

ANNUAL REPORT FOR  
THE CREEKWOOD COMMONS  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

Date: August 15, 2024

CID Contact Information: Brent Hathaway

[b\\_hathway@woodburycorp.com](mailto:b_hathway@woodburycorp.com)

(801) 485-7770

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 6<sup>th</sup>, 2016 Ordinance No. 160714

**SECTION II**

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 in Paragraph B of this Article; (b) issue obligations (“CID Obligations”) 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 Obligations; and (c) authorize and collect a sales tax.

The District’s purposes shall be implemented according to the provisions of Section 67.1461 (“Powers of the District”) of the Act. The District will serve as an economic development tool that allows landowners in the District to: (a) coordinate efforts to improve the District and meet the District purposes; (b) plan Eligible Services and/or any other public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (c) implement the Eligible Services and any other public improvements; (d) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition and the Act; and (e) support the financing of other economic development undertakings within the boundaries of the District.

The Eligible Services shall generally include, but are not necessarily limited to: (a) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive Image and Marketing Plan; (b) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District; (c) providing maintenance of public areas within the District; (d) providing site improvement and transportation-related improvements within the District; and (e) advocating and providing assistance to attract further investment within the District.

### **SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Kevin Ward – [k\\_ward@woodburycorp.com](mailto:k_ward@woodburycorp.com)  
Madelyne Mundell – [m\\_mundell@woodburycorp.com](mailto:m_mundell@woodburycorp.com)  
Kevin Siercks - [k\\_Sierkds@woodburycorp.com](mailto:k_Sierkds@woodburycorp.com)  
Drew Royals – [d\\_royals@woodburycorp.com](mailto:d_royals@woodburycorp.com)  
Jeff Hendricks - [j\\_hendricks@woodburycorp.com](mailto:j_hendricks@woodburycorp.com)

**SECTION IV**

REVENUE AND EXPENSES FY 2023 (MAY 1, 2023 – APRIL 30, 2024)

|                                     |                     |                     |
|-------------------------------------|---------------------|---------------------|
| <b>INCOME:</b>                      |                     |                     |
| a) Beginning Balance                |                     | \$408,668.27        |
| b) MO DOR Sales                     |                     | \$183,079.30        |
| c) Use Tax                          |                     | \$3,383.99          |
| d) Interest                         |                     | \$35.44             |
| <b>TOTAL INCOME</b>                 |                     | <b>\$595,167.00</b> |
| <b>EXPENSES:</b>                    |                     |                     |
| I. Administrative:                  |                     |                     |
| a) Legal Fees                       | \$1,960.50          |                     |
| b) Accounting Fees                  |                     |                     |
| c) Audit Fees                       |                     |                     |
| c) Bank Fees                        | \$725.00            |                     |
| d) Operating Costs – Other - IT     |                     |                     |
| e) Insurance                        | \$2,322.00          |                     |
| f) Postage                          |                     |                     |
| <b>SUB-TOTAL</b>                    | <b>\$6,007.50</b>   |                     |
| II. Services:                       |                     |                     |
| a) Repairs & Maintenance            | \$9,801.07          |                     |
| b) Landscaping                      | \$43,721.83         |                     |
| c) Sweeping                         | \$40,150.00         |                     |
| d) Snow Removal                     | \$54,811.50         |                     |
| e) Parking Lot Maintenance & Repair | \$39,823.00         |                     |
| f) Contract Services – Security     | \$18,600.00         |                     |
| g) Building Maintenance             | \$33,947.75         |                     |
| h) Janitorial                       | \$17,132.00         |                     |
| i) Water                            | \$23,194.71         |                     |
| j) Pressure washing                 | \$2,110.00          |                     |
| k) Holiday décor                    | \$3,400.00          |                     |
| l) Trash                            | \$46,225.99         |                     |
| m) Signs & Directories              | \$14,235.40         |                     |
| n) Electricity                      | \$7,464.93          |                     |
| o) Lighting                         | \$18,720.15         |                     |
| <b>SUB-TOTAL</b>                    | <b>\$373,338.33</b> |                     |
| III. Capital Improvements           |                     |                     |
| a)                                  |                     |                     |
| b)                                  |                     |                     |
| <b>SUB-TOTAL</b>                    |                     |                     |
| IV. Other                           |                     |                     |
| a) City of KC Annual Review Fee     | \$1,000.00          |                     |
| b)                                  |                     |                     |
| <b>SUB-TOTAL</b>                    | <b>\$1,000.00</b>   |                     |
| <b>EXPENSE TOTAL:</b>               |                     |                     |
| I. Administrative                   | \$6,007.50          |                     |
| II. Services                        | \$373,338.33        |                     |
| III. Capital Improvements           | \$0.00              |                     |
| IV. Other                           | \$1,000.00          |                     |
| <b>TOTAL EXPENSES</b>               | <b>\$380,345.83</b> |                     |
| <b>TOTAL INCOME</b>                 |                     | <b>\$595,167.00</b> |
| <b>LESS TOTAL EXPENSES</b>          |                     | <b>\$380,345.83</b> |
| <b>BALANCE</b>                      |                     | <b>\$214,821.17</b> |

**SECTION V**

**LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024  
(MAY 1, 2023 – APRIL 30, 2024)**

| <b>RESOLUTION NUMBER</b> | <b>RESOLUTION TITLE</b>                               |
|--------------------------|---|
| 2024-01                  | Resolution Appointing Officers for Fiscal Year 2025   |
| 2024-02                  | Resolution Appointing the Budget for Fiscal Year 2025 |
|                          |   |

Proposed Annual Budget for Fiscal Year 2025 Submitted January 12, 2024

Date Proposed Annual Budget Submitted January 30, 2023

Date 2023 Annual Report Submitted August 28, 2023

**SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
301 W. High Street, P. O. Box 118  
Jefferson City, MO 65102  
Phone: 1-573-526-8004  
Fax: 1-573-522-9462  
Email: [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Clerk@kcmo.org](mailto:Clerk@kcmo.org)

Missouri Dept. of Revenue  
Attn: CID Annual Report  
P.O. Box 3380 P.O. Box 869  
Jefferson City, MO 65105-3380  
Phone: 573-751-4876  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

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

**THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2025**

WHEREAS, the District, which was formed by Ordinance Number 160714 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, in accordance with the District's bylaws the Board is to elect officers at the annual meeting of the District; and

WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

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

1. Kevin Ward is appointed Chairman of the District.
2. Kevin Siercks is appointed Vice Chairman of the District.
3. Madelyne Mundell is appointed Secretary of the District.
4. Jeff Hendricks is appointed Treasurer of the District.
5. Woodbury Corporation is appointed District Manager of the District.
6. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution; and
7. This resolution shall take effect immediately.

Adopted this 21<sup>st</sup> day of March, 2024.

DocuSigned by:

Kevin Ward

Kevin Ward, Chairman

ATTEST:

DocuSigned by:

Madelyne Mundell

Madelyne Mundell, Secretary

RESOLUTION NO. 2024-02

THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT

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

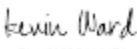
WHEREAS, the District, which was formed by Ordinance Number 160714 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

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

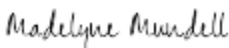
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

- 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 the 21<sup>st</sup> day of March, 2024.

DocuSigned by:  
  
Kevin Ward, Chairman

ATTEST:

DocuSigned by:  
  
Madelyne Mundell, Secretary

**EXHIBIT A**

**THE CREEKWOOD COMMONS COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2024 – APRIL 30, 2025 BUDGET (FYE-2025) BUDGET MESSAGE:**

The Creekwood Commons Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on July 21, 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 1<sup>st</sup> to April 30<sup>th</sup>.

**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 6, 2016.

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 Obligations") 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) implement the Eligible Services and public improvements; and (vi) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition and the Act, and (vii) 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, providing maintenance of public areas within the District, site improvement and transportation related improvements within the District, and providing assistance to attract further investment within the District.

**Major Changes:** None.

|   | <u>FYE 2025*</u>      | <u>FYE 2024*</u>      | <u>FYE 2023**</u>     |
|---|-----------------------|-----------------------|-----------------------|
| <b>FUNDS AVAILABLE:</b>                               |                       |                       |                       |
| - Cash on Hand (Beginning of Fiscal Year)             | \$988,549.00          | \$744,695.00          | \$980,527.00          |
| <b>ESTIMATED REVENUE:</b>                             |                       |                       |                       |
| - Sales/Use Tax (1% effective April 1, 2017)          | \$430,000.00          | \$489,759.00          | \$489,758.60          |
| <b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b> | <b>\$1,418,549.00</b> | <b>\$1,234,454.00</b> | <b>\$1,470,285.82</b> |
| <b>ESTIMATED EXPENDITURES:</b>                        |                       |                       |                       |
| -Administrative Costs (e.g., insurance & legal fees)  | \$12,625.00           | \$10,957.00           | \$10,336.72           |
| -Audit Costs  | \$7,166.00            | \$7,166.00            | \$6,760.00            |
| -Accounting Fees                                      | \$720.00              | \$382.00              | \$360.00              |
| -Janitorial Services                                  | \$23,278.00           | \$23,278.00           | \$21,960.00           |
| -Pressure Washing                                     | \$12,600.00           | \$11,264.00           | \$10,626.00           |
| -Sweeping   | \$16,800.00           | \$9,794.00            | \$9,240.00            |
| -Trash Removal Service                                | \$33,000.00           | \$24,226.00           | \$20,968.00           |
| -Landscaping  | \$35,243.00           | \$35,243.00           | \$33,248.00           |
| -Snow Removal   | \$46,520.00           | \$46,520.00           | \$46,520.00           |
| -Signs & Directories                                  | \$17,000.00           | \$5,000.00            | \$500.00              |
| -Irrigation Water                                     | \$30,000.00           | \$15,450.00           | \$15,000.00           |
| -Parking Lot Maintenance                              | \$100,000.00          | \$18,000.00           | \$0.00                |
| -Sidewalk & Curb Repair                               | \$15,000.00           | \$5,000.00            | \$428,900.00          |
| -Repairs & Maintenance                                | \$46,796.00           | \$15,125.00           | \$105,000.00          |
| -Holiday Decor  | \$3,500.00            | \$3,500.00            | \$14,125.00           |
| -Security   | \$18,600.00           | \$15,000.00           | \$0.00                |
| <b>TOTAL ESTIMATED EXPENDITURES:</b>                  | <b>\$418,848.00</b>   | <b>\$245,905.00</b>   | <b>\$725,590.72</b>   |
| <b>FUNDS AVAILABLE:</b>                               |                       |                       |                       |
| Cash on Hand End of Fiscal Year                       | \$999,701.00          | \$988,549.00          | \$744,695.10          |
| *Estimated values                                     |                       |                       |                       |
| **Actual values                                       |                       |                       |                       |