

RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT  
ANNUAL REPORT FOR FISCAL YEAR ENDING APRIL 30, 2023

SECTION I

Date Submitted: August 31, 2023

District Point of Contact Name: Brian Engel; 816-753-9200; [bengel@rousepc.com](mailto:bengel@rousepc.com)

SECTION II Current Board Members and Contact Information

Owen Buckley ([obuckley@lane4group.com](mailto:obuckley@lane4group.com))

Kathryn Casairo ([kcasairo@lane4group.com](mailto:kcasairo@lane4group.com))

Lynne Buckley ([obuckley@lane4group.com](mailto:obuckley@lane4group.com))

Tom O'Leary ([toleary@lane4group.com](mailto:toleary@lane4group.com))

VACANT

SECTION III Services Provided During the Fiscal Year Ending April 30, 2023

The District was formed by Committee Sub. for Ord. No. 150780 dated 9/17/2015, as the boundaries were amended by Ord. No. 190888 dated 10/31/2019, for the purpose of providing funding for (1) construction of certain public improvements and private improvements within the District, including reconstruction of infrastructure improvements serving the District and the rehabilitation of blighted private improvements, (2) services within the District for the maintenance, operation, installation, and repair of common areas, including driveways, access roads, sidewalks, curbs, signs, streetlights, landscaping, parking areas, streetscape, landscaping, irrigation, public art, lighting, storm and sanitary sewers, litter and trash removal, pylon signs, exterior areas, exterior building and canopy lighting, roofs, gutters, downspouts, fascia, and columns, and (3) employment of or contracting for personnel to perform such services, including safety patrols, or staff to provide services for the District. All of the improvements have been completed and regular services were provided during the Fiscal Year.

SECTION IV

Date annual budget submitted: 1/31/23; Date annual budget adopted: 3/22/23; Date annual report submitted: 8/23/22

SECTION V Resolutions Approved During Fiscal Year (attach copies)

2023-1 (minutes of March 23 2022 meeting)

2023-2 (appoint officers)

2023-3 (budget for FYE 4/30/2024)

2023-4 (authorize preparation & submittal of FYE 4/30/23 annual report to City Clerk & DED)

2023-5 (authorize preparation & submittal of FYE 4/30/23 annual report to State Auditor)

2023-6 (authorize levy of special assessment)

SECTION VI Revenue and Expenses

REVENUE	
Sales/Use Tax Collections	\$174,891
Special Assessment	\$203,941
EXPENSES	
Public Infrastructure Improvements	
Interior Improvements	
Exterior Improvements	
Legal Services	\$2,980
Insurance	\$1,200
Reimbursement to Developer	\$374,652
Other Expenses	
TOTAL EXPENSES	\$378,832
TOTAL REVENUE	\$378,832
LESS TOTAL EXPENSES	\$0
BEGINNING BALANCE	
BALANCE	

Missouri Dept of Economic Development  
Attn: CID Annual Report  
PO BOX 1157, Jefferson City MO 65102  
573-522-8004; [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov)

City Clerk  
25<sup>th</sup> Floor City Hall  
414 E 12<sup>th</sup> St, Kansas City MO 64106  
816-513-6401; [clerk@kcmo.org](mailto:clerk@kcmo.org)

Missouri State Auditor  
Attn: CID Annual Report  
PO Box 869, Jefferson City MO 65102  
573-751-4213; [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Missouri Dept of Revenue  
Attn: CID Annual Report  
PO BOX 3380, Jefferson City, MO 65105  
573-751-4876; [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

**RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-1**

**APPROVING MINUTES OF THE MARCH 23, 2022  
ANNUAL MEETING OF THE BOARD OF DIRECTORS**

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**WHEREAS**, the Bylaws of the Red Bridge Shopping Center Community Improvement District (the "District") requires the District to keep minutes of the Board of Directors meetings;

**WHEREAS**, the Board conducted an annual Board of Directors Meeting on March 23, 2022; and

**WHEREAS**, minutes of such meeting have been prepared and circulated to members of the Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the Board of Directors meeting held on March 23, 2022 are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the Red Bridge Shopping Center Community Improvement District on March 22, 2023.

  
\_\_\_\_\_  
Owen Buckley, Executive Director

**Exhibit A**  
**March 23, 2022 Meeting Minutes**  
**[See Attached]**

# RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

## MINUTES OF THE MEETING OF THE BOARD OF DIRECTORS OF THE DISTRICT

MARCH 23, 2022

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### Time and Place

The annual meeting of the Board of Directors (the "Directors" or "Board") of the Red Bridge Shopping Center Community Improvement District (the "District") was held on March 23, 2022, commencing at 10:30 a.m. at 900 W. 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112 and/or by telephone conference, after giving due notice.

### Attendees: Call to Order

The following Directors were present: Owen Buckley, Lyme Buckley, Tom O'Leary, and Tina Burke (Director Adrienne Story resigned). Also present was Amy Grant, Paralegal with Polsinelli, PC. After recognizing that a quorum of the Board was present, Amy Grant called the meeting to order.

#### A. Resolution 2022-1

The Board considered Resolution 2021-1, to approve the minutes of the March 24, 2021 meeting. Following discussion, Owen Buckley moved to adopt Resolution 2022-1. Tom O'Leary seconded the motion, and the Directors adopted Resolution 2022-1 by a unanimous vote.

#### B. Resolution 2022-2

The Board considered Resolution 2022-2, appointing officers of the District. Owen Buckley will serve as Executive Director/Chairman and Tina Burke will act as Secretary/Treasurer. Following discussion, Owen Buckley moved to adopt Resolution 2022-2. Tom O'Leary seconded the motion, and the Directors adopted Resolution 2022-2 by a unanimous vote.

#### C. Resolution 2022-3

The Board considered Resolution 2022-3, adopting a budget for FYE 4/30/2023 and appropriating funds. Following discussion, Owen Buckley moved to adopt Resolution 2022-3. Tom O'Leary seconded the motion, and the Directors adopted Resolution 2022-3 by a unanimous vote.

D. Resolution 2022-4

The Board considered Resolution 2022-4, accept resignation of director and elect interim director. Ms. Grant explained Adrienne Story had resigned and that Kathryn Cascairo was being elected as an interim director. Following discussion, Owen Buckley moved to adopt Resolution 2022-4. Tom O'Leary seconded the motion, and the Directors adopted Resolution 2022-4 by a unanimous vote.

E. Resolution 2022-5

The Board considered Resolution 2022-5, authorize preparation and submittal of FYE 4/30/2022 annual report to City Clerk and DED. Following discussion, Owen Buckley moved to adopt Resolution 2022-5. Tom O'Leary seconded the motion, and the Directors adopted Resolution 2022-5 by a unanimous vote.

F. Resolution 2022-6

The Board considered Resolution 2022-6, authorize preparation and submittal of FYE 4/30/2022 financial report to State Auditor. Following discussion, Owen Buckley moved to adopt Resolution 2022-6. Tom O'Leary seconded the motion, and the Directors adopted Resolution 2022-6 by a unanimous vote.

There being no other business before the Board, the meeting with adjourned.

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Tina Burke, Secretary

**RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-2**

**APPOINT OFFICERS OF THE DISTRICT**

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**WHEREAS**, the Bylaws of the Red Bridge Shopping Center Community Improvement District (the "District") require the District's Board of Directors to annually appoint a chairman, executive director, secretary, treasurer and such other officers or employees as it deems necessary;

**WHEREAS**, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

**WHEREAS**, the chairman, secretary, treasurer and executive director shall have the powers and duties described in the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. Owen Buckley is appointed Executive Director/Chairman of the District.
2. Tina Burke is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Red Bridge Shopping Center Community Improvement District on March 22, 2023.

  
Owen Buckley, Executive Director

**RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-3**

**APPROVE A BUDGET FOR FYE 4/30/2024 AND APPROPRIATE FUNDS**

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**WHEREAS**, the Red Bridge Shopping Center Community Improvement District (the "District") is required to adopt an annual budget for the operation of the District;

**WHEREAS**, the District submitted the proposed annual budget for FYE 4/30/2024 to the City, Department of Revenue, and the State Auditor's office on January 31, 2023, which is attached hereto as Exhibit A; and

**WHEREAS**, the Board of Directors desires to approve a budget for FYE 4/30/2024 and appropriate funds for payment of the District's expenses.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby adopts a Budget for the District's FYE 4/30/2024, which attached hereto as Exhibit A and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Red Bridge Shopping Center Community Improvement District on March 22, 2023.

  
\_\_\_\_\_  
Owen Buckley, Executive Director

**EXHIBIT A**  
**FYE 4/30/2024 BUDGET**

87963746.1



**Red Bridge Shopping Center Community Improvement District Budget**  
**SUBMITTED JANUARY 31, 2023**  
**FYE 4/30/2024 PROPOSED BUDGET**

**Budget Message:**

The Red Bridge Shopping Center Community Improvement District was formed as a political subdivision of the State of Missouri on September 17, 2015. The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The District has a life of will be for a period of 20 years from the date of the ordinance approving the District.

**FYE 4/30/2024\***  
**(proposed)**

**FUNDS AVAILABLE**

- Cash on Hand (Beginning of Fiscal Year) \$ -

**ESTIMATED REVENUE:**

- CID Sales Tax (1% effective 1/1/2017) 77,000.00  
 - CID Special Assessments 202,000.00

The Special Assessment is \$1.47 per square foot of usable building space with the District. For FYE 4/30/2024, there is 137,352 square feet of building space, resulting in a special assessment total of \$202,000.00

- Net Proceeds of Developer Advances \$ -

**TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:** \$ 279,000.00

**ESTIMATED EXPENDITURES:**

- District Operating Expenses  
     CID Liability Insurance 1,200.00  
     CID Legal Fees 1,250.00  
 - District Services

- Repayment of Developer Advances^ \$ 276,550.00  
 See attached Contractor Pay App for detailed breakdown of Project Costs

**TOTAL ESTIMATED EXPENDITURES:** \$ 279,000.00

**FUNDS AVAILABLE:**

- Cash on Hand End of Fiscal Year \$ -

\* Estimated values.

Repayment of Developer's Advances, including interest, is governed by the Reimbursement Agreement, as amended, entered into

APPLICATION AND CERTIFICATION FOR PAYMENT

TO: Red Bridge Properties, Inc.  
 Attn: Marilee Crowland  
 4705 Central Street  
 Kansas City, MO 64112

**Centricprojects**

FROM: Steve Juhn  
 Centric Projects LLC  
 1414 Main Street  
 Kansas City, Missouri 64108  
 Phone: 816-889-8300

AIA DOCUMENT G702

PAGE ONE OF

TWO PAGES

OWNER: Red Bridge Properties, Inc.  
 Attn: Marilee Crowland  
 4705 Central Street  
 Kansas City, MO 64112

Generator Studio  
 1701 McGee Street  
 Kansas City, MO 64116  
 Phone: 816-833-8827

PROJECT NO.	19 - Exchange
ISSUE NO.	022/19
CONTRACT NO.	15-001
DATE OF ISSUE	04/24/18
ISSUE DATE	05/07/18

DATE	OWNER
	ARCHITECT

CONTRACT FOR Red Bridge Shopping Center Transformation

CONTRACTOR APPLICATION FOR PAYMENT

CHARGE NUMBER	DESCRIPTION	AMOUNT	DEDUCTIONS
	TOTAL	\$2,335,273.00	\$57,880.00
000 0001	COOR 0000 0000		
000 0002	COOR 0000 0000 0000 0000 0000 0000		
000 0003	COOR 0000 0000 0000 0000 0000 0000		
000 0004	COOR 0000 0000 0000 0000 0000 0000		
000 0005	COOR 0000 0000 0000 0000 0000 0000		
000 0006	COOR 0000 0000 0000 0000 0000 0000		
000 0007	COOR 0000 0000 0000 0000 0000 0000		
000 0008	COOR 0000 0000 0000 0000 0000 0000		
000 0009	COOR 0000 0000 0000 0000 0000 0000		
000 0010	COOR 0000 0000 0000 0000 0000 0000		
000 0011	COOR 0000 0000 0000 0000 0000 0000		
	TOTALS	\$2,335,273.00	\$57,880.00

The undersigned Contractor certifies that the items of the Contractor's invoice, description and total are correct and that the Application for Payment has been completed in accordance with the Contract Documents. Total amount here being paid by the Contractor for which the architect provides Certificates for Payment from the Owner and that amount represents about month to date.

CONTRACTOR: Centric Projects LLC

By: *A.M. Juhn*  
 ARCHITECT: Generator Studio

DATE: 10/01/18  
 DATE: 10/01/18  
 DATE: 10/01/18

OWNER'S REP: Red Bridge Properties, Inc.

DATE: 10/01/18

Application is made for Payment, as shown below, in accordance with the Contract Conditions Sheet, AIA Document G702, is attached.

- ORIGINAL CONTRACT (Book Value) \$2,335,273.00
- Net change by Change Order \$0.00
- CONTRACT SUM TO DATE (Line 1 plus 2) \$2,335,273.00
- TOTAL COMPLETED AND STORED TO DATE \$2,335,273.00
- RETAINAGE
  - None of Contract Work \$0.00
  - Contract 10% on \$2000 \$200.00
  - 2% of Stored Materials \$46,880.00
- TOTAL RETAINED LESS RETAINAGE \$0.00
- LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 5 from prior Certificate) \$4,000,294.30
- CURRENT PAYMENT DUE \$658,472.70
- BALANCE TO BE PAID PLUS RETAINAGE \$0.00

State of: Missouri County of: Jackson  
 Subscribed and sworn before me this 12th day of October, 2018.  
 Notary Public: *Amy Lorenz*  
 My Commission expires: 12/31/18

AMY LORENZ  
 Notary Public - Missouri  
 STATE OF MISSOURI  
 Jackson County  
 My Commission Expires: 08/17/2020  
 Commission # 148883997



**RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-4**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO CITY CLERK AND DED**

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**WHEREAS**, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby directs Jason Noteboom, Controller with Lane4 Property Group, to prepare and provide a copy of the FYE 4/30/2023 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Lane4 Property Group does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Lane4 Property Group to submit such report to the City Clerk, Missouri Department of Economic Development, Missouri Department of Revenue, and Missouri State Auditor on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Red Bridge Shopping Center Community Improvement District on March 22, 2023.

  
\_\_\_\_\_  
Owen Buckley, Executive Director

**RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2023 ANNUAL REPORT TO STATE AUDITOR**

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WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:

1. The District hereby directs Jason Noteboom, Controller with Lane4 Property Group, to prepare and provide a copy of the FYE 4/30/2023 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Lane4 Property Group does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Lane4 Property Group to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately,

PASSED by the Board of Directors of the Red Bridge Shopping Center Community Improvement District on March 22, 2023.

  
Owen Buckley, Executive Director

**RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2023-6**

**AUTHORIZE LEVY OF SPECIAL ASSESSMENT**

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**WHEREAS**, on August 7, 2015, Red Bridge Real Estate LLC (the "Previous Owner") filed the "Petition for the Establishment of the Red Bridge Shopping Center Community Improvement District" (the "Petition"), which proposed formation of the District to assist in the funding of certain improvements that serve the property within the District; and

**WHEREAS**, the City of Kansas City, Missouri City Council did, on September 17, 2015, pass Committee Substitute for Ordinance No. 150780 which approved the Petition and formed the District; and

**WHEREAS**, the Petition states that property owners may submit one or more petitions requesting the Board to levy special assessments on property within the District; and

**WHEREAS**, the Petition states that properties may be assessed up to the maximum rates and on the units of measure as set forth in the Petition which is attached Exhibit A; and

**WHEREAS**, the owners of real property collectively owning more than fifty percent by assessed value of real property within the boundaries of the District and more than fifty percent per capita of the owners of all real property within the boundaries of the district have submitted a petition (the "Assessment Petition"), attached hereto as Exhibit B, requesting that the Board levy special assessments not to exceed the amounts stated in the Assessment Petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE RED BRIDGE SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. For Calendar year 2023, Special Assessments are hereby levied in the amount of \$1.47 per square foot of useable building space within the District, as described in the attached Exhibit C, payable and due on the 31<sup>st</sup> day of December, 2023.
2. The District has indicated that there is 137,352 square feet of usable building space, resulting in a special assessment total of \$201,907.44.
3. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Red Bridge Shopping Center Community Improvement District on March 22, 2023.

  
Owen Buckley, Executive Director

Red Bridge Shopping Center CID  
Property Owner List  
(as of May 24, 2023)

**Owner:** RED BRIDGE PROPERTIES, INC.

**Address:** 4705 CENTRAL ST KANSAS CITY, MO 64112

**Tax Parcel: 65-240-02-43-00-0-00-000**

Business Addresses within CID:

529 E RED BRIDGE RD KANSAS CITY MO, 64131  
533 E RED BRIDGE RD KANSAS CITY MO, 64131  
11133 LOCUST ST KANSAS CITY MO, 64131  
11134 HOLMES RD KANSAS CITY MO, 64131  
11125 LOCUST ST KANSAS CITY MO, 64131  
453 E RED BRIDGE RD KANSAS CITY MO, 64131  
537 E RED BRIDGE RD KANSAS CITY MO, 64131  
500 E 112TH ST KANSAS CITY MO, 64131  
512 E 112TH ST KANSAS CITY MO, 64131  
521 E RED BRIDGE RD KANSAS CITY MO, 64131  
11133 LOCUST ST APT A KANSAS CITY MO, 64131  
11212 HOLMES RD KANSAS CITY MO, 64131  
11131 LOCUST ST KANSAS CITY MO, 64131  
11128 HOLMES RD KANSAS CITY MO, 64131  
519 E RED BRIDGE RD KANSAS CITY MO, 64131  
463 E RED BRIDGE RD KANSAS CITY MO, 64131  
535 E RED BRIDGE RD KANSAS CITY MO, 64131  
504 E 112TH ST KANSAS CITY MO, 64131  
510 E 112TH ST KANSAS CITY MO, 64131  
523 E RED BRIDGE RD KANSAS CITY MO, 64131  
508 E 112TH ST KANSAS CITY MO, 64131

11130 HOLMES RD KANSAS CITY MO, 64131

11141 LOCUST ST KANSAS CITY MO, 64131

11118 HOLMES RD KANSAS CITY MO, 64131

11127 LOCUST ST KANSAS CITY MO, 64131

527 E RED BRIDGE RD KANSAS CITY MO, 64131

515 E RED BRIDGE RD KANSAS CITY MO, 64131