2025 ANNUAL REPORT FOR
THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 19, 2025
CID Contact Information: Jeff Keeley jkeeley@kansascityic.com
Political Subdivision or Not for Profit: Political Subdivision
Date of and Ordinance No: October 6, 2016 Ordinance No. 160669

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Charles Hughes	chughes@kansascityic.com	10/2025	10/2029
James Halloran	jhalloran@kansascityic.com	10/2023	10/2027
Jeff Keeley	jkeeley@kansascityic.com	10/2025	10/2029
Samantha Turley	sturley@kansascityic.com	10/2023	10/2027
Jessica Cooney	jcooney@kansascityic.com	03/2025	10/2027

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SECTION III

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purposes of the District are to: (a) provide or cause to be provided for the benefit of the District, certain services ("the Eligible Services") described below; (b) 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; and (c) authorize and collect a sales and use tax.

The Eligible Services may generally include, but are not necessarily limited to, the interior and exterior renovations of the InterContinental Hotel and structural improvements to its parking garage. The District provided repair services for guestroom wall vinyl renovation, mechanical, electrical and plumbing in those selected guestrooms as well as roof repairs, and stucco repair/replacement on the exterior of the building.

The District's source of revenue is a one percent (1.0%) sales and use tax (the "District Sales Tax") imposed 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 December 20, 2016. The District Sales Tax commenced on April 1, 2017 and shall continue until the earlier of (i) satisfaction of the CID Debt or (ii) 20 years following the effective date of the ordinance establishing

the District. On May 10th, 2017, the Board of Directors of the District adopted Resolution No. 2017-03 which authorized the District to issue a CID Revenue Note in an aggregate principal amount equal to Sixteen Million One-Hundred Five Thousand Nine Hundred One and 46/100 Dollars ($16,105,901.46) (the "Revenue Note") for the purpose of reimbursing TPG KC MO I, LLC (the "Developer") for the cost of the Eligible Services incurred by Developer.

SECTION IV

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2025 submitted to City Clerk: January 31, 2024
Annual budget for FYE 2025 adopted: June 10, 2024
Annual Report for FYE 2024 submitted: August 22, 2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES)

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Nominating and Confirming a Slate of Successor Directors
2025-02	Appointing Officers for Fiscal Year 2026
2025-03	Approving the Budget for Fiscal Year 2026

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SECTION VI

REVENUE AND EXPENSES (FY MAY 1, 2024 - APRIL 30, 2025)

INCOME:		
a) Sales & Use Tax (Rate of Assessment: 1%)		$230,339.77
b)		
c)		
TOTAL INCOME		**$230,339.77**
EXPENSES:		
I. Administrative:		
a) Legal Fees	$3,272.50	
b) Bank fees		
c) Insurance		
SUB-TOTAL	**$3,272.50**	
II. Services:		
a)		
b)		
SUB-TOTAL		
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL		
IV. Other		
a) CID Revenue Note Payment**	$227,067.27	
b)		
c)		
SUB-TOTAL	**$227,067.27**	
EXPENSE TOTAL:	**$3,272.50**	
I. Administrative		
II. Services		
III. Capital Improvements		
IV. Other		
TOTAL EXPENSES	**$230,339.77**	
TOTAL INCOME		**$230,339.77**
LESS TOTAL EXPENSES		$230,339.77
BALANCE		**$0.00**

** District issued a CID Revenue Note to the Developer for the purpose of reimbursing the Developer for the cost of interior and exterior renovations of the InterContinental Hotel and structural improvements to its parking garage.

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: redevelopment@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 65102
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65105-3380
Phone: 573-751-4213
Email: localgovernment@auditor.mo.gov

RESOLUTION NO: 2025-01

THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 160669 adopted by the City Council of the City 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; and

WHEREAS, the Petition authorizes the Board of Directors of the District (the "Board") to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, the Board wishes to fill a vacant seat on the Board and the Board wishes to appoint a Successor Director to fill the vacancy; and

WHEREAS, the terms of Charlies Hugues and Jeff Keeley expire in October 2025 and the Board wishes to appoint and confirm a slate of Successor Directors; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, a slate of individuals nominated to serve as Successor Directors and Interim Directors in accordance with the qualifications set forth in the Petition.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the InterContinental Community Improvement District, as follows:

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:

   a. 4 Year Term expiring 10/2027 – Jessica Cooney;
   b. 4 Year Term expiring 10/2029 – Charlie Hughes; and
   c. 4 Year Term expiring 10/2029 – Jeff Keeley.

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

3. This Resolution shall take effect immediately.

Adopted this 19th day of March, 2025.

DocuSigned by:
Charlie Hughes

Charlie Hughes, Chairman

ATTEST:

DocuSigned by:

James Halloran, Secretary

RESOLUTION NO: 2025-02

THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 160669 adopted by the City Council of the City 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 of the District (the "Board") 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. Charlie Hughes is appointed Chairman of the District.

2. James Halloran is appointed Vice Chairman of the District.

3. James Halloran is appointed Secretary of the District.

4. Samantha Turley is appointed Treasurer of the District.

5. Jeff Keeley is appointed District Manager of the District.

6. This resolution shall take effect immediately.

Adopted this 19th day of March, 2025.

DocuSigned by:
Charlie Hughes
Charlie Hughes, Chairman

ATTEST:

DocuSigned by:
James Halloran, Secretary

RESOLUTION NO. 2025-03

THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025

WHEREAS, the District, which was formed by Ordinance Number 160669 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the "Missouri Community Improvement District Act", Sections 67.1401 et seq, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board desires to approve the District budget for fiscal year 2025, in substantially the form attached hereto as Exhibit A.

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

Section 1. The Board approves the proposed budget for fiscal year 2025.

Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This Resolution shall take effect immediately.

Adopted this 19th day of March, 2025.

DocuSigned by:
Charlie Hughes
Charlies Hughes, Chairman

ATTEST:

DocuSigned by:
James Halloran, Secretary

EXHIBIT A

THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT
MAY 1, 2025 – APRIL 30, 2026 BUDGET (FYE-2026)

BUDGET MESSAGE:

The InterContinental Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on October 6, 2016 by virtue of an ordinance 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 has adopted a fiscal year of May 1st to April 30th.

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 December 20, 2016 and the CID Revenue Note approved by the Board of Directors of the District (the "Board") on May 10, 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) 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, (v) implement the Eligible Services and public improvements; and (vi) share the costs incurred by the District through sales and use taxes. The Eligible Services may generally include, but are not necessarily limited to, the interior and exterior renovations of the InterContinental Hotel and structural improvements to its parking garage.

Major Changes: None.

	FYE 2026*	FYE 2025*	FYE 2024**
FUNDS AVAILABLE:			
Cash on Hand (Beginning of Fiscal Year)	$0.00	$0.00	$0.00
ESTIMATED REVENUE:			
- Sales/Use Tax (1.00% effective 7/1/2009)	$150,000.00	$150,000.00	$278,865.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	$150,000.00	$150,000.00	$278,865.00
ESTIMATED EXPENDITURES:			
-Administrative costs (e.g., insurance)	$2,200.00	$2,200.00	$1,654.00
- CID Revenue Note Payment	$147,800.00	$147,800.00	$277,212.00
TOTAL ESTIMATED EXPENDITURES	$150,000.00	$150,000.00	$278,865.00
FUNDS AVAILABLE:			
-Cash on Hand End of Fiscal Year	$0.00	$0.00	$0.00

*Estimated values.
**Actual values.