

LEWIS RICE

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January 27, 2026

VIA EMAIL: Marilyn.Sanders@kcmo.org

Ms. Marilyn Sanders, City Clerk
City of Kansas City, MO
25th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106

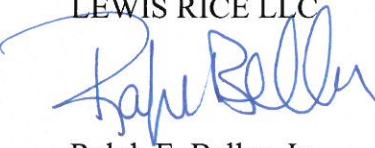
Re: Antioch Center Community Improvement District
Proposed Annual Budget (2026-2027)

Dear Ms. Sanders:

Pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, enclosed for review and comment is the proposed annual budget for the Antioch Center Community Improvement District (the “District”) for the fiscal year ending April 30, 2027.

If you have any questions, please call me.

Very truly yours,

LEWIS RICE LLC

Ralph E. Bellar, Jr.

Encl.

cc: Erich Steyaert (via email: erich.steyaert@kcmo.org)
Dan Horn (via email: danhorn@blueridgetower.net)

**ANTIOCH CENTER
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2026
AND ENDING APRIL 30, 2027
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, 2026 and ending April 30, 2027, 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 2026-2027 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
2026-2027 Annual Budget**

Estimated Carry forward income as of 4/30/26	\$165,997
Estimated Income from 1% CID Sales Tax 2026-2027¹	\$680,000
Total Funds Available	<hr/> <hr/> \$845,997
Expenses	
Legal Fees	\$15,000
Accountant Fees	\$2,500
Misc. Fees & Costs	\$1,500
Security	\$100,000
Common Area Irrigation and Landscaping	\$125,000
Common Area Labor and materials	\$100,000
Common Area Maintenance and Repairs (Snow and trash removal, parking lot, etc.)	\$75,000
2026 EATS to TIFC for Antioch Crossing TIF²	<hr/> \$305,992
Total Expenses	<hr/> \$724,992
Estimated Carry forward income as of 4/30/27	\$121,005

**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.**

¹The 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 \$660,000

²The 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 (\$525,000 for Project 1A; \$135,000 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 \$260,675 and for Project 2B is \$45,317. The actual 2026 EATS payment cannot be calculated until the total amount of 2025 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 2026 at which time the District will make the 2026 EATS payment to the TIF Commission.

Antioch Center Community Improvement District

2026-2027 Budget

	Budget 2026-2027	Budget 2025-2026	Actual 2024-2025
Estimate Carry Forward Income	\$ 165,997.00	\$ 210,989.00	\$ 346,906.00
Estimated Income from 1% CID Sales Tax ¹	\$ 680,000.00	\$ 680,000.00	\$ 682,643.00
Total Funds Available	\$ 845,997.00	\$ 890,989.00	\$ 1,029,549.00

EXPENSES

Legal Fees	\$ 15,000.00	\$ 15,000.00	\$ 13,339.00
Accountant Fees	\$ 2,500.00	\$ 2,500.00	\$ -
2026 EATS to TIFC for Antioch Crossing TIF ²	\$ 305,992.00	\$ -	\$ -
2025 EATS to TIFC for Antioch Crossing TIF ²	\$ -	\$ 305,992.00	\$ -
2024 EATS to TIFC for Antioch Crossing TIF ²	\$ -	\$ -	\$ 311,848.00
Miscellaneous Fees & Costs	\$ 1,500.00	\$ 1,500.00	\$ 3,582.00
Security	\$ 100,000.00	\$ 100,000.00	
Common Area Irrigation and Landscaping	\$ 125,000.00	\$ 125,000.00	
Common Area Labor and Materials	\$ 100,000.00	\$ 100,000.00	
Common Area Maintenance and Repairs (snow and trash removal, parking lot, etc.)	\$ 75,000.00	\$ 75,000.00	
Costs of Cleaning, Maintenance, Security & Certain Improvements within the District	\$ -	\$ -	\$ 267,596.00
Total Expenses	\$ 724,992.00	\$ 724,992.00	\$ 596,365.00
Estimated Carry Forward Income	\$ 121,005.00	\$ 165,997.00	\$ 433,184.00

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, 2026 from the District's 1% sales tax and from sales tax income carried forward from previous years will total \$845,997, and that the District's proposed expenditures during the fiscal year will total \$724,992 leaving a balance of \$121,005 at the end of the District's fiscal year.