Lot 2, Zona Rosa 2<sup>nd</sup> Plat: \$259,334.46; Lot 2, Zona Rosa 5<sup>th</sup> Plat: \$169,596.50; Lot 3, Zona Rosa 5<sup>th</sup> Plat: \$365,538.10; Lot 4, Zona Rosa 5<sup>th</sup> Plat: \$86,444.82; Lot 5, Zona Rosa 5<sup>th</sup> Plat: \$140,781.56; and Lot 6, Zona Rosa 5<sup>th</sup> Plat: \$109,496.77).

In 2021, the District levied a special assessment totaling \$403,754.00 for all six tax parcels within the District. The District anticipates expending this revenue in the 2021-2022 fiscal year for the following: 1) Payment of the 1% collection fee by Platte County; 2) Payment of \$17,500 to the Calculation Agent per the bond documents; and 3) Payment of the remainder for debt service payable on the \$7,035,000 Transportation Refunding Revenue Bonds (Zona Rosa Phase II Retail Project) Series 2016 of The Industrial Development Authority of the County of Platte County, Missouri.

For the 2022 tax year, the actual amount of special assessments/anticipated revenue will not be known until such time as the Calculation Agent makes the calculation of the special assessment to be levied. The revenue will be used for the purposes of payment of the debt service payable on the \$7,035,000 Transportation Refunding Revenue Bonds (Zona Rosa Phase II Retail Project) Series 2016 of The Industrial Development Authority of the County of Platte County, Missouri for construction of City Transportation Projects within the District and operating expenses of the District, including a payment to Platte County for collection of the special assessments.

If you have any questions, please let me know.

Very truly yours,



David Fenley, Chairman

cc: Gary Anderson, Esq. (via email)  
Mr. Matt Webster (via email)  
Patricia R. Jensen, Esq. (via email)  
Becky Ziegler (via email)

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