

31 STREET COMMUNITY IMPROVEMENT DISTRICT

SECTION I

Date Submitted: August 29 2023

District Contact: Patricia Jensen; 816-753-9200; pjensen@rousepc.com

SECTION II Current Board Members and Contact Information

Paul Nagaoka (paul@syndicatekansascity.com)

Jennifer Nagaoka (jnagaoka@gmail.com)

Daniel Bonebright (daniel@syndicatekansascity.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 1/26/23 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

REVENUE		
Sales/Use Tax Collections	\$5246	
EXPENSES		
Public Infrastructure Improvements		
Interior Improvements		
Exterior Improvements		
Services		
Other Expenses	\$0	
TOTAL EXPENSES		\$0
TOTAL REVENUE		\$5246
LESS TOTAL EXPENSES		\$0
BEGINNING BALANCE		\$1556
BALANCE		\$6802

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

City Clerk
25th Floor City Hall
414 E 12th St, Kansas City MO 64106
816-513-6401; clerk@kcmo.org

Missouri State Auditor
Attn: CID Annual Report
PO Box 869, Jefferson City MO 65102
573-751-4213; 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

31 STREET COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION NO. 2023:01

**Approving Annual Budget for FY May 1, 2023–April 30, 2024 and
Amended Budget for FY May 1, 2022-April 30, 2023**

Adopted January 26, 2023

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the District desires to adopt an annual budget for its fiscal year beginning May 1, 2023 and ending April 30, 2024 and its amended budget for its fiscal year beginning May 1, 2022 and ending April 30, 2023;

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2023 - April 30, 2024 and the amended budget for fiscal year May 1, 2022 - April 30, 2023, in substantially the form attached hereto, is approved.
2. Counsel shall submit the proposed budget to the City of Kansas City, MO ("City"), the MO Department of Revenue and the 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:

A handwritten signature in black ink, appearing to be "J. M. [unclear]", written over a horizontal line.

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2023 - APRIL 30, 2024
BUDGET
and
FISCAL YEAR
MAY 1, 2022 - APRIL 30, 2023
AMENDED BUDGET**

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

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

BUDGET MESSAGE

The 31 Street Community Improvement District ("District") was declared established by Ordinance No. 191022 of the City Council of Kansas City, Missouri on February 27, 2020. 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 April 3, 2020, the District's Board of Directors passed Resolution No. 2020:03 which imposed, upon approval of the qualified voters of the District, a one percent (1%) sales tax on retail sales in the District for the life of the district. The sales tax became effective January 1, 2021.

The District has entered into a Reimbursement Agreement with Syndicate Property Holdings I, 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.

**31 STREET
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET
FISCAL YEAR MAY 1, 2023 - APRIL 30, 2024
PROPOSED AMENDED BUDGET
FISCAL YEAR MAY 1, 2022 - APRIL 30, 2023**

	Proposed Budget				Proposed Amended Budget	Previously Approved Budget	Actual (unaudited)	Actual (unaudited)
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2022	Initial Short Year Ending April 30, 2021
REVENUES:								
Debt Service Funds:								
Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,437,076
Revenue Funds:								
CID Sales and Use Tax Revenues	-	15,000	-	15,000	6,000	30,000	1,843	-
TOTAL REVENUES	-	15,000	-	15,000	6,000	30,000	1,843	1,437,076
EXPENDITURES:								
Project expenditures:								
CID public improvements	-	-	-	-	-	-	-	1,417,076
Formation Costs	-	-	-	-	-	-	-	20,000
* Repayment of debt on advances	-	6,500	-	6,500	-	21,500	-	-
Operating expenditures:								
Accounting fees	3,250	-	-	3,250	2,000	3,250	-	-
Legal fees	4,000	-	-	4,000	2,750	4,000	-	-
Insurance costs	1,250	-	-	1,250	1,250	1,250	-	-
Other operating costs of the district	-	-	-	-	-	-	30	-
TOTAL EXPENDITURES	8,500	6,500	-	15,000	6,000	30,000	30	1,437,076
TRANSFERS TO/(FROM) OTHER FUNDS	8,500	(8,500)	-	-	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,813	\$ -

* Current year repayments of previously certified costs, including principal and interest.

**31 STREET
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.

31 STREET COMMUNITY IMPROVEMENT DISTRICT

Meeting of the Board of Directors

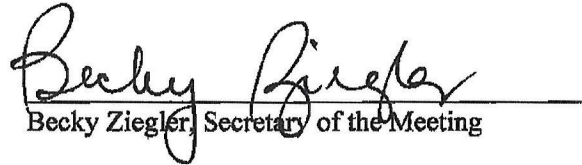
January 27, 2022

Commenced: 3:00 p.m. / Adjourned: 3:06 p.m.

The Board of Directors of 31 Street Community Improvement District met by conference call on January 27, 2022 pursuant to statutory notice duly provided to the Directors, public, and other interested persons. The following Directors participated: Paul Nagaoka, Jennifer Nagaoka, Chris Sullivan, Amy Sullivan, and Harsha Moole. Patricia Jensen and Becky Ziegler also participated. A quorum was recognized and the meeting commenced regarding the following matters:

1. Motion to approve minutes from meeting held January 20, 2021 was made by Jennifer Nagaoka, seconded by Amy Sullivan, and unanimously approved.
2. Following discussion, motion to approve Resolution 2022:01 (proposed budget for fiscal year 5/1/22-4/30/23) was made by Jennifer Nagaoka, seconded by Paul Nagaoka, and unanimously adopted.

With no further business, the meeting adjourned.


Becky Ziegler, Secretary of the Meeting