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January 30, 2026

Marilyn Sanders (marilyn.sanders@kcmo.org)
City Clerk
City of Kansas City, Missouri
414 E 12th Street
Kansas City, MO 64106

RE: Brookside Shops Community Improvement District

Dear Marilyn:

On behalf of the Brookside Shops Community Improvement District (the "**District**"), I have attached our proposed fiscal 26/27 Budget (the "**Budget**") for submission to the Mayor and City Council for review and comment. The Budget is consistent with the purposes and priority of the District as set forth in the Petition and sets forth expected expenditures, revenues, and rates of assessments and taxes, including a detailed breakdown of District revenue to be used toward public infrastructure improvements, exterior improvements, interior improvements and other improvements and services, in such a manner as may be provided by law. As reflected in the Budget, the District will seek implementation of a half-cent sales tax as authorized in the legislation and implemented as authorized by the Department of Revenue.

I am serving as Secretary for the District during fiscal 26/27. We appreciate your help and please advise of any questions or concerns.

Sincerely,

LATHROP GPM LLP

A handwritten signature in blue ink, appearing to read "Jerry Riffel". The signature is fluid and cursive, with the first name "Jerry" being more prominent than the last name "Riffel".

Jerry Riffel

JR:trd

Enclosure

cc: Tiffany Koontz, Treasurer
Erich Steyaert

Brookside Shops Community Improvement District
FISCAL YEAR BUDGET MAY 1, 2026 - APRIL 30, 2027

	FY 2027
Revenue	
<u>CID Project Generation</u>	
Sales Tax Revenue - 0.50% ¹	\$ 92,000
GRI Brookside Shops Contribution ²	250,000
Total Revenue	<u>\$ 342,000</u>
Expenses	
<u>Administrative and Office Expenses</u>	
Initial Sales Tax Election Costs	\$ 3,500
Administrative and Office Expenses	\$ 3,000
City of Kansas City CID Reimbursement	\$ 1,500
<i>Subtotal Administration</i>	<u>\$ 6,500</u>
<u>Project Cost Reimbursement</u>	
Interest	\$ -
Principal	\$ -
<i>Subtotal Project Cost Reimbursement</i>	<u>\$ -</u>
Total Expenses	<u>\$ 6,500</u>
Beginning Balance	\$ -
Ending Balance	\$ 335,500

	Balance		Balance
Obligation Outstanding	5/1/2026	Issued	Retired
Note Payable - GRI Brookside Shops, LLC	\$ -	\$ 642,200	\$ -
Total	<u>\$ -</u>	<u>\$ 642,200</u>	<u>\$ -</u>
			<u>\$ 642,200</u>

45

Notes:

¹The CID will initiate a sales tax, which is estimated to begin in July of 2026

²GRI Brookside Shops (First Washington Realty) has agreed to provide \$1,000,000 over four years in matching funds for district improvements contingent upon the City funding.

³Public Improvements to be incurred by First Washington Realty, and reimbursed by the CID over ten year period

⁴See attached schedule for the total amount of public improvement investment

⁵See attached schedule for Trolley Track Trail Construction