

Ralph E. Bellar, Jr.  
816-472-2511  
rebellar@lewisricekc.com

August 28, 2024

**VIA EMAIL:**

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
P.O. 1157  
Jefferson City, MO 65102  
Phone: 573-526-8004  
Email: [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov)

**VIA EMAIL:**

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

*Re: Antioch Center Community Improvement District – 2023-2024 Annual Report*

Dear Sir or Madam:

This firm represents the Antioch Center Community Improvement District. In accordance with the provisions of Section 67.1471, R.S.Mo., enclosed is the District's Annual Report. If you have any questions, please call me.

Very truly yours,

LEWIS RICE LLC



Ralph E. Bellar, Jr.

Encl.

cc: Dan Horn (via email @ [DanHorn@blueridgetower.net](mailto:DanHorn@blueridgetower.net))  
Abbey Brinkley (via email @ [abbey.brinkley@kcmo.org](mailto:abbey.brinkley@kcmo.org))  
Missouri Department of Revenue (via email @ [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov))  
Missouri State Auditor's Office (via email @ [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov))

ANNUAL REPORT FOR  
ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)  
FISCAL YEAR ENDING APRIL 30, 2024

**SECTION I**

**Report Period:** May 1, 2023 – April 30, 2024

**Date Annual Report Submitted to City Clerk and Missouri DED  
(with copies to the Missouri DOR and State Auditor’s Office):** August 28, 2024

**CID Contact Information:** Dan Horn, District Manager  
Antioch Center Community Improvement District  
c/o Income Properties Services, Inc.  
470 NW Legacy Drive  
Kansas City, MO 64155  
816-979-1829

Additional Contact Person:  
Ralph E. Bellar, Jr.  
Lewis Rice LLC  
One Petticoat Lane  
1010 Walnut, Suite 500  
Kansas City, Missouri 64106  
816-421-2500

**Political Subdivision or Not for Profit:** Political Subdivision

**Date of and Ordinance No:** Committee Substitute for Ordinance No. 061128 was passed by the City Council of Kansas City, Missouri on October 26, 2006.

**District Budget:** Proposed Budget submitted to City on January 25, 2023  
Annual Budget approved by District on March 28, 2023

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The Purposes of the District are to: (1) provide or cause to be provided for the benefit of the CID, certain services as set forth in the Antioch Center Community Improvement District Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the “Petition”); (2) provide or cause to be provided for the benefit of the CID, certain improvements as set forth in the Petition; (3) authorize and collect a sales tax on all retail sales within the CID, except sales of

motor vehicles, trailers, boats and outboard motors and sales to public utilities, to finance the costs of the eligible services and eligible improvements and other costs incurred by the CID to carry out its purposes; (4) levy and collect special assessments, if authorized by the Directors of the CID and; (5) issue obligations to finance the costs of eligible services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of such obligations.

The CID provided maintenance and security services to the district and paid for legal and accounting services in connection with the administration of the CID during the fiscal year ending April 30, 2024.

### **SECTION III**

#### **BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

D. Neal Whitehead	EMAIL: <a href="mailto:dnwhitehead@blueridgetower.net">dnwhitehead@blueridgetower.net</a>
Tracy Ryan-Hoover	EMAIL: <a href="mailto:thoover@blueridgetower.net">thoover@blueridgetower.net</a>
Jamie Belew	EMAIL: <a href="mailto:jbelew@blueridgetower.net">jbelew@blueridgetower.net</a>
Shannon Meyer	EMAIL: <a href="mailto:ssperry@blueridgecrossing.com">ssperry@blueridgecrossing.com</a>
Janae Nauser	EMAIL: <a href="mailto:jnauser@blueridgetower.net">jnauser@blueridgetower.net</a>

### **SECTION IV**

#### **CID EXPENDITURES FOR IMPROVEMENTS AND SERVICES:**

The District's revenues were expended on the following:

Public Infrastructure: Approximately \$0.00  
Exterior Improvements: Approximately \$0.00  
Interior Improvements: Approximately \$0.00  
Other Improvements and Services: Approximately **\$277,592.95**

**SECTION V**

**REVENUE AND EXPENSES:**

<b>BEGINNING BALANCE</b> <b>(as of May 1, 2023)</b>		<b>\$241,852.51</b>
<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$693,402.48
b) EATS Payments to TIF Commission		(\$310,756.26)
<b>TOTAL NET INCOME</b>		<b>\$382,646.22</b>
<b>EXPENSES:</b>		
<b>I. Administrative:</b>		
a) Payroll & Benefits	\$66,092.04	
b) Office Supplies	\$37.50	
c) Insurance	\$2,500.00	
d) Dues, Permits, Licenses	\$1,000.00	
e) Other Professional Fees	\$10.00	
<b>SUB-TOTAL</b>	<b>\$69,639.54</b>	
<b>II. Services:</b>		
a) Parking Lot Repair and Maintenance	\$5,000.00	
b) Sweeping	\$2,034.81	
c) Trash Hauling and Litter Removal	\$3,368.64	
d) Utilities (Common Area Lighting & Irrigation)	\$91,371.02	
e) Snow Removal	\$12,509.00	
f) Landscaping/Mowing	\$48,508.29	
g) Contracted Services	\$2,227.64	
h) Legal	\$15,754.01	
i) Security	\$27,180.00	
<b>SUB-TOTAL</b>	<b>\$207,953.41</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$69,639.54	
II. Services	\$207,953.41	
<b>TOTAL EXPENSES</b>	<b>\$277,592.95</b>	
<b>TOTAL INCOME</b>		\$382,646.22
<b>LESS TOTAL EXPENSES</b>		\$277,592.95
<b>BALANCE</b>		<b>\$105,053.28</b>
<b>CARRYOVER FROM MAY 1, 2023</b>		<b>\$241,852.51</b>
<b>ENDING CASH BALANCE</b>		<b>\$346,905.79</b>



**SECTION VI**

**LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):**

RESOLUTION NUMBER	RESOLUTION TITLE
23-04	Approving the District's Newly Amended Bylaws
23-05	Approving the At Large Election of Two Successor Directors by the Qualified Voters in the District
23-06	Acknowledging the Election Results from the At Large Election of Two Successor Directors by the Qualified Voters in the District and Designating the Terms of the Newly Elected Directors
23-07	Approving the District's Annual Local Government Financial Statement and Authorizing Submission of the Local Government Financial Statement to the Missouri State Auditor
24-01	Appointing Officers for Fiscal Year ending April 30, 2024
24-02	Approving the Budget for the 2024-2025 Fiscal Year
24-03	Appointing Officers for Fiscal Year Ending April 30, 2023

**SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
301 W. High Street, P. O. Box 118  
Jefferson City, MO 65102  
Phone: 1-573-526-8004  
Fax: 1-573-522-9462  
Email: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [marilyn.sanders@kcmo.org](mailto:marilyn.sanders@kcmo.org)

**RESOLUTION NO. 23-04**

**THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT ADOPTING AMENDED BYLAWS OF THE DISTRICT.**

**WHEREAS**, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

**WHEREAS**, the Board of Directors (the "Board") has previously adopted Bylaws for the District (the "Original Bylaws"); and

**WHEREAS**, more than 10 days advance notice of the proposed amendments to the Bylaws was provided to the Board as required by Article IX of the Original Bylaws; and

**WHEREAS**, the Board desires to revise the Bylaws in certain respects and adopt Amended Bylaws for the District (the "Amended Bylaws") in substantially the form attached as Exhibit A.

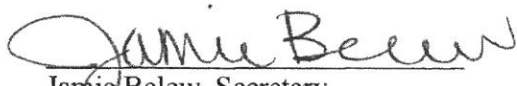
**NOW, THEREFORE, BE IT RESOLVED:**

1. The Amended Bylaws are approved and adopted.
2. The Chairman and the Secretary are authorized and directed to execute the Bylaws.
3. The Secretary is instructed to cause the Amended Bylaws to be annexed to the minutes of this meeting of the Board of the District and be made a part of the records of the District.
4. The Executive Director, Secretary and legal counsel of the District are authorized and directed to take all further action to carry out the purpose and intent of this Resolution.
5. This Resolution shall take effect immediately.

Adopted this 10<sup>th</sup> day of May, 2023.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

**Amended Bylaws of the Antioch Center Community Improvement District**

**AMENDED AND RESTATED BYLAWS  
OF  
THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**ARTICLE I  
Defined Terms**

Section 1.1 District.

The Antioch Center Community Improvement District, a political subdivision created pursuant to Sections 67.1401 to 67.1571, of the Revised Statutes of Missouri ("RSMo"), and formed by the City Council of Kansas City, Missouri, by Ordinance Number 061128 effective November 5, 2006.

Section 1.2 Board.

The Board of Directors of the District, which is the governing body of the District.

Section 1.3 City.

The City of Kansas City, Missouri.

Section 1.4 City Clerk.

The City Clerk of the City.

Section 1.5 City Council.

The City Council of the City.

Section 1.6 Directors.

Member(s) of the Board of Directors.

Section 1.7 Community Improvement District Act.

Sections 67.1401 to 67.1571, RSMo., as they may be amended

Section 1.8 Initial Directors.

The initial Directors set forth in the Petition.

Section 1.9 Owner.

For real property, the individual or individuals or entity or entities who own a fee interest

in real property that is located within the District or their legally authorized representative; for business organizations and other entities, the Owner shall be deemed to be the individual which is legally authorized to represent the entity in regard to the District.

Section 1.10 Petition.

The petition forming the District and approved by the City.

Section 1.11 Sunshine Law.

Sections 610.010 to 610.200, RSMo, as it may be amended governing meetings of public governmental bodies including the Directors for the District, as now or hereafter amended.

Section 1.12 Undefined Terms.

Any term undefined by this Article shall have the same meaning as such term is given under the Community Improvement District Act, if any.

**ARTICLE II**  
**Offices and Records**

Section 2.1 Principal Office.

The principal office of the District shall be located at 470 NW Legacy Drive, Kansas City, Clay County, Missouri, 64155. The District may have such other offices within Kansas City, Missouri, as the business of the District may require from time to time, located at such place or places as may be designated by the Board. The District may change the principal office or mailing address at any time by adoption of a resolution reflecting the same.

Section 2.2 Records.

The District shall keep minutes of all meeting of the Board and any committee of the Board, correct and complete records of the District, and a record of the name and address of each Director. All records shall be kept in accordance with the Sunshine Law and the District's Sunshine Law Policy. Requests for inspection and copying of District records shall be made as outlined in the Sunshine Law Policy.

**ARTICLE III**  
**Board of Directors**

Section 3.1 General Powers.

The business and affairs of the District shall be managed by the Board. All official acts of the Board shall be by written resolution approved by the Board. The District shall have all powers granted by the Community Improvement District Act and the Petition, unless limited therein.



Section 3.2 Number of Directors.

The Board shall consist of five (5) Directors.

Section 3.3 Qualifications of Directors.

Each Director shall meet the following requirements:

- A. Be at least 18 years of age; and
- B. Be either, as defined in the Community Improvement District Act, (i) an Owner of real property within the District; or (ii) an Owner of a business operating within the District; and
- C. Be a Missouri resident in accordance with Article VII Section 8 of the Constitution of the State of Missouri.

Section 3.4 Terms of Directors.

The Initial Directors shall serve for the terms set forth in the Petition or until their successor is appointed in accordance with the Act, Petition and the procedures set forth below. In the event of a vacancy on the Board, the remaining Directors shall elect an interim Director to fill the vacancy for the unexpired term.

Section 3.5 Successor Directors.

In accordance with the procedures set forth in the Petition, successor Directors shall be elected at large. The date of the election of Successor Directors shall be specified by the municipal clerk of the City, which date shall be a Tuesday and shall not be later than the date of the expiration of the stated term of the expiring Director. The term for the Successor Directors shall be specified by the District prior to the election, but shall be at least three years and not more than four years.

Section 3.6 Annual Meeting.

The Board shall hold an annual meeting and adopt an annual budget no later than thirty days prior to the first day of each fiscal year. The annual meeting shall be held during the month of March of each year or at such other time as may be agreed by a majority of the Board.

Section 3.7 Regular Meetings.

The Board may hold regular meetings at such time, date and location as may from time to time be determined by the Directors.

Section 3.8 Special Meetings.

The Chairman or any two (2) Directors may call special meetings of the Board and may fix the time and place for the holding of such meetings, which shall be held for the purpose of transacting any business designated in the notice of the special meeting.

Section 3.9 Notices.

- A. Notice to Directors. Written or printed notices of meetings of the Board, whether specifically required by the Community Improvement District Act, the Sunshine Law or any other Missouri statute regulating meetings of public governmental bodies, the definition of which includes the Board, shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least twenty-four (24) hours prior to each scheduled meeting.
- B. Notice to the Public. Notice of the time, date and place of each meeting of the Board, its tentative agenda, and whether any portion of the meeting will be closed shall be given to the public at least twenty-four (24) hours in advance of the meeting time, exclusive of weekends and holidays, in a manner reasonably calculated to advise the public of the matters to be considered and in compliance with the Sunshine Law. Notwithstanding the above, the District shall comply with RSMo §67.2725 if a public meeting of the District is to include any action of the District listed in §67.2725. Copies of this notice shall be posted on a bulletin board, door or other prominent place which is easily accessible to the public and clearly designated for that purpose at the principal office of the District. Copies of such notice shall at the same time be provided to any representative of the news media who requests notice of meetings of the District. In addition to the above requirements, if the Board proposes to hold a closed meeting, a closed portion of a public meeting, or closed vote, the notice shall state the reason for holding such closed meeting, closed portion of a public meeting, or closed vote by reference to the specific exception allowed pursuant to the Sunshine Law.

Section 3.10 Special Circumstances.

When it is necessary to hold a meeting of the Board on less than twenty-four (24) hours notice, at a place that is not reasonably accessible to the public, or at a time that is not reasonably convenient to the public, the nature of the good cause justifying departure from the normal requirements shall be stated at the beginning of the meeting and recorded in the minutes.

Section 3.11 Quorum.

A majority of the members of Directors serving at the time of any meeting shall constitute a quorum for the transaction of business at such meeting. If a quorum shall not be present at any such meeting, a majority of the Directors then present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any

such adjourned meeting at which a quorum shall be present any business may be transacted which could have been transacted at the original session of the meeting.

Section 3.12 Action.

The concurrence of the majority of the Directors present in any meeting at which a quorum is present shall bind the District.

Section 3.13 Telephone/Electronic Participation in Meetings.

Directors may participate in any Board meeting by telephone or other electronic means so long as all person participating in the meeting can hear one another, and a location has been identified in the notice of the meeting at which members of the public shall be allowed to observe and attend the public meeting so that the requirements of the Sunshine Law are met. Participation by a Director in Board meetings by telephone or other electronic means shall constitute the Director's presence in person at the meeting and any Director participating in this manner shall be entitled to vote and will count for the purpose of determining whether a quorum is present.

Section 3.14 Manner of Voting.

Votes by the Board shall be by voice vote unless the presiding officer shall direct or any Director shall demand a vote by roll call or by ballot; provided however, that any votes taken during a closed meeting shall be taken by roll call and if any Director is participating in a Board meeting by conference telephone or other similar communications equipment, the presiding office of the meeting shall take all votes by roll call. In the case of an abstention or a nay vote, the Director so abstaining or voting nay may be identified in the minutes of such meeting.

Section 3.14 Compensation.

No Director shall receive compensation from the District for any services performed; provided, however, upon approval of the Board, Directors may receive reimbursement of actual and necessary expenses incurred by them on behalf of the District.

Section 3.15 Designation of Committees. The Board may by resolution designate one or more committees and confer upon them such powers as it deems expedient for the conduct of the District's business.

**ARTICLE IV**  
**Officers**

Section 4.1 Officers.

The officers of the District shall consist of Chairman, Vice Chairman, District Manager, Secretary, Treasurer and such other offices as may from time to time be established by the Board.

Section 4.2 Election and Term of Office.

- A. Chairman and Vice Chairman. At each annual meeting, the Board shall elect from its membership a Chairman and a Vice Chairman to serve for the ensuing year or until the next annual meeting and until a successor is duly elected.
- B. Other Officers. All other officers of the District shall be elected annually by the Board at the annual meeting of the District. If the annual election of officers shall not be held at such meeting, all previously elected officers shall continue to hold their respective offices and the annual election shall be held as soon thereafter as convenient to the Board. Any officer duly elected may succeed himself. Each officer shall hold office until his successor shall be duly elected and qualified or until his death, resignation or removal as provided by these By-Laws. Other than the Chairman and Vice Chairman, no officer need be a member of the Board.

Section 4.3 Removal.

Any officer or agent elected or appointed by the Board may be removed by the Board whenever, in its judgment, the best interests of the District will be served thereby.

Section 4.4 Vacancies.

A vacancy in any office for any reason shall be filled by the Board at any meeting for the unexpired portion of the term of such officer.

Section 4.5 General Powers.

The officers of the District shall have such powers and control in the District and management of the business and affairs of the District as is usual and proper in the case of, and incident to, such offices, except insofar as such power and control is limited by these By-Laws, by resolution of the Board or by the Community Improvement District Act.

Section 4.6 Duties of Chairman and Vice Chairman.

The Chairman shall preside at all Board meetings, and in his/her absence, the Vice Chairman shall preside.

Section 4.7 Duties of Other Officers.

- A. District Manager. The District Manager shall be the principal executive officer of the District and, subject to the control of the Board, shall in general supervise and control the business and affairs of the District. Unless otherwise directed by these By-Laws or by the Board, the District Manager shall supervise the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District.
- B. Secretary. The Secretary shall have the following powers and duties:
- (1) Keep the minutes for the meetings of the Board as provided by law in one or more books provided for that purpose;
  - (2) Assure that all notices are properly given, in accordance with these Bylaws and as required by law;
  - (3) Be custodian of the records of the District;
  - (4) Keep a register which includes the address and telephone number of each Director whose address and telephone number shall be furnished to the Secretary by the Director;
  - (5) Perform all duties incidental to the office of Secretary and such other duties as may be assigned to the Secretary by the Chairman or the Board; and
  - (6) Exercise such other duties as is from time to time delegated by the Board by resolution.
- C. Treasurer. The Treasurer shall have the following powers and duties:
- (1) Cause all money paid to the District from all sources whatsoever to be properly receipted;
  - (2) Cause all funds of the District to be deposited in such banks, trust companies or other depositories as shall be selected by the Board;
  - (3) Authorize, pursuant to Board direction, all orders, and checks for the payment of money and shall cause the District's money to be paid out as directed by the Board;
  - (4) Assure that regular books of accounts are kept showing receipts and expenditures, and render to the Board, at each regular meeting (or more often when requested), an account of the District's transactions and also of the financial condition of the District;

- (5) Perform all duties incidental to the office of Treasurer and such other duties as may be assigned to the Treasurer by the Chairman or the Board; and

If required by the Board, the Treasurer shall give bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board shall determine. The costs, if any, of such bonds shall be paid by the District.

- D. Additional Officers. The powers and duties of any additional officers shall be determined by the Board when creating such offices.

Section 4.8 Compensation.

No officer who is a member of the Board shall receive any salary or other compensation for services rendered unless the same shall first be set by the Board and is in accordance with the Community Improvement District Act or any other applicable law.

Section 4.9 Employees and Independent Contractors.

The District may employ, or contract with any service provider for the services of, a District Manager, technical experts and such other officers, agents and employees, permanent and temporary, as the District may require, and shall determine their qualifications and duties and, if they are employees of the District, their compensation. For such legal services as it may require, the District may retain its own counsel. The District may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

**ARTICLE V**  
**Contracts, Checks and Deposits**

Section 5.1 Contracts.

The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District, and such may be general or confined to specific instances.

Section 5.2 Checks, Drafts, etc.

All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the District shall require one signature, such signature being that of the either Chairman, Vice Chairman, District Manager or the Treasurer, or such other officers, agent or agents of the District and in such manner as shall from time to time be determined by resolution of the Board.

Section 5.3 Deposits.



All funds of the District not otherwise employed shall be deposited from time to time to the credit of the District in such bank, trust companies or other depositories as the Board may select.

**ARTICLE VI**  
**Fiscal Year**

The fiscal year of the District shall end on the same day as the last day of the fiscal year of the City (April 30<sup>th</sup>), or in accordance with such other period approved by the Board pursuant to the Community Improvement District Act.

**ARTICLE VII**  
**Waiver of Notice**

To the extent not in conflict with the Sunshine Law, any notice provided or required to be given to the Directors may be waived in writing by any of them whether before or after the time stated therein. Attendance of a Director at any meeting shall constitute a waiver of notice of such meeting except where the Director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

**ARTICLE VIII**  
**Conflict of Interest**

No officer, agent or employee of the District shall have or shall acquire any interest, direct or indirect, in any project which the District is promoting, or in any contract or proposed contract for materials or services in any lease, mortgage, sale, or contract of any nature whatever relating to any such project or the District without forthwith making written disclosure to the District of the nature and extent of his interest, and such disclosure shall be entered in writing upon the minute book of the District.

**ARTICLE IX**  
**Amendments**

From time to time these By-Laws may be altered, amended or repealed and new By-Laws may be adopted by the Board after ten (10) days' written notice of the proposed alteration, amendment or change has been given to each Director, provided that no alteration, amendment or change shall be made without the affirmative vote of a majority of the total number of Directors voting.

**ARTICLE X**  
**Budget; Annual Report and Audit**

Section 10.1 Budget.

The District shall annually prepare a budget for the upcoming fiscal year as required by the Community Improvement District Act or any other applicable law. The budget shall set forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year. No earlier than one hundred eighty days and no later than ninety days prior to the first day of each fiscal year, the Board shall submit a proposed annual budget to the City and those other departments of the State as required by the Community Improvement District Act. The City Council may review and comment on the proposed budget, but if such comments are given, such written comments must be submitted to the District no later than sixty days prior to the first day of the relevant fiscal year. At the District's annual meeting, but no later than April 1, the District must adopt a budget for the next fiscal year.

Section 10.2 Annual Report.

The Board shall have prepared and file annual reports as required by the Community Improvement District Act or any other applicable law, and shall provide for the annual independent audits of the accounts of the District.

**ARTICLE XI**  
**Indemnification of Directors**

Each person who is or was a director, officer or agent of the District or is or was serving at the request of the District as a director, officer, employee, manager, trustee or agent (each, a "Responsible Person") of any other entity or enterprise (including the heirs, executors, administrators or estate of such person) shall be indemnified by the District to the full extent permitted or authorized by the laws of the State of Missouri, as now in effect and as hereafter amended, against any liability, judgment, fine, amount paid in settlement, cost and expense (including attorneys' fees) asserted or threatened against and incurred by such person in his capacity as or arising out of his status as a director or officer of the District or, if serving at the request of the District, as a responsible person for another entity or enterprise. The indemnification provided by this By-Law provision shall not be exclusive of any other rights to which those indemnified may be entitled under any other bylaw or under any agreement, vote of stockholders or disinterested directors or otherwise, and shall not limit in any way any right which the District may have to make different or further indemnifications with respect to the same or different persons or classes of persons. No person shall be liable to the District for any loss, damage, liability or expense suffered by it on account of any action taken or omitted to be taken by him as a director or officer of the District or of any other entity or enterprise which he serves as a responsible person at the request of the District, if such person (i) acted in good faith and did not maliciously disregard the best interests of the District, and, with respect to any criminal action or proceeding, had no reasonable cause to believe his or her conduct was

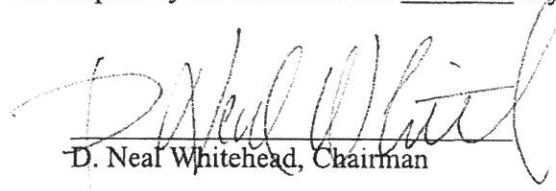
unlawful, or (ii) took or omitted to take such action in reliance upon advice of counsel for the District, or for such other entity or enterprise, or upon statements made or information furnished by other responsible persons of the District, or of such other entity or enterprise, which he had no reasonable grounds to disbelieve.

**ARTICLE XII**  
**Insurance**

Upon resolution passed by the Board, the District may purchase and maintain insurance on behalf of any person who is or was a director, officer, employee or agent of the District against any liability asserted against him or her and incurred by him or her in such capacity, or arising out of his or her status as such, whether or not the District would have the power to indemnify him or her against such liability under the provisions of Article XI.

**CERTIFICATION**

I, D. Neal Whitehead, Chairman of the Antioch Center Community Improvement District, a political subdivision created pursuant to Sections 67.1401 to 67.1571, of the Revised Statutes of Missouri, and formed by the City Council of Kansas City, Missouri, by Ordinance No. 061128, effective November 5, 2006, hereby certify that the above and foregoing is a true and complete copy of the bylaws of the District as adopted by the Directors this 10 day of May, 2023.

  
D. Neal Whitehead, Chairman

**RESOLUTION NO. 23-05**

**THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE AT LARGE ELECTION OF TWO SUCCESSOR DIRECTORS BY THE QUALIFIED VOTERS OF THE DISTRICT.**

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance Number 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, the Petition to establish the District, dated August 26, 2006, sets forth the initial Directors of the District the terms of office for such Directors;

WHEREAS; Section 3.5 of the Bylaws of the District provides that successor Directors shall be elected at large;

WHEREAS, the four-year terms of Directors Janae Nauser and Shannon Meyer expire on August 15, 2023, or when their successors are elected as provided herein; and,

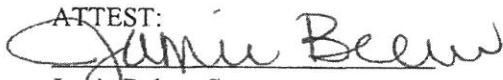
WHEREAS, the Directors of the District desire to approve the election of two successor Directors by the qualified voters of the District who shall all serve for four-year terms.

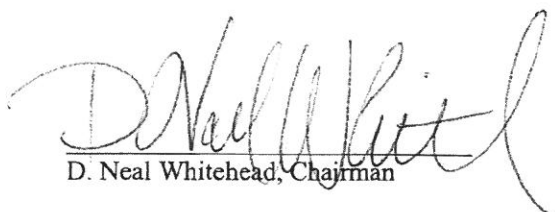
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District, as follows:

1. That the Directors approve the at large election by the qualified voters in the District (the "Election") of two successor directors to succeed Janae Nauser and Shannon Meyer as Directors of the District. The Election shall be conducted pursuant to § 67.1451.4(5) of the Revised Statutes of Missouri and all other applicable law. The newly elected Directors shall serve for four-year terms expiring on August 15, 2027, or until their successors are elected in accordance with the Petition that established the District and Chapter 67 of the Revised Statutes of Missouri
2. The District Manager and legal counsel for the District are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 10<sup>th</sup> day of May, 2023.

ATTEST:

  
Jamie Belew, Secretary

  
D. Neal Whitehead, Chairman

RESOLUTION NO. 23-06

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT ACKNOWLEDGING THE ELECTION RESULTS FROM THE AT LARGE ELECTION OF TWO SUCCESSOR DIRECTORS BY THE QUALIFIED VOTERS IN THE DISTRICT AND DESIGNATING THE TERMS OF THE NEWLY ELECTED DIRECTORS.**

WHEREAS, the Antioch Center Community Improvement District (the “District”) was established by Ordinance Number 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, the Petition to establish the District, dated August 26, 2006 (the “CID Petition”), sets forth the initial Directors of the District and the terms of office for such Directors;

WHEREAS, Section 3.5 of the Bylaws of the District provides that successor Directors shall be elected at large;

WHEREAS, the four-year terms of Directors Shannon Meyer and Janae Nauser expired on the date their successors were elected;

WHEREAS, pursuant to Resolution 23-05, the District previously approved the election of two successor Directors for four-year terms;

WHEREAS, the election of two successor Directors by the qualified voters of the District was held on August 15, 2023;

WHEREAS, the District received notice from the Clay County Election Board (the “Election Board”), a copy of which is attached as **Exhibit A**, that Shannon Meyer and Janae Nauser were elected as successor Directors and that each of the Directors received one vote; and

WHEREAS, the Directors of the District desire to acknowledge the election of two successor Directors by the qualified voters of the District.

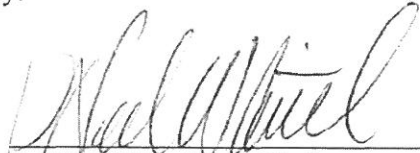
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District, as follows:


1. That the Directors acknowledge the election results from the Election Board certifying that Shannon Meyer and Janae Nauser each received one vote and were elected as successor Directors in the at-large election by the qualified voters of the District, and will serve four-year terms expiring on August 15, 2027, or until their successors are elected in accordance with the CID Petition and Chapter 67 of the Revised Statutes of Missouri.



2. This Resolution shall take effect immediately.

Adopted this 25<sup>th</sup> day of October, 2023.

  
\_\_\_\_\_  
D. Neal Whitehead, Chairman

ATTEST:  
  
\_\_\_\_\_  
Jamie Belew, Secretary

**Exhibit A**

[See Certification of Election Results attached hereto]

DARLA WIERZBICKI,  
TOM BROWN,  
AARON CRAIG,  
PATTY LAMB,

CHAIRMAN  
MEMBER  
ATTORNEY  
DIRECTOR



MEGAN WORD,  
ANTHONY BOLOGNA,  
STEVEN B. SALMON,  
TIFFANY ELLISON,

SECRETARY  
MEMBER  
ATTORNEY  
DIRECTOR

**CLAY COUNTY  
BOARD OF ELECTION COMMISSIONERS**

100 W. Mississippi Street. Liberty, MO 64068 Phone: 816-415-8683 Fax: 816-792-5334  
[www.claycoelections.com](http://www.claycoelections.com)

**AUGUST 15, 2023  
ELECTION OF THE SUCCESSOR DIRECTORS TO THE DISTRICTS  
BOARD OF DIRECTORS  
4 Year Term  
(Vote for Two)**

**Total number of votes:**

**Janae Nauser:**

1

**Shannon Meyer:**

1

(Please attach to the Certification of Elections)

Handwritten signature of Patty Lamb in cursive.

Republican

Handwritten signature of Tiffany Ellison in cursive.

Democrat

Handwritten signature of Terrie Uhemann in cursive.

Republican

Handwritten signature of Cassidy McNeely in cursive.

Democrat

8/18/23  
(Date)



**RESOLUTION NO. 23-07**

**THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE DISTRICT'S ANNUAL LOCAL GOVERNMENT FINANCIAL STATEMENT AND AUTHORIZING SUBMISSION OF THE LOCAL GOVERNMENT FINANCIAL STATEMENT TO THE MISSOURI STATE AUDITOR**

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and,

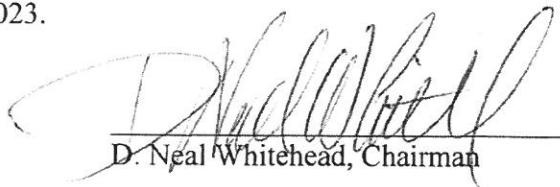
WHEREAS, pursuant to Section 105.145.2 of the Revised Statutes of Missouri, the District is required to submit an annual financial report to the state auditor; and,

WHEREAS, the Directors reviewed the District's annual financial report for the fiscal year ending April 30, 2023, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2023 Financial Report") and desire to approve the 2023 Financial Report, approve the expenses set forth therein and authorize the submission of the 2023 Financial Report to the State Auditor by the District Manager or the District's legal counsel.

NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District as follows:

1. The District hereby approves the 2023 Financial Report, approves all expenses that were expended by the District Manager as enumerated therein, and authorizes the submission of the same to the Missouri State Auditor by the District Manager or the District's legal counsel.
2. This Resolution shall take effect immediately.

Adopted this 25<sup>th</sup> day of October, 2023.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See 2023 Financial Report attached hereto]



<b>MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</b>	1. Financial Statement Summary the Year Ended	for	Month	Year
	2. Name of political subdivision	Antioch Center CID		
	3. Political subdivision number	17-024-0009		
	4. Name of county	Clay		
5. Name of contact Dan Horn	6. Mailing address	470 NW Legacy Drive Kansas City, MO 64155		
7. Telephone number 816-979-1829	8. Fax number	9. Email address danhorn@blueridgetower.net		
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. _____ 2. _____ 3. _____			

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

<b>Preparer's name, title and date (required)</b>	Dan Horn	District Manager	10/18/2023
	Preparer's Name	Title	Date

**INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS**

Please mail the completed form to	<b>State Auditor's Office</b> P.O. Box 869 Jefferson City, MO 65102
-----------------------------------	---

OR Email to: [localgovernment@auditor.mo.gov](mailto: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 I - FINANCIAL STATEMENT**

Antioch Center CID

**A. Receipts**

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	646,590	646,590			
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. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
h. _____	0				
i. <b>TOTAL</b> <i>Sum of lines 14a-h</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>15. SUBTOTAL</b> <i>Sum of items 1-14i</i>	\$ 646,590	\$ 646,590	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID  
**A. Receipts - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>15. SUBTOTAL</b> (from page 3)	\$ 646,590	\$ 646,590	\$ 0	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a. _____	0				
b. _____	0				
c. _____	0				
d. <b>TOTAL</b> <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. <b>TOTAL</b> <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	0				
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
a. _____	0				
b. _____	0				
c. Interfund transfers	0				
d. <b>TOTAL</b> <i>Sum of lines 22a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> Sum of items 15 through 22d	\$ 646,590	\$ 646,590	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

Antioch Center CID

B. Disbursements (by function)

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	1,021	1,021			
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	5,893	5,893			
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				
<b>23. SUBTOTAL</b>					
Sum of lines 1-22	\$ 6,914	\$ 6,914	\$ 0	\$ 0	\$ 0



Part I - FINANCIAL STATEMENT - Continued

Antioch Center CID

**B. Disbursements (by function)**  
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> (from page 5)	\$ 6,914	\$ 6,914	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30. Other - Specify</b>					
a. Property Services CID Sales Tax Captured as	280,699	280,699			
b. TIF EATS	282,486	282,486			
c. Insurance	2,500	2,500			
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$ 572,599	\$ 572,599	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> (by object)					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	0				
<b>4. SUBTOTAL</b> Sum of items C1-3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL	General			
	all funds	Fund	Fund	Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
<b>6. Interfund transfers - Specify</b>					
a. _____	0				
b. _____	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of items 4-6b	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Totals do not agree

**D. Statement of Indebtedness**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>1. General obligation bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>2. Revenue bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**D. Statement of Indebtedness**  
Continued

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of 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 align="right">\$ \_\_\_\_\_ 0

**Tax Rates Funds - Specify** align="right">\_\_\_\_\_  
**Tax rate**  
**(per \$100)**

1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____



**Part II - FINANCIAL STATEMENT SUMMARY**

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
A. Beginning balance	\$ 167,862	\$ 167,862	\$	\$	
B. Total receipts	646,590	646,590	0	0	0
C. Total disbursements	572,599	572,599	0	0	0
D. Ending balance	\$ 241,853	\$ 241,853	0	0	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.*

**Part III - TAX ABATEMENT SUMMARY**

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

**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.*

RESOLUTION NO. 24-01

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

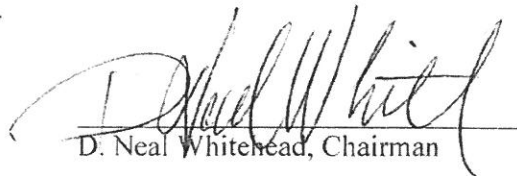
RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING APRIL 30, 2024.

WHEREAS, the Board of Directors of the Antioch Center Community Improvement District (the "District") desires to appoint a Chairman, Vice-Chairman, District Manager, Secretary and Treasurer for the fiscal year ending April 30, 2025 in accordance with the District's Bylaws.

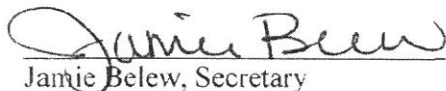
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District as follows:

1. D. Neal Whitehead is appointed Chairman of the District.
2. Tracy Ryan-Hoover is appointed Vice-Chairman of the District.
3. Dan Horn is appointed District Manager of the District.
4. Jamie Belew is appointed Secretary of the District.
5. Tracy Ryan-Hoover is appointed Treasurer of the District.
6. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2024.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

RESOLUTION NO. 24-02

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE 2024-2025 FISCAL YEAR.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, the District is required to submit a proposed annual budget to the City Council no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year;

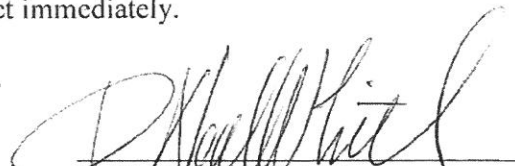
WHEREAS, the District submitted its proposed annual budget to the City for review and comment and the City did not provide any comments to the District's proposed budget for the fiscal year ending April 30, 2025; and

WHEREAS, the Directors desire to formally adopt the annual budget and appropriate the District's sales taxes that are collected during the District's fiscal year in accordance with the budget.

NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District as follows:

1. The District adopts the annual budget for the fiscal year ending April 30, 2025 attached hereto as **Exhibit A**.
2. The District hereby appropriates the revenues received from the District's sales taxes during the fiscal year ending April 30, 2025 to be used in accordance with the District's budget for the fiscal year ending April 30, 2025.
3. The District ratifies all action taken by the District Manager with respect to the budget including submission of the budget to the City for approval, review and comment.
4. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2024.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See Annual Budget attached hereto]

**ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2024  
AND ENDING APRIL 30, 2025  
BUDGET MESSAGE**

The Antioch Center Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri, by the City Council of the City of Kansas City, Missouri (the “**City**”) by Ordinance No. 061128, adopted on October 26, 2006, and effective on November 5, 2006. The District was formed to provide or cause to be provided for the benefit of the District certain Eligible Services and Eligible Improvements, as those terms are defined in the Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the “**Petition**”). The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year for the City.

The District’s sole source of revenue (the “**District Revenues**”) is a one percent (1%) sales tax imposed on sales within the District. The District’s one percent (1%) sales tax was imposed beginning October 1, 2007.

The District’s initial primary purpose is to assist in funding the costs associated with the District’s Eligible Services and Eligible Improvements and to pay for certain administrative and professional fees and operating costs. The District’s budget for the fiscal year beginning May 1, 2024 and ending April 30, 2025, contemplates using the District Revenues generated by the 1% sales tax to pay for certain District operating costs; cleaning, maintenance and security for the District; and, certain improvements within the District. The proposed amount of the District’s expenditures is based solely on the revenue projected to be generated by the District’s 1% sales tax during this fiscal year and from sales tax income carried forward from previous years.

There are no significant changes between this year’s budget as compared to last year’s budget. A payment to the Tax Increment Financing Commission of Kansas City of 50% of the incremental economic activity taxes (“**EATS**”) pursuant to §99.845.3 of the Revised Statutes of Missouri is included in the 2024-2025 budget. The EATS payment is to be used to reimburse eligible redevelopment project costs under the Antioch Crossing Tax Increment Financing Plan, and the EATS consist of 50% of the 1% CID sales tax generated within the boundaries of the Antioch Crossing Tax Increment Financing District (the portion of the District that is also within the boundaries of the TIF District is hereinafter referred to as the “**TIF Area**”) over the amount of such taxes generated within the TIF Area in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project areas.

**Antioch Center Community Improvement District  
2024-2025 Annual Budget**

Estimated Carry forward income as of 4/30/24	\$184,989
Estimated income from 1% CID Sales Tax 2024-2025 <sup>1</sup>	\$620,000
<b>Total Funds Available</b>	<b>\$804,989</b>
<b>Expenses</b>	
Legal Fees	\$15,000
Accountant Fees	\$2,500
Misc. Fees & Costs	\$1,500
Costs of Cleaning, Maintenance, Security and Certain Improvements within the district	\$275,000
2024 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$300,000
<b>Total Expenses</b>	<b>\$594,000</b>
Estimated Carry forward income as of 4/30/24	\$210,989

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with a bond issuance.

<sup>1</sup>The boundaries of the District are larger than the boundaries of the Antioch Crossing TIF and this sales tax estimate is for all of the property within the boundaries of the District. The estimated income from the 1% CID sales tax within the boundaries of the Antioch Crossing TIF is \$600,000

<sup>2</sup>The base year for calculating economic activities taxes (EATS) for the Antioch Crossing TIF is 2013. EATS are calculated by subtracting the base year (2013) sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF from the current calendar year sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF and then dividing that amount in half. The 2013 base year sales tax revenues within the Antioch Crossing TIF are \$3,649.69 for Project 1A; \$44,366.03 for Project 2B and \$101,482.17 for Project 3. For purposes of the budget, the 2013 base year sales tax revenues are subtracted from the estimated sales tax revenues for the current fiscal year within the boundaries of the Antioch Crossing TIF (\$475,000 for Project 1A; \$125,000 for Project 2B; and, \$0 for Project 3) and then dividing that resulting amount in half. Because the increment in Project 3 is a negative number, no EATS payments are included for Project 3. The estimated EATS payment for Project 1A is \$260,000 and for Project 2B is \$40,000. The actual 2024 EATS payment cannot be calculated until the total amount of 2023 sales tax revenue generated by the District's 1% sales tax within the Antioch Crossing TIF is known. This is estimated to occur in the first quarter of 2024 at which time the District will make the 2024 EATS payment to the TIF Commission.

# Antioch Center Community Improvement District 2024-2025 Budget

	Budget 2024-2025	Budget 2023-2024	Actual 2022-2023
Estimate Carry Forward Income	\$ 184,989.00	\$ 122,481.00	\$ 167,862.53
Estimated Income from 1% CID Sales Tax <sup>1</sup>	\$ 620,000.00	\$ 600,000.00	\$ 646,590.20
<b>Total Funds Available</b>	<b>\$ 804,989.00</b>	<b>\$ 722,481.00</b>	<b>\$ 814,452.73</b>

**EXPENSES**

Legal Fees	\$ 15,000.00	\$ 7,500.00	\$ 5,893.00
Accountant Fees	\$ 2,500.00	\$ 2,500.00	\$ -
2024 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ 300,000.00	\$ -	\$ -
2023 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ -	\$ 275,992.00	\$ -
2022 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ -	\$ -	\$ 282,486.23
Miscellaneous Fees & Costs	\$ 1,500.00	\$ 1,500.00	\$ -
Costs of Cleaning, Maintenance, Security & Certain Improvements within the District	\$ 275,000.00	\$ 250,000.00	\$ 284,220.99
<b>Total Expenses</b>	<b>\$ 594,000.00</b>	<b>\$ 537,492.00</b>	<b>\$ 572,600.22</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 210,989.00</b>	<b>\$ 184,989.00</b>	<b>\$ 241,852.51</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with bond issuance.



## BUDGET SUMMARY

The District anticipates that the estimated revenues for the fiscal year ending April 30, 2025 from the District's 1% sales tax and from sales tax income carried forward from previous years will total \$804,989, and that the District's proposed expenditures during the fiscal year will total \$594,000, leaving a balance of \$210,989 at the end of the District's fiscal year.

RESOLUTION NO. 24-03

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE AT LARGE ELECTION OF THREE SUCCESSOR DIRECTORS BY THE QUALIFIED VOTERS OF THE DISTRICT.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance Number 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, the Petition to establish the District, dated August 26, 2006, sets forth the initial Directors of the District the terms of office for such Directors;

WHEREAS; Section 3.5 of the Bylaws of the District provides that successor Directors shall be elected at large;

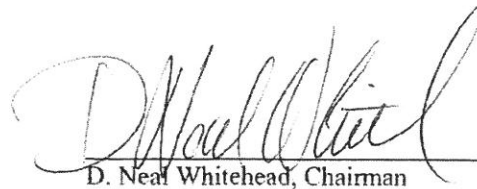
WHEREAS, the four-year terms of Directors D. Neal Whitehead, Tracy Ryan-Hoover, and Jamie Belew, expire on August 15, 2024, or when their successors are elected as provided herein; and,


WHEREAS, the Directors of the District desire to approve the election of three successor Directors by the qualified voters of the District who shall all serve for four-year terms.

NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District, as follows:

1. That the Directors approve the at large election by the qualified voters in the District (the "Election") of three successor directors to succeed D. Neal Whitehead, Tracy Ryan-Hoover, and Jamie Belew as Directors of the District. The Election shall be conducted pursuant to § 67.1451.4(5) of the Revised Statutes of Missouri and all other applicable law. The newly elected Directors shall serve for four-year terms expiring on August 15, 2024, or until their successors are elected in accordance with the Petition that established the District and Chapter 67 of the Revised Statutes of Missouri
2. The District Manager and legal counsel for the District are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 30th day of May, 2024.

  
D. Neal Whitehead, Chairman

ATTEST:  
  
Jamie Belew, Secretary