

ANNUAL REPORT FOR  
1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT (the “District”)  
FOR FISCAL YEAR ENDING APRIL 30, 2024

**SECTION I**

Date: August 19, 2024

CID Contact Information: c/o Matt Moriarity, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> Place, Ste. 900, Kansas City, MO 64112, mmoriarity@polsinelli.com, (816) 753-1000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Ordinance No. 180494, passed on July 19, 2018

**SECTION II**

**PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:**

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 improvements initially contemplated include the renovation of the façade, interior, exterior and roof of existing structures and buildings, fire protection improvements, site work, grading, infrastructure improvements, parking improvements, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the “Improvements”) or services (the “Services”) permitted by the CID Act. No services were provided during FYE 4/30/2024.

**SECTION III**

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

Josh North	<a href="mailto:Jrnorth0936@gmail.com">Jrnorth0936@gmail.com</a>
Rita Burke	<a href="mailto:Rita.kathleen.b@gmail.com">Rita.kathleen.b@gmail.com</a>
Doug Winter	<a href="mailto:dwinter@meriweather.com">dwinter@meriweather.com</a>
Steve Drehle	<a href="mailto:sdrehle@parlorkcmo.com">sdrehle@parlorkcmo.com</a>
Jesse Hufft	<a href="mailto:jhufft@hufft.com">jhufft@hufft.com</a>

**SECTION IV**

Date FYE 4/30/2023 Annual Report was submitted to City: August 15, 2023

Date FYE 4/30/2025 budget was submitted to City: January 18, 2024

Date FYE 4/30/2025 budget was adopted: March 26, 2024

See attached \*actual\* budget for FYE 4/30/2024

**SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2024-1	Approve Minutes of 3/21/2023 Board Meeting
2024-2	Appoint Officers of the District
2024-3	Adopt Budget for FYE 4/30/2025 and appropriate funds
2024-4	Adopt Amended Budget for FYE 4/30/2024 and appropriate funds
2024-5	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report
2024-6	Authorize Preparation and Submittal of FYE 4/30/2024 Financial Report

**SUBMIT FORM AND ATTACHMENTS TO:**

<b>Missouri Dept of Economic Development</b> 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 <a href="mailto:redvelopment@ded.mo.gov">Email: redevelopment@ded.mo.gov</a>	<b>City Clerk</b> 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 <a href="mailto:Marilyn.Sanders@kcmo.org">Email: Marilyn.Sanders@kcmo.org</a>
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**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**FYE 4/30/2024 ACTUAL BUDGET**

**BUDGET MESSAGE:**

The 1707 Locust Community Improvement District was formed as a political subdivision of the State of Missouri on July 19, 2018. 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 boundaries. The District has a life of will be for a period of 20 years from the date upon which any sales tax is first levied within the District. The CID sales tax was first levied on 10/1/2019.

	<u>FYE 4/30/2024</u>		<u>FYE 4/30/2024*</u>		<u>FYE 4/30/2024*</u>
	ACTUAL		(amended)		(original, proposed)
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand (Beginning of Fiscal Year)	\$ 3,503.48	\$	\$ 3,503.48	\$	\$ 4,249.99
<b>ESTIMATED REVENUE:</b>					
- 1% Sales Tax (1% effective 10/1/2019)	\$ 53,385.59	\$	\$ 60,000.00	\$	\$ 64,000.00
- Bank Account Interest	\$ 27.02	\$	\$ 45.00	\$	\$ 45.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 53,412.61</b>	<b>\$</b>	<b>\$ 63,548.48</b>	<b>\$</b>	<b>\$ 68,294.99</b>
<b>ESTIMATED EXPENDITURES:</b>					
- Legal Fees	\$ -	\$	\$ 3,000.00	\$	\$ 2,500.00
- Ctiy CID Annual Submission Review Fee	\$ -	\$	\$ 1,000.00	\$	\$ 1,000.00
- CID Improvements/Services^					
Base Building Work	\$ -	\$	\$ -	\$	\$ -
Interior Core and Shell Work	\$ -	\$	\$ -	\$	\$ -
Roof Deck	\$ -	\$	\$ -	\$	\$ -
Tenant Improvements - Interior Core & Shell Work	\$ 53,503.59	\$	\$ 50,000.00	\$	\$ 60,794.99
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 53,503.59</b>	<b>\$</b>	<b>\$ 54,000.00</b>	<b>\$</b>	<b>\$ 64,294.99</b>
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand End of Fiscal Year	\$ 3,412.50	\$	\$ 9,548.48	\$	\$ 4,000.00
<b>Beginning Balance of Developer Advanced Costs</b>	<b>\$ 3,609,005.59</b>	<b>\$</b>	<b>\$ 3,609,005.59</b>	<b>\$</b>	<b>\$ 3,609,742.38</b>
- Accrued Interest				\$	\$ -
- Payments Applied	\$ 53,503.59	\$	\$ 50,000.00	\$	\$ 60,794.99
<b>Ending Balance of Developer Advanced Costs</b>	<b>\$ 3,555,502.00</b>	<b>\$</b>	<b>\$ 3,559,005.59</b>	<b>\$</b>	<b>\$ 3,548,947.39</b>

**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-1**

**APPROVING MINUTES OF THE MARCH 21, 2023  
MEETING OF THE BOARD OF DIRECTORS**

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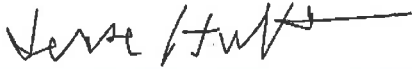
**WHEREAS**, the Bylaws of the 1707 Locust Community Improvement District (the "District") requires the District to keep minutes of the Board of Directors meetings;

**WHEREAS**, the Board conducted a Special Board of Directors Meeting on March 21, 2023; 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 21, 2023 are attached hereto as **Exhibit A** and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the 1707 Locust Community Improvement District on March 26, 2024.



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Jesse Hufft, Chairman

**Exhibit A**

**March 21, 2023 Meeting Minutes**  
**[See Attached]**

# 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT

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

MARCH 21, 2023

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### Time and Place

The Annual meeting of the Board of Directors (the "Directors" or "Board") of the 1707 Locust Community Improvement District (the "District") was held on March 21, 2023, commencing at 10:30 a.m. at Polsinelli PC, 900 West 48<sup>th</sup> Place, Kansas City, Missouri 64112 and/or by telephone conference, after giving due notice.

### Attendees; Call to Order

The following Directors were present: Jesse Hufft, Rita Burke, and Steve Drehle (Directors Josh North and Doug Winter were absent). Also present was Amy Grant, Paralegal with Polsinelli, PC and Mike Burkart, property owner representative. After recognizing that a quorum of the Board was present, Amy Grant called the meeting to order.

### Resolution 2023-1

The Board considered Resolution 2023-1, approving minutes of the March 13, 2022 board meeting. Following discussion, Jesse Hufft moved to adopt Resolution 2023-1. Steve Drehle seconded the motion, and the resolution was adopted by a unanimous vote.

### Resolution 2023-2

The Board considered Resolution 2023-2, appoint officers of the District. Jesse Hufft will serve as Chairman and Josh North will serve as Secretary and Treasurer. Following discussion. Following discussion, Jesse Hufft moved to adopt Resolution 2023-2. Steve Drehle seconded the motion, and the resolution was adopted by a unanimous vote.

### Resolution 2023-3

The Board considered Resolution 2023-3, adopting a budget for FYE 4/30/2024 and appropriating funds. Following discussion, Jesse Hufft moved to adopt Resolution 2023-3. Steve Drehle seconded the motion, and the resolution was adopted by a unanimous vote.

### Resolution 2023-4

The Board considered Resolution 2023-4, authorize preparation and submittal of FYE 4/30/2023 annual report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor. Following discussion, Jesse Hufft moved to adopt Resolution 2023-4. Steve Drehle seconded the motion, and the resolution was adopted by a unanimous vote.

The Board considered Resolution 2023-4, authorize preparation and submittal of FYE 4/30/2023 annual report to City Clerk, Department of Economic Development, Department of Revenue and State Auditor. Following discussion, Jesse Hufft moved to adopt Resolution 2023-4. Steve Drehle seconded the motion, and the resolution was adopted by a unanimous vote.

Resolution 2023-5

The Board considered Resolution 2023-5, authorize preparation and submittal of FYE 4/30/2023 annual report to State Auditor. Following discussion, Jesse Hufft moved to adopt Resolution 2023-5. Steve Drehle seconded the motion, and the resolution was adopted by a unanimous vote.

There being no other business before the board, the meeting was adjourned.



Josh North, Secretary

**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-2**

**APPOINT OFFICERS OF THE DISTRICT**

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**WHEREAS**, the Bylaws of the 1707 Locust Community Improvement District (the "District") require the District's Board of Directors to annually appoint a chairman, secretary, and treasurer and such other officers or employees as it deems necessary;

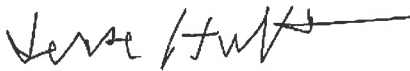
**WHEREAS**, the Board of Directors of the District desires to appoint a chairman, secretary, and treasurer as the officers of the District in accordance with the Bylaws; and

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

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. Jesse Hufft is appointed Chairman of the District.
2. Josh North 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 1707 Locust Community Improvement District on March 26, 2024.



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Jesse Hufft, Chairman



**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-3**

**APPROVE A BUDGET FOR FYE 4/30/2025 AND APPROPRIATE FUNDS**

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**WHEREAS**, the 1707 Locust Community Improvement District (the "District") is required to adopt an annual budget for the operation of the District;

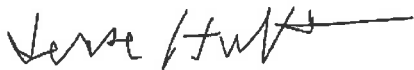
**WHEREAS**, the District submitted to the City the proposed annual budget for FYE 4/30/2025, which is attached hereto as **Exhibit A**; and

**WHEREAS**, the Board of Directors desires to approve a budget for FYE 4/30/2025 and appropriate funds for payment of the District's expenses.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby adopts a Budget for the District's FYE 4/30/2025, 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 1707 Locust Community Improvement District on March 26, 2024.



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Jesse Hufft, Chairman

**EXHIBIT A**  
**FYE 4/30/2025 BUDGET**

**Proposed Budget for  
1707 Locust  
Community Improvement District  
Fiscal Year Ending April 30, 2025**

Date of Budget Submittal: January 18, 2023  
District Point of Contact Information: Polsinelli PC c/o Amy Grant  
(816) 753-1000  
[mmoriarity@polsinelli.com](mailto:mmoriarity@polsinelli.com)  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

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 improvements initially contemplated include the renovation of the façade, interior, exterior and roof of existing structures and buildings, fire protection improvements, site work, grading, infrastructure improvements, parking improvements, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will remediate existing blighting conditions within the District to bring it to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

The 1707 Locust Community Improvement District was formed as a political subdivision of the State of Missouri on July 19, 2018. 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 boundaries. The District has a life of will be for a period of 20 years from the date upon which any sales tax is first levied within the District. The CID sales tax was first levied on 10/1/2019.

Services as expected to include cleaning, maintenance, and other services the District may provide or cause to be provided under Section 67.1461 of the CID Act. No such services are expected during FY 4/30/2025.

# 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT

## FYE 4/30/2025 BUDGET

### BUDGET MESSAGE:

		<u>FYE 4/30/2025*</u> (as proposed)
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	4,000
<b>ESTIMATED REVENUE:</b>		
- 1% Sales Tax (1% effective 10/1/2019)	\$	66,000
- Bank Account Interest	\$	10
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<u>\$</u>	<u>70,010</u>
<b>ESTIMATED EXPENDITURES:</b>		
- Legal Fees	\$	3,000
- City CID Annual Submission Review Fee	\$	1,000
- Services	\$	-
- Repayment of Developer's Advanced Project Costs^	\$	-
Base Building Work	\$	-
Interior Core and Shell Work	\$	-
Roof Deck	\$	43,000
Tenant Improvements - Interior Core & Shell Work	\$	19,000
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<u>\$</u>	<u>66,000</u>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$	4,010
<b>Beginning Balance of Developer Advanced Costs</b>	\$	3,548,957
- Accrued Interest	\$	-
- Payments Applied	\$	62,000
<b>Ending Balance of Developer Advanced Costs</b>	<u>\$</u>	<u>3,486,957</u>

**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-4**

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

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**WHEREAS**, the Developer has prepared an amended budget for FYE 4/30/2024 to reflect revised estimated revenues and expenditures for said fiscal year; and

**WHEREAS**, the Board of Directors desires to approve the amended 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 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby adopts An Amended 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 1707 Locust Community Improvement District on March 26, 2024.



Jesse Hufft, Chairman

**EXHIBIT A**

**FYE 4/30/2024 AMENDED BUDGET**

**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-5**

**AUTHORIZE PREPARATION AND SUBMITTAL OF FYE 4/30/2024 ANNUAL REPORT TO  
CITY CLERK AND DEPARTMENT OF ECONOMIC DEVELOPMENT**

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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 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 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 Polsinelli PC 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 Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the 1707 Locust Community Improvement District on March 26, 2024.



Jesse Hufft, Chairman

**1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2024-6**

**AUTHORIZE PREPARATION AND SUBMITTAL OF  
FYE 4/30/2024 ANNUAL REPORT TO STATE AUDITOR**

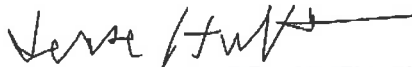
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WHEREAS, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE 1707 LOCUST COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2024 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 Polsinelli PC 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 Polsinelli PC 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 1707 Locust Community Improvement District on March 26, 2024.



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Jesse Hufft, Chairman