



August 28, 2020

VIA U.S. POSTAL SERVICE CERTIFIED MAIL

Missouri Department of Economic Development
Attn: CID Annual Report
301 W. High Street
P.O. Box 118
Jefferson City, Missouri 65102

City of Kansas City, Missouri
Attn: City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106


**Re: Metro North Crossing Community Improvement District
Annual Report for Fiscal Year Ending April 30, 2020**

Dear Clerk and Department of Economic Development:

On behalf of the Metro North Crossing Community Improvement District (the "District"), enclosed please find the District's Annual Report for the Fiscal Year ending April 30, 2020, as required by R.S.Mo. § 67.1471.4 ("Annual Report").

Should you have any questions, please do not hesitate to contact the undersigned as the District's legal counsel at 816-875-3313.

Best regards,


Spencer R. Thomson, Esq.

cc: D. Neal Whitehead, Chairman (via email only)
Dave Horn (via email only)
Patricia Soli, City of Kansas City, Missouri (via email only)

Annual Report
Metro North Crossing Community Improvement District
Fiscal Year Ended April 30, 2020

Section I: General Information

1. Name of CID (“District”): Metro North Crossing Community Improvement District
2. Date of Submission: August 28, 2020
3. Report Period: May 1, 2019-April 30, 2020
4. Contact Information:
 - a. District Chairman: D. Neal Whitehead
4240 Blue Ridge Boulevard, Suite 900
Kansas City, Missouri 64133
816.353.1390
DNWhitehead@blueridgetower.net
 - b. District Legal Counsel: Thomson, LLC
4700 Belleview Avenue, Suite 404
Kansas City, Missouri 64112
816.875.3300
sthomson@thomsonkc.com
5. Political Subdivision or Not For Profit: Political Subdivision
6. Date of and Ordinance No: December 14, 2017 / Ordinance No. 170975

Section II: Purpose of CID and Services Performed during Fiscal Year 2018-2019

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the “Project”). The Project envisioned by the District plan entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Barry Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and North Wyandotte Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public

road improvements to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Construct new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (e) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; and (k) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District.

The District completed the following improvements and services in Fiscal Year 2019-2020: completion of demolition and blight removal, architectural, engineering and surveying as discussed in the Petition to Establish the Metro North Crossing Community Improvement District, engagement of professional services, initiated site work, grading and public infrastructure.

Section III: Board Members/Directors

As of the date of the most recent meeting of the Board (March 16th, 2020), the Officers and Directors of the Board are as follows:

D. Neal Whitehead	Chairman
Shannon Meyer	Vice-Chairman
Jamie Belew	Secretary
Tracy Ryan-Hoover	Treasurer
VACANCY	Director

Section IV: Revenues and Expenses

The Sales and Use Tax became effective October 1, 2018. The District generated revenue totaling \$92,348.52 during Fiscal Year 2019-2020. The District continued to incur liability for future reimbursement under the Reimbursement Agreement, which Reimbursement Agreement was executed on February 22, 2018 between the District and Metro North Crossing, LLC, the Developer. The Reimbursement Agreement was approved by District Resolution 2018-10 and certain costs have been certified for reimbursement under District Resolution 2018-15 both of which Resolutions have been previously provided in the Fiscal Year 2017-2018 Annual Report.

REVENUE AND EXPENSES:

INCOME:		
a) Local Sales Tax Revenue		\$92,348.52
b) Misc. Income		\$0.00
TOTAL INCOME		\$92,348.52
EXPENSES:		
I. Administrative:		
a) Payroll & Benefits	\$0.00	
b) Postage	\$0.00	
c) Office Supplies	\$13.28	
d) Bank Fees	\$	
SUB-TOTAL	\$13.28	
II. Services:		
a) Parking Lot Repair and Maintenance	\$0.00	
b) Sweeping	\$0.00	
c) Trash Hauling and Litter Removal	\$0.00	
d) Utilities (Common Area Lighting & Irrigation)	\$0.00	
e) Snow Removal	\$0.00	
f) Landscaping/Mowing	\$0.00	

g) Contracted Services	\$0.00	
h) Legal	\$3,102.50	
i) Security	\$0.00	
SUB-TOTAL	\$3,102.50	
EXPENSE TOTAL:		
I. Administrative	\$13.28	
II. Services	\$3,102.50	
TOTAL EXPENSES	\$3,115.78	
TOTAL INCOME		\$92,348.52
LESS TOTAL EXPENSES		\$3,115.78
BALANCE		\$89,232.74

Section V: Resolutions Adopted

The below is a list of all Resolutions adopted by the Board during Fiscal Year 2019-2020 (the Resolutions referenced below are also attached to this Annual Report):

1. Resolution 2020-01: Ratifying Past Actions
2. Resolution 2020-02: Adopting Annual Budget for Fiscal Year 2020-2021
3. Resolution 2020-03: Approving Administrative Matter and Ratifying Past Administrative Matters
4. Resolution 2020-04: Adopting the Annual Report for Fiscal Year Ended April 30, 2019
5. Resolution 2020-05: Adopting the Annual Financial Statement for Fiscal Year Ended April 30, 2019

**Annual Financial Report of Metro North Crossing
Community Improvement District
Fiscal Year Ended April 30, 2020**

BEGINNING BALANCE (AS OF MAY 1, 2019)		\$32,534.76
INCOME		
a) Interest earned on Bank Acct		\$0
b) Sales Tax Income		\$92,348.52
TOTAL INCOME		\$92,348.52
EXPENSES¹		
a) Legal Fees	\$3,102.50	
b) Bank Fees	\$	
c) Office Supplies	\$13.28	
d) TOTAL EXPENSES	\$3,115.78	
INCOME LESS EXPENSES	\$89,232.74	
ENDING CASH BALANCE (AS OF APRIL 30, 2020)		\$121,767.50

Notes:

- 1) No bonded indebtedness has been issued by the political subdivision
- 2) No property tax has been levied by this political subdivision

¹The expenses detailed indicate those expenses actually paid out of the District's bank account, but do not detail those expenses incurred by the Developer for the District under the Reimbursement Agreement since those have not been paid by the District.