

ANNUAL REPORT FOR
Pershing and Grand
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
FISCAL YEAR ENDING APRIL 30TH, 2026

SECTION I

DATE OF REPORT SUBMITTAL: 7/23/2026

DISTRICT POINT OF CONTACT NAME: Jim Mosimann, Counsel for

POINT OF CONTACT PHONE AND EMAIL: 816-691-3174

jim.mosimann@stinson.com

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Erin Brower	erin.brower@hallmark.com	05/2025	05/2029
Nathan Guffey	nathan.guffey@gmail.com	05/2025	05/2029
Lisa Seever	lisa.seever@hallmark.com	05/2023	05/2027
Elizabeth Rosin	elizabeth@rosinpreservation.com	05/2023	05/2027
Steve Doyal	sdoyal@me.com	05/2025	05/2029

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The purpose of the CID is to provide site improvement, maintenance, repair, renovation, and transportation-related improvements within the CID, including but not necessarily limited to, improvements to the existing parking garages, renovation of the Pershing Road and Grand Boulevard overhead pedestrian links, and exterior concrete, as well as to fund costs relating to the maintenance, repair and renovation of public areas within the CID, including but not necessarily limited to, holiday lights, grounds maintenance and snow removal, production and promotion of recreational, cultural and special events (including music), and provision of safety services. The CID imposes and collects a 1% sales tax within the District.

The services provided by the CID during the fiscal year include, but are not necessarily limited to, the services and activities mentioned above and itemized on Exhibit A of Resolution 2025-05 attached to this report.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

DATE PROPOSED BUDGET WAS SUBMITTED: 1/22/2026

DATE ANNUAL BUDGET WAS ADOPTED: 3/23/2026

DATE ANNUAL REPORT WAS SUBMITTED: 7/22/2025

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2025-04	Resolution Appointing Officer
2025-05	Resolution Certifying Reimbursable Project Costs 
2026-01	Approval of Budget of the District for Fiscal Year 2 
2026-02	Appointment of District Officers

BOARD RESOLUTIONS:

☒ **ATTACHED**

☐ **NONE APPROVED**

CID BYLAW AMENDMENTS:

☐ **ATTACHED**

☒ **NONE APPROVED**

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		\$ 69,277.44
REVENUE:		
a) Sales/Use Tax Collections	\$ 769,655.64	
b) Special Assessment Collections	\$	
c) Interest Income	\$ 331.84	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 769,987.48
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0
IV. Services:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0
V. Other Expenses		
a) Bank Fees	\$ 647.81	
b) Legal/Admin Fees	\$ 18,507.00	
c) Interest Expense	\$ 103,206.70	
d) Debt Service Payment *	\$ 591,793.30	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 714,154.81

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	\$ 0	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 0	
IV. Services	\$ 0	
V. Other Expenses	\$ 714,154.81	
TOTAL EXPENSES:		\$ 714,154.81
BALANCE FROM PRIOR FY:		\$ 69,277.44
TOTAL REVENUE:		\$ 769,987.48
LESS TOTAL EXPENSES:		\$ 714,154.81
BALANCE:		\$ 125,110.11

*District pays the District Manager for Reimbursables financed through the CID Revenue Notes.

RELEVANT AGENCY CONTACT INFORMATION:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: redvelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: moaudit@auditor.mo.gov

RESOLUTION NO. 2025-04

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICER

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a new Secretary in accordance with the District's bylaws.

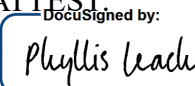
NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. Angie Atkinson is appointed Secretary of the District.
2. This resolution shall take effect immediately.

Adopted this 18th day of December, 2025.

Signed by:

565E37FE7DE5477
Erin Brower, Chairman

ATTEST:
DocuSigned by:

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Phyllis Leach, Secretary

RESOLUTION NO. 2025-05

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") CERTIFYING REIMBURSABLE PROJECT COSTS AND AUTHORIZING THE ISSUANCE OF CID REVENUE NOTE (SERIES 2025-A)

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, et seq., RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the District approved Resolution No. 2017-13 on November 20, 2017, certifying One Million Ninety-Five Thousand Five Hundred Two and 21/100 Dollars (\$1,095,502.21) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2017-A] and that certain Reimbursement Agreement, dated as of November 20, 2017, by and between Crown Center Redevelopment Corporation, a Missouri corporation (the "Developer") and the District (the "Reimbursement Agreement");

WHEREAS, the District approved Resolution No. 2018-04 on December 18, 2018, certifying Four Hundred Ninety-Nine Thousand Two Hundred Fifty-Seven and 84/100 Dollars (\$499,257.84) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2018-A];

WHEREAS, the District approved Resolution 2019-05 on December 16, 2019, certifying Seven Hundred Twelve Thousand Eight Hundred Seventy-Nine and 03/100 Dollars (\$712,879.03) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2019-A];

WHEREAS, the District approved Resolution No. 2020-03 on December 14, 2020, certifying One Hundred Seventy-Five Thousand Fifty-Five and 92/100 Dollars (\$175,055.92) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2020-A];

WHEREAS, the District approved Resolution No. 2021-04 on December 14, 2021, certifying Three Hundred Ninety-Seven Thousand Eight Hundred Fifty-Two and 14/100 Dollars (\$397,852.14) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2021-A];

WHEREAS, the District approved Resolution No. 2022-04 on December 19, 2022, certifying Six Hundred Thirteen Thousand Three Hundred Four and 03/100 Dollars (\$613,304.03) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2022-A];

WHEREAS, the District approved Resolution No. 2023-04 on December 18, 2023, certifying Nine Hundred Two Thousand Three Hundred Ninety-Eight and 91/100 Dollars (\$902,398.91) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2023-A];

WHEREAS, the District approved Resolution No. 2024-04 on December 17, 2024, certifying Seven Hundred Twenty-Two Thousand Ninety-Four and 39/100 Dollars (\$722,094.39) in costs for public improvements benefiting the District and authorizing the CID Revenue Note [Series 2024-A];

WHEREAS, the Developer has validly incurred additional costs for public improvements benefiting the District (the "Reimbursables") and the Board desires to certify and approve these costs for reimbursement;

WHEREAS, pursuant to Section 3 of the Reimbursement Agreement, the Developer has requested that the District enter into a separate revenue note to evidence the District's obligations to repay the certified Reimbursables;

WHEREAS, the Board desires to issue CID Revenue Note [Series 2025-A] payable to the Developer in an aggregate principal amount equal to Seven Hundred Ninety-Nine Thousand Four Hundred One and 42/100 Dollars (\$799,401.42) (the "Series 2025-A Note") to finance the costs of the Reimbursables.

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

- Section 1. The Board hereby finds and determines that the costs set forth in **Exhibit A** as a "Qualifying Amount," attached hereto and incorporated herein by this reference, constitute public improvement costs benefiting the District and that Developer is entitled to reimbursement for such costs in accordance with the amounts incurred by the Developer.
- Section 2. The Board hereby determines that it is in the best interest of the District to issue the Series 2025-A Note to finance the Reimbursables.
- Section 3. The Board hereby approves the execution and delivery by the District of the Series 2025-A Note, in the form substantially similar to that attached as **Exhibit B** hereto, for the purpose of providing funds to finance the costs of the Reimbursables. The Series 2025-A Note shall mature, shall be subject to redemption, shall bear interest at the rate and shall be secured as provided in the Series 2025-A Note.
- Section 4. The Chairman and the Treasurer of the District are hereby authorized and directed to administer the payments and debt service on the Series 2025-A Note in accordance with the terms thereof and to maintain true and accurate records of debt service of the Series 2025-A Note including the receipt of

CID revenues and application of the same as payment on the Series 2025-A Note in accordance with the terms thereof.

Section 5. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 6. This resolution shall take effect immediately.

[REMAINDER OF PAGE LEFT BLANK; SIGNATURE PAGE FOLLOWS]

Adopted this 18th day of December, 2025

Signed by:

Erin Brower

565E37FE7DF5477...

Erin Brower, Chairman

ATTEST:

DocuSigned by:

Angie Atkinson

811BC480908A41F...

Angie Atkinson, Secretary

EXHIBIT A

SCHEDULE OF REIMBURSABLES

Crown Center - expenses incurred on behalf of the Pershing and Grand CID (2025 CID Revenue Note)
updated thru 11/30/2025

Project Costs	Vendor	Name 1	Amount	Purchase order text	Posting Date
CP-00008654-001-001	754197	FREEDOM ELECTRIC SERVICES INC	38,959.39	24015 Square Electrical Upgrades	12/19/2024
CP-00008654-001-001	754197	FREEDOM ELECTRIC SERVICES INC	15,200.00	24015 CO#1 Freedom Electric	12/19/2024
HCE - CC Square			54,159.39		
CP-00009010-001-001	754197	FREEDOM ELECTRIC SERVICES INC	50,803.71	25039 Add electrical infrastructure	9/26/2025
CP-00009010-001-001	754197	FREEDOM ELECTRIC SERVICES INC	37,415.16	25039 Add electrical infrastructure	10/15/2025
CP-00009010-001-001	754197	FREEDOM ELECTRIC SERVICES INC	24,634.50	25039 CO#1 Electrical Work	10/15/2025
CP-00009010-001-001	754197	FREEDOM ELECTRIC SERVICES INC	8,291.50	25039 Electrical Work	11/21/2025
HCE - 2025 Electrical			121,144.87		
CP-00008955-001-001	708679	LYTLE CONSTRUCTION INC	2,691.10	25015 Ice Terrace Pro Shop Acrovyn & Lighting	7/24/2025
CP-00008955-001-001	708679	LYTLE CONSTRUCTION INC	37,496.64	DEC 25015 Ice Terrace Pro Shop Acrovyn	10/13/2025
CP-00008955-001-001	708679	LYTLE CONSTRUCTION INC	4,336.28	DEC 25015 Ice Terrace Pro Shop Acrovyn	10/14/2025
CP-00008955-001-001	708679	LYTLE CONSTRUCTION INC	775.98	DEC 25015 Ice Terrace Pro Shop Acrovyn	11/3/2025
CP-00008955-001-001	749832	LEXINGTON PLUMBING	2,150.00	DEC 25015 Ice Terrace Pro Shop Acrovyn new toilets	11/21/2025
Ice Terrace Pro Shop			47,450.00		
CP-00008994-001-001	725676	SECT THEATRE SUPPLIES INC	20,931.27	25007 Ice Rink Lighting	8/27/2025
Ice Rink Lighting			20,931.27		
EX-00000817-888-888	KH-Vendr	John Rohrer Contracting Co, Inc.	135,022.17	Grand Ave Paver Replacement 2025	8/20/2025
EX-00000817-888-888	KH	KH Labor & Materials	5,099.80	Grand Ave Paver Replacement 2025	9/30/2025
Grand Ave Paver Replacement			140,121.97		
EX-00000825-888-888	KH-Vendr	Metal One	20,076.67	2025 AmRamp Decking Replacem Expns	9/10/2025
AmRamp Decking Replacement			20,076.67		
EX-00000835-888-888	KH-Vendr	John Rohrer Contracting Co, Inc.	9,094.62	2025 Inner-level suspended paver replacement	9/10/2025
Inner-Level Suspended Paver			9,094.62		
1019-87108-814500	723636	RAM TRUCKING INC	88,759.00	Mayor's Christmas Tree hauling	12/8/2025
1019-87108-816000	707918	PAPILLON RIBBON AND BOW INC	471.00	2025 Hmk Mayors Orn White Floss Tassel	8/1/2025
1019-87108-816000	720995	GERSON	3,734.29	Ornaments for Mayors Tree	8/22/2025
1019-87108-816000	770149	BLUE VALLEY LABORATORIES INC	1,525.65	Red Fountain Dye	1/15/2025
1019-87108-816000	770149	BLUE VALLEY LABORATORIES INC	1,220.52	Teal and Blue Fountain Dye	3/11/2025
1019-87108-816000	770149	BLUE VALLEY LABORATORIES INC	1,525.65	Red Fountain Dye	9/12/2025
1019-87108-816000	714754	MPRESS	5,304.00	2025 Box and Tray for Mayor's Ornament	10/8/2025
1019-87108-824000	703064	KIWI CREATIVE LLC	1,250.00	Weekender DVDs	8/26/2025
1019-87108-824000	705455	PROGRESSIVE ELECTRONICS INC	540.00	Repair CC Square Sound System	7/22/2025
1019-87108-824000	711835	ROAD RUNNER SAFETY SERVICES IN	1,095.15	Boulevardia message boards	6/27/2025
1019-87108-824000	716312	BRADLEY M FLEMING	3,196.50	Ticket for Xmas Tree 2025 - wood processing	7/22/2025
1019-87108-824000	725676	SECT THEATRE SUPPLIES INC	15,500.00	Summer Stage Installation	5/9/2025
1019-87108-824000	725676	SECT THEATRE SUPPLIES INC	4,925.00	Sounds and Lights week 1	7/30/2025
1019-87108-824000	725676	SECT THEATRE SUPPLIES INC	9,850.00	Sounds and Lights week 2	7/31/2025
1019-87108-824000	725676	SECT THEATRE SUPPLIES INC	9,850.00	Sounds and Lights week 3	7/31/2025
1019-87108-824000	725676	SECT THEATRE SUPPLIES INC	9,850.00	Sounds and Lights week 4	8/1/2025
1019-87108-824000	726242	WALD AND CO INC	13,945.00	Fireworks - Mayor's Tree Lighting	12/2/2024
1019-87108-824000	764818	A TO Z THEATRICAL	1,885.27	Tin Soldiers & Nutcrackers	12/20/2024
1019-87108-824000	766087	AMERICAN WASTE SYSTEMS	625.00	Toilets Week 3	8/1/2025
1019-87108-824000	772037	WILLIAM TODD OWEN	1,500.00	Band	7/7/2025

Crown Center - expenses incurred on behalf of the Pershing and Grand CID (2025 CID Revenue Note)

updated thru 11/30/2025

Project Costs	Vendor	Name 1	Amount	Purchase order text	Posting Date
1019-87108-824000	772938	CALVIN ARSENIA SCOTT	400.00	Musical Performance - Mayor's Christmas Tree	12/20/2024
1019-87108-824000	775340	DAMIEN SALAZAR	1,500.00	Band	7/7/2025
1019-87108-824000	776666	ALEC CHASE MCROY	1,800.00	Band	7/8/2025
1019-87108-824000	778763	STUDIO RRD INC	450.23	Small tree lighting change	1/16/2025
1019-87108-824000	779050	MAKAYLA SCOTT	1,500.00	Band	7/8/2025
1019-87108-824000	766087	AMERICAN WASTE SYSTEMS	475.00	Toilets WeekEnd	9/12/2025
1019-87108-824000	711835	ROAD RUNNER SAFETY SERVICES IN	1,533.93	Irish Fest Message Boards	9/24/2025
1019-87108-824000	779769	DASH AWAY REINDEER	1,052.00	Deposit for reindeer appearance	11/10/2025
1019-87108-824020	504395	SWANK MOTION PICTURES INC	4,000.00	Movie Licenses 2025	4/16/2025
1019-87108-832020	720743	BROADCAST MUSIC INC	916.00	Music license	10/29/2025
87108 Crown Center Square Admin			190,179.19		
1019-87147-820050	217445	GREATER KANSAS CITY SPORTS FOU	10,000.00	Hospital Hill Run - 1st and 2nd payments	4/15/2025
1019-87147-820050	217445	GREATER KANSAS CITY SPORTS FOU	2,500.00	2025 KC Sports Award presented by Populous	8/1/2025
1019-87147-820050	716241	COTERIE INC	20,000.00	Coterie agreement 2025-26	7/21/2025
1019-87147-820050	726928	BROOKSIDE IRISH REST	12,500.00	Irish Fest 1st Sponsorship Payment	6/3/2025
1019-87147-820050	726928	BROOKSIDE IRISH REST	12,500.00	Irish Fest 2nd Sponsorship Payment	6/17/2025
1019-87147-820050	767571	KC OKTOBERFEST LLC	12,000.00	Sponsorship payments 1 & 2	8/1/2025
1019-87147-820050	777904	BOULEVARDIA	5,000.00	Sponsorship payments 1 & 2	5/9/2025
87147 Crown Center Admin			74,500.00		
1219-87827-812040	500879	WW GRAINGER INC	78.22	Pipe Insulation Wall	1/7/2025
1219-87827-812040	500962	REGAL PLASTIC SUPPLY CO	727.14	Clear UV2 Polycarbonate Sheet	6/17/2025
1219-87827-812040	703230	LEISURE WORLD POOLS INC	1,612.01	Pool Pump	4/1/2025
1219-87827-812040	717697	ASC PUMPING EQUIPMENT INC	590.49	Small Bore Seal Kit	5/12/2025
1219-87827-812040	717697	ASC PUMPING EQUIPMENT INC	744.80	Series 9" Bracket and Frame	5/23/2025
1219-87827-812040	717697	ASC PUMPING EQUIPMENT INC	1,556.41	Impeller, Wear, and Case Rings	5/23/2025
1219-87827-812040	718091	JOHN ROHRER CONTRACTING CO INC	1,700.40	Snow Removal	1/14/2025
1219-87827-812040	749184	LANDSCAPE FORMS INC	25,600.55	Cygnus Sun Shade and Verona chair glides	7/15/2025
1219-87827-812040	772305	WHE H2O KANSAS LLC	916.65	Sodium Hypochlorite cleaning chemicals	7/1/2025
1219-87827-812040	772305	WHE H2O KANSAS LLC	969.92	Sodium Hypochlorite cleaning chemicals	7/25/2025
1219-87827-812040	772305	WHE H2O KANSAS LLC	916.65	Sodium Hypochlorite cleaning chemicals	8/4/2025
1219-87827-812040	775672	DUKE AERIAL INC	1,245.99	Rental of 86' Straight Boom Lift	6/2/2025
1219-87827-812040	776191	ZORO TOOLS INC	85.74	Leak Sealer	4/1/2025
1219-87827-812040	776191	ZORO TOOLS INC	873.66	Pump Tubing Kit and Injection Fitting Assembly	6/23/2025
1219-87827-812040	776191	ZORO TOOLS INC	260.29	EZ Polymeric Jointing Sand	8/25/2025
1219-87827-812040	776191	ZORO TOOLS INC	1,869.73	EZ Polymeric Jointing Sand	8/25/2025
1219-87827-812040	776356	AMAZON CAPITAL SERVICES INC	67.16	Shower Faucet	7/1/2025
1219-87827-812040	776356	AMAZON CAPITAL SERVICES INC	410.02	Swimming Pool Sanitizing Chlorine Tablets	7/1/2025
1219-87827-812040	776689	WHITE CAP LP	260.79	Foam Insulation	4/8/2025
1219-87827-812040	776689	WHITE CAP LP	1,466.22	Concrete Repaie	8/15/2025
1219-87827-812040	776689	WHITE CAP LP	2,055.60	Adhesive Sealant	8/15/2025
1219-87827-812040	776689	WHITE CAP LP	1,106.85	Adhesive Sealant	8/25/2025
1219-87827-812040	776356	AMAZON CAPITAL SERVICES INC	114.94	Pool and Spa Test Kit	9/15/2025
1219-87827-812040	772305	WHE H2O KANSAS LLC	916.65	Sodium Hypochlorite cleaning chemicals	9/15/2025
1219-87827-812040	772305	WHE H2O KANSAS LLC	916.65	Sodium Hypochlorite cleaning chemicals	9/19/2025
1219-87827-812040	718381	HD SUPPLY FACILITIES MAINTENAN	3,482.12	Pool Disinfectant tablets	9/22/2025
1219-87827-812040	776191	ZORO TOOLS INC	410.38	Injection Fitting Assembly, Check Valve	10/7/2025
1219-87827-812040	764257	METAL ONE	2,224.05	Deck spanners for the ADA ramp on the square	11/4/2025
1219-87827-812250	717635	HONEYWELL INTERNATIONAL INC	3,391.96	Bridge Camera	12/3/2024
1219-87827-812250	740765	URBAN ACCESSORIES INC	2,774.50	Tree Grate	9/4/2025
1219-87827-812250	740765	URBAN ACCESSORIES INC	2,774.50	Tree Grate	10/7/2025
1219-87827-812250	749184	LANDSCAPE FORMS INC	20,087.51	Cygnus Sun Shades and Umbrellas	10/27/2025

Crown Center - expenses incurred on behalf of the Pershing and Grand CID (2025 CID Revenue Note)
updated thru 11/30/2025

Project Costs	Vendor	Name 1	Amount	Purchase order text	Posting Date
1219-87827-812270	755454	SPECTRUM PAINT NORTH LLC	279.10	Paint	4/22/2025
1219-87827-812290	717974	FERGUSON ENTERPRISES INC	290.14	Hot Water Fittings	4/15/2025
1219-87827-812290	776356	AMAZON CAPITAL SERVICES INC	33.64	Pool Pump	7/25/2025
1219-87827-816000	776356	AMAZON CAPITAL SERVICES INC	281.08	Heated Water Hose	12/9/2024
1219-87827-816000	776356	AMAZON CAPITAL SERVICES INC	162.58	Heated Water Hose	12/9/2024
1219-87827-816000	776356	AMAZON CAPITAL SERVICES INC	74.77	Paint Protecting Wax	5/12/2025
1219-87827-816000	776356	AMAZON CAPITAL SERVICES INC	13.95	Caulk Guns	6/2/2025
1219-87827-816000	776689	WHITE CAP LP	672.38	Ferrous Stain Remover	10/27/2025
1219-87827-816000	776356	AMAZON CAPITAL SERVICES INC	161.47	Indoor Outdoor Tape	11/25/2025
1219-87827-816080	728670	UMB BANK NA	810.31	Automotive Parts	7/10/2025
1219-87827-816100	776356	AMAZON CAPITAL SERVICES INC	199.60	High-Power Angle Grinder	6/2/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	446.65	Trash disposal/recycling	12/11/2024
1219-87827-824080	759676	ALLIED SERVICES LLC	507.84	Trash disposal/recycling	1/14/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	405.94	Trash disposal/recycling	2/17/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	424.94	Trash disposal/recycling	3/21/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	1,075.81	Trash disposal/recycling	4/24/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	578.18	Trash disposal/recycling	5/15/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	471.06	Trash disposal/recycling	6/16/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	450.12	Trash disposal/recycling	7/11/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	484.86	Trash disposal/recycling	8/12/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	551.15	Trash disposal/recycling	9/10/2025
1219-87827-824080	759676	ALLIED SERVICES LLC	641.93	Trash disposal/recycling	11/14/2025
1219-87827-824189	500753	FREE STATE GROWERS INC	302.00	Planters	7/1/2025
1219-87827-824189	705653	HURST GREENERY	4,688.00	2025 Pershing flower order	8/14/2025
1219-87827-824189	710573	GRASS PAD INC	1,581.91	Landscaping supplies	3/24/2025
1219-87827-824189	710573	GRASS PAD INC	999.00	Landscaping supplies	3/25/2025
1219-87827-824189	740819	SOD SHOP INC	3,258.84	Install sod on Crown Center Square	4/8/2025
1219-87827-824189	740819	SOD SHOP INC	2,407.44	Install sod on Crown Center Square	4/8/2025
1219-87827-824189	776356	AMAZON CAPITAL SERVICES INC	245.43	Fertilizer	6/2/2025
1219-87827-824189	776791	SIGNATURE LANDSCAPE LLC	1,849.78	Replace trees and haul off old trees	6/17/2025
1219-87827-824189	776791	SIGNATURE LANDSCAPE LLC	1,562.84	Replace trees and haul off old trees	7/15/2025
1219-87827-824189	728670	UMB BANK NA	146.45	Soil testing	9/10/2025
1219-87827-824189	710573	GRASS PAD INC	2,957.39	Loveland Renovator Fertilizer	9/19/2025
1219-87827-824189	776356	AMAZON CAPITAL SERVICES INC	323.92	Heavy Duty Oil Stabilizer	10/1/2025
1219-87827-824189	764965	URBAN TREE SPECIALISTS	1,890.00	Prune Crown Center Squire Trees	10/20/2025
1219-87827-824189	710573	GRASS PAD INC	1,404.69	Compost and Grub Killer	10/27/2025
1219-87827-824189	776356	AMAZON CAPITAL SERVICES INC	1,718.16	Gripple UL Loop Hanger	11/4/2025
1219-87827-824189	776356	AMAZON CAPITAL SERVICES INC	1,757.58	Gripple UL Loop Hanger	11/18/2025
1219-87827-824189	776356	AMAZON CAPITAL SERVICES INC	1,824.16	Gripple UL Loop Hanger	11/25/2025
1219-87827-824200	776356	AMAZON CAPITAL SERVICES INC	1,239.80	Winter Bare Ground Solutions	12/22/2024
1219-87827-832020	728670	UMB BANK NA	360.00	Computer and Data Processing	5/8/2025
87827 - KH Square Operations			121,743.44		
Grand Total			799,401.42		

EXHIBIT B
THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT
CID REVENUE NOTE
[SERIES 2025-A]

HOLDER: Crown Center Redevelopment Corporation

PRINCIPAL AMOUNT: \$799,401.42

ISSUE DATE: December 18, 2025

MATURITY DATE: December 18, 2045

This CID Revenue Note, [Series 2025-A] is issued pursuant to Resolution No. 2025-05 (the “Resolution”) of the Board of Directors of the Pershing and Grand Community Improvement District (the “District”). The District, a political subdivision and Community Improvement District of the State of Missouri established in accordance with the Missouri Community Improvement District Act, Sections 67.1401, et seq, RSMo, as amended (the “CID Act”), respectively, for value received, hereby promises to pay Crown Center Redevelopment Corporation, a Missouri corporation (the “Developer”) or assigns, the amount Seven Hundred Ninety-Nine Thousand Four Hundred One and 42/100 Dollars (\$799,401.42) (the “Principal Amount”) and interest thereon from the date hereof until the earlier of (i) the date of repayment, or (ii) twenty (20) years from the Issue Date (the “Maturity Date”), at the Rate of Interest per annum described below. Interest and principal shall be payable biannually on April 1st and October 1st of each year hereafter (the “Payment Date”). Interest shall be calculated on the basis of a 365-day year and actual days elapsed from the date hereof.

The Rate of Interest shall be five percent (5.0%) per annum. Interest and principal shall be payable beginning on the initial Payment Date and continuing on each Payment Date thereafter, in the amount of and to the extent of any and all Available Revenues in the revenue fund established by the District (the “Series 2025-A Fund”), which available revenues constitute the sum of all revenues generated from the sales tax imposed by the District upon all taxable retail sales within the District pursuant to Resolution No. 2017-05 of the District and the CID Act, less the (i) reasonable and actual annual operating costs of the District, (ii) the debt service for the CID Revenue Note [Series 2017-A], (iii) the debt service for the CID Revenue Note [Series 2018-A], (iv) the debt service for the CID Revenue Note [Series 2019-A], (v) the debt service for the CID Revenue Note [Series 2020-A], (vi) the debt service for the CID Revenue Note [Series 2021-A], (vii) the debt service for the CID Revenue Note [Series 2022-A], (viii) the debt service for the CID

Revenue Note [Series 2023-A], and (ix) the debt service for the CID Revenue Note [Series 2024-A] (the “Available Revenues”). Any interest accruing and remaining unpaid shall be added to the principal. Subject to the consent of the Holder in its sole discretion, Available Revenues may be used to pay extraordinary expenses of the District prior to the payment of principal and interest hereunder. The principal sum of this Note shall be repaid to the extent of Available Revenues, after the payment of all accrued interest. If not sooner repaid, the entire remaining outstanding principal balance hereof, together with all interest thereon, shall be payable on the Maturity Date.

NOTWITHSTANDING ANY OF THE FOREGOING, THE OBLIGATIONS OF THE DISTRICT WITH RESPECT TO THIS NOTE TERMINATE ON THE 19TH DAY OF DECEMBER, 2045, WHETHER OR NOT THE PRINCIPAL AMOUNT OR INTEREST THEREON HAS BEEN PAID IN FULL.

This Note constitutes a special, limited obligation of the District payable as to principal and interest solely from the Available Revenues on deposit in the Fund.

This Note is secured only by Available Revenues and shall not constitute a general obligation of the City of Kansas City, the State of Missouri or any other political subdivision thereof and does not constitute an indebtedness within the meaning of any constitutional or statutory debt limitation or restriction.

IN WITNESS WHEREOF, the Pershing and Grand Community Improvement District has executed this Note by causing it to be signed its Chairman and attested by its Secretary.

THE PERSHING AND GRAND COMMUNITY
IMPROVEMENT DISTRICT

Erin Brower, Chairman

ATTEST:

Angie Atkinson, Secretary

RESOLUTION NO. 2026-01

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2027

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, et seq., RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board desires to approve the District's proposed budget for fiscal year 2027, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year 2027.
- Section 2. The District's legal counsel is authorized to take all action necessary to carry out this Resolution.
- Section 3. This resolution shall take effect immediately.

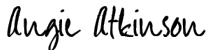
Adopted this 23rd day of March, 2026.

Signed by:

565E37FE7DF5477...

Erin Brower, Chairman

ATTEST:

DocuSigned by:

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Angie Atkinson, Secretary

EXHIBIT A**PERSHING & GRAND COMMUNITY IMPROVEMENT DISTRICT
MAY 1, 2026 – APRIL 30, 2027 BUDGET (FY-2027)****BUDGET MESSAGE:**

The Pershing & Grand Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on May 25, 2017 by virtue of Ordinance No. 170362 approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District adopted a fiscal year of May 1 to April 30.

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by a sale tax election held on June 29, 2017.

The District was formed to (i) provide or cause to be provided for the benefit of the District, certain services ("the Eligible Services"), (ii) issue obligations ("CID Debt") to finance the costs of the 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 the CID Debt, (iii) authorize and collect a sales and use tax ("District Sales Tax"), (iv) coordinate efforts to improve the District and meet the District purposes, (v) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District, (vi) implement the Eligible Services and public improvements, (vii) share the costs incurred by the District through sales and use taxes; and (viii) support the financing of other economic development undertakings within the boundaries of the District. The Eligible Services may generally include, but are not necessarily limited to, (i) providing maintenance, repair, and renovation of public areas within the District, and (ii) providing site improvement, maintenance, repair, renovation, and transportation-related improvements within the District, which shall include but not necessarily be limited to improvements to the existing parking garages, renovation of the Pershing Road and Grand Boulevard overhead pedestrian links, and exterior concrete work.

Major Changes: None

	FYE 2027*	FYE 2026*	FYE 2025**
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$63,527	\$69,277	\$126,371
ESTIMATED REVENUE:			
- Sales/Use Tax (Rate: 1% effective June 29, 2017)	\$800,000	\$750,000	\$751,644
- Interest Earned	\$750	\$750	\$762
TOTAL REVENUE:	\$800,750	\$750,750	\$752,406
ESTIMATED EXPENDITURES:			
- Administrative	\$1,500	\$1,500	\$1,646
- Legal Costs	\$5,000	\$5,000	\$12,853
- Debt Service	\$710,000	\$660,000	\$720,288
- Interest Expense	\$90,000	\$90,000	\$74,712
TOTAL EXPENDITURES:	\$806,500	\$756,500	\$809,499
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$57,777	\$63,527	\$69,277
*Estimated values.			
**Actual values.			

RESOLUTION NO. 2026-02

THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE PERSHING AND GRAND COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 170362 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

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

1. Erin Brower is appointed Chairman of the District.
2. Nathan Guffey is appointed Vice Chairman of the District.
3. Angie Atkinson is appointed Secretary of the District.
4. Joe Garcia is appointed Treasurer of the District.
5. Crown Center Redevelopment Corporation is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 23rd day of March, 2026.

Signed by:
Erin Brower
585837FE7DF5477

Erin Brower, Chairman

ATTEST:

DocuSigned by:
Angie Atkinson
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Angie Atkinson, Secretary