

**ANNUAL REPORT FOR
FREIGHT HOUSE COMMUNITY IMPROVEMENT DISTRICT
FISCAL YEAR ENDING APRIL 30 2024**

SECTION I

DATE OF SUBMITTAL: August 26 2024; **AMENDED SUBMITTAL DATE: 9/19/2024**

POINT OF CONTACT: Brian Engel; 816-753-9200; bengel@rousepc.com

SECTION II: CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

Nicholas Grunauer	ngrunauer@gmail.com
Robin Gural	robing@jackstackbbq.com
Ivy Brock	ibrock@amctheatres.com
Sean Kelley	skelley@azahner.com
Peter Clothier	peteclo@gmail.com
Connor Byrnes	connorb@jackstackbbq.com

SECTION III: SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR

CID was formed for purpose of facilitating development within CID, paying costs of eligible services and financing, and imposing a sales tax. Eligible services include but are not necessarily limited to the following: (a) Capital Improvements and Maintenance, including remediation of blighting conditions by contracting with private property owner to demolish and remove, renovate, or rehabilitate any building or structure and to spend CID revenues or loan funds for the public purpose of remediating blighting conditions as determined by the City Council; (b) Administration and Operations; (c) Maintenance; and (d) Additional Improvements and Services authorized by formation petition approved by City Council and CID statute. During the fiscal year District published bid notices as required by MO statute and entered into contracts for improvements. Improvements will begin in fiscal year 2025 and expect to be completed by end of fiscal year 2025.

SECTION IV

Proposed Budget submitted 1/25/2024; Annual Budget adopted 1/25/2024
Annual Report FYE 4/30/23 submitted 8/24/2023; amended 9/25/2023

SECTION V: RESOLUTIONS APPROVED DURING FISCAL YEAR

2023:02	Reimbursement to Freight House Condominium Association for Formation/Project Costs
2023:03	Execution of Construction Loan Agreement & Other Documents & Actions Related Thereto
2023:04	Reimbursement to Freight House Condominium Association for Certain Project Costs
2023:05	Actions Related to Implementation of Capital Improvement Projects
2024:01	Interim Director
2024:02	Budget & Appropriating Revenue for District Operations for FY May 2 2024 - April 30 2025
2024:03	Reimbursement to Freight House Condominium Association for Certain Project Costs
2024:04	Development and Easement Agreement
2024:05	Executive Director Letter Agreement
2024:06	Reimbursement to Freight House Condominium Association for Certain Project Costs
2024:07	Bid Proposals and Contracts for Services and Public Art as Part of the District's Project
2024:08	Contract with MegaKC Corporation
2024:09	Reimbursement to Freight House Condominium Association for Certain Project Costs

SECTION VI: REVENUES & EXPENSES

REVENUE	\$163,046	
Sales/Use Tax Collections		\$169,655
Interest earned		\$47
April 2024 tax due from DOR		(\$19,570)
EXPENSES	\$140,675	
Financial Administration		\$157
Central Administration		\$6,973
Legal Fees		\$17,740
Insurance		\$1,200
Interest Expense		\$1,185
Formation Costs		\$26,860
Public Infrastructure Improvements		0
Interior Improvements		0
Exterior Improvements		0
Services: Landscaping Improvements		\$2,325
Services: Site Improvements		\$18,074
Services: Parking Lot Attendant		\$21,120
Services: Parking Lot Groundskeeping		\$9,000
Services: Parking Lot Lighting		\$2,426
Services: Parking Lot Security		\$10,526
Services: Parking Lot Snow Removal		\$7,632
Services: Parking Lot Electric		\$15,457
TOTAL SERVICES PARKING LOT: \$66,161		
TOTAL SERVICES \$86,560		
Other Expenses		
TOTAL EXPENSES	\$140,675	
TOTAL REVENUE	\$163,046	
LESS TOTAL EXPENSES	\$140,675	
BEGINNING BALANCE	\$0	
BALANCE	\$22,371	

SUBMITTED VIA ELECTRONIC MAIL:

Missouri Dept of Economic Development redvelopment@ded.mo.gov

Missouri State Auditor localgovernment@auditor.mo.gov

Kansas City MO City Clerk clerk@kcmo.org