

METRO NORTH SQUARE AND COMMONS COMMUNITY IMPROVEMENT DISTRICT

SECTION I

Date Submitted: August 29 2023

District Contact: Patricia Jensen; 816-753-9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

SECTION II Current Board Members and Contact Information

Garry Hayes [garry@mdmgt.com](mailto:garry@mdmgt.com)

Regina Walters [regina@mdmgt.com](mailto:regina@mdmgt.com)

John Elliott [john@mdmgt.com](mailto:john@mdmgt.com)

Martin Davis [martin@mdmgt.com](mailto:martin@mdmgt.com)

Andrew Danner [andrew@winfieldrealestate.com](mailto:andrew@winfieldrealestate.com)

SECTION III Services provided during current fiscal year

District was formed for the purpose of providing funding for removal of blight, including the demolition, removal, renovation, reconstruction, or rehabilitation of portions of buildings and related improvements, and constructing improvements, structures, and interior spaces within the boundaries of District. District's infrastructure and interior improvements were completed prior to Ord. 210565.

SECTION IV

Budget adopted 1/27/23 and submitted 1/27/23; annual report submitted 8/29/23

SECTION V Resolution approved during fiscal year 2023:01 (FYE 4/30/24 budget) (copy attached)

SECTION VI Revenue and Expenses (for detail see attached MO Local Government Financial Statement)

REVENUE		
Sales/Use Tax Collections	\$198,389	
EXPENSES		
Public Infrastructure Improvements		
Interior Improvements		
Exterior Improvements		
Services		
Other Expenses (legal, insurance, principal on debt)	\$204,326	
TOTAL EXPENSES		\$204,326
TOTAL REVENUE		\$198,389
LESS TOTAL EXPENSES		\$204,326
BEGINNING BALANCE		\$64,869
BALANCE		\$58,932

Missouri Dept of Economic Development  
Attn: CID Annual Report  
PO BOX 1157, Jefferson City MO 65102  
573-522-8004; [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

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

Missouri State Auditor  
Attn: CID Annual Report  
PO Box 869, Jefferson City MO 65102  
573-751-4213; [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

Missouri Dept of Revenue  
Attn: CID Annual Report  
PO BOX 3380  
Jefferson City, MO 65105  
573-751-4876; [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)



**METRO NORTH SQUARE AND COMMONS**  
**COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2023:01**

**Approving Annual Budget for FY May 1, 2023 – April 30, 2024**

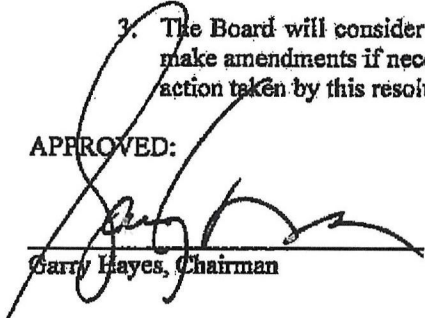
**Adopted by Board of Directors January 27, 2023**

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the District shall approve an annual budget for its fiscal year beginning May 1, 2023 and ending April 30, 2024;

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2023 - April 30, 2024, in substantially the form attached hereto, is approved.
2. Counsel shall submit the proposed budget to the City of Kansas City, MO ("City"), MO Department of Revenue, and MO State Auditor pursuant to RSMo §67.1471(2).
3. The Board will consider written comments received from the City to the budget and make amendments if necessary. If no written comments from the City are received, the action taken by this resolution shall be final.

APPROVED:

  
\_\_\_\_\_  
Garry Hayes, Chairman

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2023 - APRIL 30, 2024  
BUDGET**

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024 BUDGET**

***BUDGET MESSAGE***

The Metro North Square and Commons Community Improvement District ("District") was declared established by Ordinance No. 120092 of the City Council of the City of Kansas City on February 2, 2012. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On February 14, 2012, the District's Board of Directors passed Resolution No. 2012:03 which imposed, upon approval of the qualified voters of the District, a nine-tenths of one percent (0.9%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

On March 8, 2012, the District's Board of Directors passed Resolution No. 2012:06 which rescinded the 0.9% sales tax and imposed, upon approval of the qualified voters of the District a seven-eighths of one percent (0.875%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

The District has entered into a Reimbursement Agreement with Metro North Square L.P. and MN Plaza Properties LLC, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	<b>Operating Fund Budget</b>	<b>Debt Service Budget</b>	<b>Project Funds Budget</b>	<b>Fiscal Year Ending April 30, 2024</b>	<b>Fiscal Year Ending April 30, 2023</b>	<b>Fiscal Year Ending April 30, 2022</b>	<b>Fiscal Year Ending April 30, 2021</b>
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
* Advances from developer	\$ -	\$ -	\$ 2,500,000	\$ 2,500,000	\$ -		\$ -
<b>Revenue Funds:</b>							
CID Sales & Use Tax Revenues	-	200,000	-	200,000	200,000	175,215	130,489
<b>TOTAL REVENUES</b>	<u>-</u>	<u>200,000</u>	<u>2,500,000</u>	<u>2,700,000</u>	<u>200,000</u>	<u>175,215</u>	<u>130,489</u>
<b>EXPENDITURES:</b>							
* CID public Improvements	-	-	2,500,000	2,500,000	-	-	-
** Repayment of debt on developers advances (including accrued interest)	-	185,000	-	185,000	185,000	154,514	126,282
Accounting fees	4,000	-	-	4,000	4,000	-	-
Legal fees	9,500	-	-	9,500	9,500	2,252	1,141
Insurance costs	1,500	-	-	1,500	1,500	1,296	1,280
Other operating costs of the district	-	-	-	-	-	-	-
<b>TOTAL EXPENDITURES</b>	<u>15,000</u>	<u>185,000</u>	<u>2,500,000</u>	<u>2,700,000</u>	<u>200,000</u>	<u>158,062</u>	<u>128,703</u>
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	<u>15,000</u>	<u>(15,000)</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>	<u>-</u>
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ -</u>	<u>\$ 17,153</u>	<u>\$ 1,786</u>

\* \$4,589,062 in CID public improvement costs were previously certified by the CID Board to be repaid to the developer.

\*\* The repayment of debt on developer advances has been applied to interest/principal pursuant to the Reimbursement Agreement.

**METRO NORTH SQUARE AND COMMONS  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024 BUDGET**

***BUDGET SUMMARY***

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.

<b>MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</b>	1. Financial Statement Summary for the Year Ended		Month	Year
			APRIL	2023
	2. Name of political subdivision		METRO NORTH SQUARE & COMMONS CID	
	3. Political subdivision number		17-024-0006	
4. Name of county		CLAY COUNTY		
5. Name of contact		6. Mailing address		
Patricia Jensen		4510 Belleview Ave, Suite 300 Kansas City, MO 64111		
7. Telephone number	8. Fax number	9. Email address		
816-753-9200	816-753-9201	pjensen@rousepc.com		
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. Debt Service		
		2. Project		
		3.		

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

Preparer's name, title and date (required)

S E Cooper & Associates PC	CPA	8/27/2023
Preparer's Name	Title	Date

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

Please mail the completed form to

State Auditor's Office  
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**

METRO NORTH SQUARE & COMMONS CID

**A. Receipts**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	\$
2. Total sales tax		194,554		194,554		
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. Use Tax		6,714		6,714		
b.		0				
c.		0				
d.		0				
e.		0				
f.		0				
g.		0				
h.		0				
i. <b>TOTAL</b>						
Sum of lines 14a-h	\$	6,714	\$	6,714	\$	0
15. <b>SUBTOTAL</b>						
Sum of items 1-14i	\$	201,268	\$	201,268	\$	0

**Part I - FINANCIAL STATEMENT - Continued**

**METRO NORTH SQUARE & COMMONS CID**

**A. Receipts - Continued**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$	201,268	0	201,268	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>		10		10		
<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>						
Change from prior year in						
a. sales taxes rec from DOR Prior year developer		-6,370		-6,370		
b. advances		3,481		3,481		
c. Interfund transfers		0	3,481	-3,481		
d. <b>TOTAL</b> <i>Sum of lines 22a-c</i>	\$	-2,889	3,481	-6,370	0	0
<b>23. TOTAL RECEIPTS</b> <b>Sum of items 15 through 22d</b>	\$	198,389	3,481	194,908	0	0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

**Part I - FINANCIAL STATEMENT - Continued**

**METRO NORTH SQUARE & COMMONS CID**

**B. Disbursements (by function)**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Project Fund</b>	<b>Fund</b>
1. Highways and streets	\$ 0				
2. Financial administration	0				
3. Central administration	0				
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	1,281	1,281			
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>					
<b>Sum of lines 1-22</b>	\$ 1,281	\$ 1,281	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

**METRO NORTH SQUARE & COMMONS CID**

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

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 1,281	\$ 1,281	\$ 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>					
<b>a.</b> Insurance	1,200	1,200			
<b>b.</b> Principal/interest on debt City of KCMO - CID Annual	200,845		200,845		
<b>c.</b> Submission Fee	1,000	1,000			
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> <b>Sum of items 23-31</b>	\$ 204,326	\$ 3,481	\$ 200,845	\$ 0	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	3,481	3,481			
<b>4. SUBTOTAL</b> <b>Sum of items C1-3</b>	\$ 3,481	\$ 3,481	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

METRO NORTH SQUARE & COMMONS CID

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

FUNDS - Report in whole dollars

	TOTAL all funds	FUNDS - Report in whole dollars		
		General Fund	Debt Service Fund	Project Fund
<b>4. SUBTOTAL</b> <i>(from page 6)</i>	\$ 3,481	\$ 3,481	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>				
a. Principal/interest on debt	200,845		200,845	
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> <b>(by object)</b> <b>Sum of items 4-6b</b>	\$ 204,326	\$ 3,481	\$ 200,845	\$ 0

**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> <b>Sum of items D1 and 2</b>	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

METRO NORTH SQUARE & COMMONS 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	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a. Certified Costs Payable	4,589,062	0	0	4,589,062
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 4,589,062	\$ 0	\$ 0	\$ 4,589,062

**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	\$ 200,845

**F. Statement of Assessed Valuation and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
4. Sum of items F1-3	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. SALES TAX	0.8750
2. USE TAX	0.8750
3.	
4.	
5.	
6.	

**Part II - FINANCIAL STATEMENT SUMMARY**

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
A. Beginning balance	\$ 64,869	\$ 0	\$ 64,869	\$ 0	\$ 0
B. Total receipts	198,389	3,481	194,908	0	0
C. Total disbursements	204,326	3,481	200,845	0	0
D. Ending balance	\$ 58,932	\$ 0	\$ 58,932	\$ 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.*