ANNUAL REPORT FOR

Palestine

COMMUNITY IMPROVEMENT DISTRICT ("CID")

FISCAL YEAR ENDING APRIL 30TH, 2025

## SECTION I

DATE OF REPORT SUBMITTAL: 8/20/2025

DISTRICT POINT OF CONTACT NAME: Alex Reed

POINT OF CONTACT PHONE AND EMAIL: 816-460-5539

alex.reed@lathropgpm.com

## SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

| NAME: | EMAIL: | TERM START DATE: | TERM END DATE: |
|---|---|---|---|
| Melvin Gross | melvin.gross@sbcglobal.net | 11/10/23 | 11/9/2027 |
| Michael Riley | mriley@kcata.org | 11/10/23 | 11/9/2025 |
| Rhonda Iverson | riversonmcallister@yahoo.com | 11/10/23 | 11/9/2025 |
| Simone Curls | prospectbakcmo@gmail.com | 11/10/23 | 11/9/2027 |
| Rick Abel | rearabel@gmail.com | 11/10/23 | 11/9/2025 |
| Dick Bryant | dick2479@aol.com | 11/10/23 | 11/9/2027 |
| Arfan Paroya | 786paroya@gmail.com | 11/10/23 | 11/9/2025 |
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## SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The CID did not provide services during FY 2025, as the District remains in its early stages. During FY 2025, the CID began to collect sales tax within the District, obtained other funding from the City of Kansas City, Missouri, and is coordinating security services to begin in FY 2026.

## 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: 1/28/2025

DATE ANNUAL BUDGET WAS ADOPTED: 4/2/2025

DATE ANNUAL REPORT WAS SUBMITTED: 8/20/2025

## SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

| RESOLUTION NUMBER | RESOLUTION TITLE |
|---|---|
| 2025-01 | Approval of FY 2026 Budget |
| 2025-02 | Electing Officers |
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**BOARD RESOLUTIONS:** ☑**ATTACHED** ☐**NONE APPROVED**

**CID BYLAW AMENDMENTS:** ☐**ATTACHED** ☑**NONE APPROVED**

## SECTION VI

REVENUE AND EXPENSES:

| | | |
|---|---|---|
| **BALANCE FROM PRIOR FY:** | | **$** N/A |
| **REVENUE:** | | |
| a) Sales/Use Tax Collections | **$** 31962.68 | |
| b) Special Assessment Collections | **$** | |
| c) | **$** | |
| d) | **$** | |
| e) | **$** | |
| f) | **$** | |
| g) | **$** | |
| h) | **$** | |
| i) | **$** | |
| j) | **$** | |
| **TOTAL REVENUE:** | | **$** 31962.68 |
| | | |
| **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 and Service Charges | **$** 111.42 | |
| b) | **$** | |
| c) | **$** | |
| d) | **$** | |
| e) | **$** | |
| f) | **$** | |
| g) | **$** | |
| h) | **$** | |
| i) | **$** | |
| j) | **$** | |
| **SUB-TOTAL:** | | **$** 111.42 |

| | | |
|---|---|---|
| **EXPENSES SUB-TOTAL:** | | |
| I. Public Infrastructure Improvements | $ 0 | |
| II. Interior Improvements | $ 0 | |
| III. Exterior Improvements | $ 0 | |
| IV. Services | $ 0 | |
| V. Other Expenses | $ 111.42 | |
| **TOTAL EXPENSES:** | | $ 111.42 |
| | | |
| **BALANCE FROM PRIOR FY:** | | $ 0 |
| **TOTAL REVENUE:** | | $ 31962.68 |
| **LESS TOTAL EXPENSES:** | | $ 111.42 |
| **BALANCE:** | | $ 31851.260000000002 |

**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: 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 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

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**RESOLUTION NO. 2025-01**

**THE PALESTINE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE PALESTINE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") REGARDING THE FY 2026 BUDGET.**

WHEREAS, RSMo. RSMo. § 67.1471.3 provides that no later than 30 days prior to the first day of each fiscal year, the District shall adopt an annual budget for the District.

NOW, THEREFORE, BE IT RESOLVED, that the proposed FY 2026 annual budget of the District attached hereto as Exhibit A is hereby approved, and that the Chair and Secretary are authorized and directed to take all further action necessary to submit such budget, and to otherwise carry out the purposes and intent of this Resolution. This Resolution shall take effect immediately.

Adopted this 2nd day of April, 2025.

Signed by:
By: Melvin Gross
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Melvin Gross, Chair

ATTEST:

DocuSigned by:
Alex Reed
360365804DDE44C...
Alex Reed, Secretary

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# EXHIBIT A

## FY 2025 Budget

See attached.

# Palestine Community Improvement District

FISCAL YEAR BUDGET MAY 1, 2025 - APRIL 30, 2026

| | FY 2025 | |
|---|---|---|
| **Revenue** | | |
| CID Project Generation | | |
| Sales Tax Revenue - 1.0% | $ 72,000 | |
| Budgeted Palestine CCEDST Funding | 40,000 | * |
| KCMO CID Revolving Loan Fund | 69,406 | |
| PIAC Funding | 288,775 | ** |
| *Subtotal Generated* | **$ 470,181** | |
| **Total Revenue** | **$ 470,181** | |
| **Expenses** | | |
| Administration | | |
| Initial Election Costs | $ - | |
| Bank Charges | 500 | |
| Insurance | 5,000 | * |
| Management Fee | 12,000 | * |
| Marketing / Advertising | - | |
| Meals & Entertainment | - | |
| Office Supplies & Equipment | 500 | |
| Postage & Delivery | 250 | |
| Printing & Reproduction | 500 | |
| Audit, Accounting, Tax, Compliance | 20,000 | |
| Professional Fees - Legal | - | *** |
| Community Events | 10,000 | |
| *Subtotal Administration* | **$ 48,750** | |
| Security | | |
| Contracted Security Service | $ 112,656 | |
| *Subtotal Security* | **$ 112,656** | |
| Office Build-Out | | |
| Construction & FFE | $ 20,000 | * |
| *Subtotal Office Build-Out* | **$ 20,000** | |
| Public Improvements | | |
| Street Lighting | $ 80,000 | ** |
| Pedestrian Lighting | $ 104,000 | ** |
| Cur, Gutter, Sidewalk, Trees | $ 104,775 | ** |
| *Subtotal Office Build-Out* | **$ 288,775** | |
| **Total Expenses** | **$ 470,181** | |

*** Palestine CCEDST Budget**

**** The CID submitted a PIAC request for FY 2026**

***** Lathrop Agreement In Place**

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# RESOLUTION NO. 2025-02

**A RESOLUTION OF THE PALESTINE COMMUNITY IMPROVEMENT DISTRICT ELECTING OFFICERS FOR THE PALESTINE COMMUNITY IMPROVEMENT DISTRICT**

WHEREAS, Article V of the Bylaws provides that the board of directors of the District (the "Board") shall appoint officers from among the members of the Board or their designated consultants at each annual meeting of the Board; and

WHEREAS, the bylaws adopted by the Board establish officer roles for a Chair, a Secretary, and a Treasurer to serve until the subsequent annual meeting of the Board and until their successors are duly elected and qualified; and

WHEREAS, the current officers of the Board have duly served through the subsequent annual meeting of the Board; and

WHEREAS, the Board desires to elect certain of its members to serve as officers of the Board.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Palestine Community Improvement District that the following individuals are appointed to serve as officers of the Board, to serve until the next annual meeting of the Board and until their successors are duly elected and qualified:

Chair: elvin Gross

Secretary: ıe ‹ Reed

Treasurer: ichael Riley

Adopted this 4th day of June, 2025.

I, the undersigned, Chair of the Palestine Community Improvement District, hereby certify that the foregoing Resolution was duly adopted by the Board of Directors of the District at a meeting held, after proper notice, on June 4, 2025.

**PALESTINE COMMUNITY IMPROVEMENT DISTRICT**

Signed by:
Melvin Gross
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Melvin Gross, Chair

Attest:

DocuSigned by:
Alex Reed
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Alex Reed, Secretary

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