

In accordance with Sec. 67.1471.4 RSMo, Ord. 210565, and Sec/ 74-304 City Code of Ordinances, the Annual Report for FY 5/1/21-4/30/22 is as follows:

Section 1: General

1. Name of CID: **31 Street Community Improvement District**
2. CID formed: February 27, 2020 as a political subdivision by Ord. 191022 (Kansas City, MO)
3. Names/Contact Information of the governing board as of April 30, 2022:
 - Paul Nagaoka, 325 E. 31st St, Kansas City MO 64108
 - Jennifer Nagaoka, 325 E. 31st St, Kansas City MO 64108
 - Amy Sullivan, 325 E. 31st St, Kansas City MO 64108
 - Chris Sullivan, 325 E. 31st St, Kansas City MO 64108
 - Harsha Moole, 325 E. 31st St, Kansas City MO 64108

Section 2: Purpose

Primary responsibility(s) of the CID, and the specific services provided during the previous fiscal year: The CID was formed for the purpose of facilitating development within the CID, paying costs of eligible services and financing, and imposing a sales tax. Eligible services include, but are not necessarily limited to, the following: (a) Capital Improvements and Maintenance, including remediation of blighting conditions by contracting with private property owner to demolish and remove, renovate, or rehabilitate any building or structure and to spend CID revenues or loan funds for the public purpose of remediating blighting conditions as determined by the City Council; (b) Administration and Operations; (c) Maintenance; and (d) Additional Improvements and Services authorized by the formation petition approved by the City Council and the CID statute.

Section 3: Financials

1. **SEE ATTACHED MO LOCAL GOVERNMENT FINANCIAL STATEMENT FYE 4/30/22 SENT TO MO STATE AUDITOR IN ACCORDANCE WITH SEC. 105.145 RSMo AND TITLE 15 SEC. 40-3.0304 CSR.**

	Operating Fund Budget	Debt Service Budget	Fiscal Year Ending Apr 30 2022
REVENUES:			
Debt Service Funds			
Advances from Developer			
Revenue Funds			
Sales Tax			
Use Tax			
Special Assessments			
TOTAL REVENUES			
EXPENDITURES:			
CID Public Improvements			
CID Services			
Administrative			
Legal			
Accounting			
Insurance			
Other – developer interest			
TOTAL EXPENDITURES			
REVENUES IN EXCESS OF EXPENDITURES			
TRANSFERS TO (FROM) OTHER FUNDS			
BALANCE AFTER TRANSFERS			

2. District’s revenue was or will be used toward public infrastructure improvements, interior improvements, and other improvements and services: **The District’s infrastructure and interior improvements were completed prior to Ordinance No. 210565 (effective February 27, 2022) and the reporting requirements set forth in Sec. 74-304 of the City Code of Ordinances.**

Public Infrastructure Improvements	Interior Improvements	Other Improvements & Services

Section 4: Administrative

1. Resolutions adopted during fiscal year are attached.
2. Proposed Budget for FY 5/1/22-4/30/23 was adopted & submitted to KCMO on 1/27/22.
3. Annual Report FYE 4/30/21 was submitted to KCMO and MO Dept of Economic Development on 8/31/21 w/o financials and w/financials on 10/27/21.

Preparer: Patricia R. Jensen, Esq., 4510 Belleview Ave., Ste 300 Kansas City MO 64111; 816-753-9200; pjensen@rousepc.com

Submitted to: (1) Missouri Department of Economic Development - redvelopment@ded.mo.gov; (2) KCMO City Clerk – Marilyn.sanders@kcmo.org

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary for Month Year
the Year Ended APRIL 2022

2. Name of political subdivision 31 STREET CID

3. Political subdivision number 17-048-0087

4. Name of county JACKSON

5. Name of contact
Patricia Jensen

6. Mailing address
4510 Belleview Ave, Suite 300
Kansas City, MO 64111

7. Telephone number
816-753-7200

8. Fax number
816-753-7201

9. Email address
pjensen@rousepc.com

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. Debt Service

2. Project

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)

S E Cooper & Associates PC
Preparer's Name

CPA
Title

8/25/2022
Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail
the completed
form to

State Auditor's Office
P.O. Box 889
Jefferson City, MO 65102

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 1 - FINANCIAL STATEMENT

31 STREET CID

A. Receipts

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	1,707			1,707	
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. Use Tax	136			136	
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL Sum of lines 14a-h	\$ 136	\$ 0	\$ 0	\$ 136	\$ 0
15. SUBTOTAL Sum of Items 1-14i	\$ 1,843	\$ 0	\$ 0	\$ 1,843	\$ 0

Part I - FINANCIAL STATEMENT - Continued

31 STREET CID
A. Receipts - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
15. SUBTOTAL (from page 3)	\$ 1,843	\$ 0	\$ 0	\$ 1,843	\$ 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					
April 2022 sales tax collection					
a. due from DOR	-257			-257	
b.	0				
c. Interfund transfers	0	30		-30	
d. TOTAL Sum of lines 22a-c	\$ -257	\$ 30	\$ 0	\$ -287	\$ 0
23. TOTAL RECEIPTS Sum of Items 15 through 22d	\$ 1,586	\$ 30	\$ 0	\$ 1,556	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

31 STREET CID

B. Disbursements (by function)

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	30	30			
3. Central administration	0				
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	0				
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	\$ 30	\$ 30	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

31 STREET CID

B. Disbursements (by function)
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
23. SUBTOTAL (from page 5)	\$ 30	\$ 30	\$ 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					
a.	0				
b.	0				
c.	0				
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 30	\$ 30	\$ 0	\$ 0	0
C. Disbursements (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	30	30			
4. SUBTOTAL Sum of items C1-3	\$ 30	\$ 30	\$ 0	\$ 0	0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

31 STREET CID

B. Disbursements (by object) - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
4. SUBTOTAL (from page 6)	\$ 30	\$ 30	\$ 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	\$ 30	\$ 30	\$ 0	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	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

31 STREET CID

**D. Statement of Indebtedness
Continued**

	FUNDS - Report in whole dollars			Outstanding End of Fiscal Year
	Outstanding Beginning of Fiscal Year	During 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. SALES TAX	1.0000
2. USE TAX	1.0000
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
A. Beginning balance	\$ 0	\$ 0	\$ 0	\$ 0	0
B. Total receipts	1,586	30	0	1,556	0
C. Total disbursements	30	30	0	0	0
D. Ending balance	\$ 1,556	\$ 0	\$ 0	\$ 1,556	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.

Becky Ziegler

From: Becky Ziegler
Sent: Thursday, January 27, 2022 3:12 PM
To: 'marilyn.sanders@kcmo.org'
Cc: Patricia Jensen
Subject: 31 Street CID - Proposed Budget
Attachments: 230430budget draft 31 Street CID (946803xA006D).pdf

The District's proposed budget for FY 5/1/22-4/30/23 is attached. A copy will also be mailed to you.

Becky Ziegler
Paralegal

ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.

4510 Belleview Avenue, Suite 300 || Kansas City, Missouri 64111
D 816-502-4717 || bziegler@rousepc.com

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31 STREET COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION NO. 2022:01

Approving Annual Budget for FY May 1, 2022 – April 30, 2023

Adopted January 27, 2022

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, 2022 - April 30, 2023; and

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2022 - April 30, 2023, in substantially the form attached hereto, is approved.
2. Counsel is directed to submit the proposed Budget to the City of Kansas City, MO, pursuant to RSMo §67.1471(2).
3. The Board will consider any written comments received from the City to the proposed budget and make amendments if deemed necessary. If the District does not receive written comments from the City then the action taken by this resolution shall be final.

APPROVED:



Paul Nagaoka, Chairman

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2022 - APRIL 30, 2023
BUDGET**

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023 BUDGET

BUDGET MESSAGE

The 31 Street Community Improvement District ("District") was declared established by Ordinance No. 191022 of the City Council of Kansas City, Missouri on February 27, 2020. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On April 3, 2020, the District's Board of Directors passed Resolution No. 2020:03 which imposed, upon approval of the qualified voters of the District, a one percent (1%) sales tax on retail sales in the District for the life of the district. The sales tax became effective January 1, 2021.

The District has entered into a Reimbursement Agreement with Syndicate Property Holdings I, LLC, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET
FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023**

	Proposed Budget				Approved Budget	Approved Budget
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2022	Initial Short Year Ending April 30, 2021
REVENUES:						
Debt Service Funds:						
Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,437,076
Revenue Funds:						
CID Sales and Use Tax Revenues	-	30,000	-	30,000	30,000	-
TOTAL REVENUES	-	30,000	-	30,000	30,000	1,437,076
EXPENDITURES:						
Project expenditures:						
CID public improvements	-	-	-	-	-	1,417,076
Formation Costs	-	-	-	-	-	20,000
Repayment of debt on advances (Including accrued interest)	-	21,500	-	21,500	21,500	-
Operating expenditures:						
Accounting fees	3,250	-	-	3,250	3,250	-
Legal fees	4,000	-	-	4,000	4,000	-
Insurance costs	1,250	-	-	1,250	1,250	-
Other operating costs of the district	-	-	-	-	-	-
TOTAL EXPENDITURES	8,500	21,500	-	30,000	30,000	1,437,076
TRANSFERS TO/(FROM) OTHER FUNDS	8,500	(8,500)	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023 BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.