

ANNUAL REPORT FOR  
NW 112TH STREET  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

DATE OF REPORT SUBMITTAL: 8/29/23

DISTRICT POINT OF CONTACT NAME: Bill Mann

POINT OF CONTACT PHONE AND EMAIL: 816.223.0408  
billmann@manncokc.com

**SECTION II**

CURRENT BOARD MEMBERS AND CONTACT INFORMATION

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
William T. Mann	billmann@manncokc.com
Sarah Cunningham	scunningham@manncokc.com
Ted Wilson	
Jacob Wilson	
Bill Mason	

### **SECTION III**

#### **SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:**

Primary responsibility(s) of the CID, and the specific services provided during the previous fiscal year: The CID was formed for the purpose of facilitating development within the 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 the formation petition approved by the City Council and the CID statute.

### **SECTION IV**

**DATE PROPOSED BUDGET WAS SUBMITTED:**

**DATE ANNUAL BUDGET WAS ADOPTED: 11/09/22**

**DATE ANNUAL REPORT WAS SUBMITTED: 10/28/22**

**SECTION V**

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2022-001	Resolution to hold an election for the expired terms of 3 directors

**SECTION VI**

REVENUE AND EXPENSES:

<b>REVENUE:</b>		
a) Sales/Use Tax Collections	\$ 0.00	
b) Special Assessment Collections	\$ 9,465.81	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
<b>TOTAL REVENUE:</b>		\$ 9,465.81
<b>EXPENSES:</b>		
I Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL</b>		\$ 0.00
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		\$ 0.00

**SECTION VI CONTINUED**

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL</b>		\$ 0.00
IV. Services		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL</b>		\$ 0.00
V. Other Expenses		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
<b>SUB-TOTAL</b>		\$ 0.00
<b>EXPENSES SUB-TOTAL</b>		\$ 0.00

I. Public Infrastructure Improvements	\$ 0.00	
II. Interior Improvements	\$ 0.00	
III. Exterior Improvements	\$ 0.00	
IV. Services	\$ 0.00	
V. Other Expenses	\$ 0.00	
<b>TOTAL EXPENSES</b>		\$ 0.00
<b>TOTAL REVENUE:</b>		\$ 9,465.81
<b>LESS TOTAL EXPENSES</b>		\$ 0.00
<b>BALANCE:</b>		\$ 9,465.81

**SUBMIT FORM AND ANY ATTACHMENTS TO:**

Missouri Dept. of Economic Development  
 Attn: CID Annual Report  
 P.O. Box 1157  
 Jefferson City, MO 65102  
 Phone: 573-522-8004  
 Email: [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

City Clerk  
 25<sup>th</sup> Floor, City Hall  
 414 E. 12<sup>th</sup> Street  
 Kansas City, MO 64106  
 Phone: 816-513-6401  
 Email: [clerk@kcmo.org](mailto: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](mailto: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](mailto:moaudit@auditor.mo.gov)

**THE NW 112<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT**

**Minutes of the Annual Board of Directors' Meeting of November 9, 2022**

OPENING.

The meeting was called to order at approximately 11:02 a.m.

Directors Present: William Mann, Sarah Cunningham, and Jacob Wilson.

Directors Absent: Ted Wilson and Billy Mason.

Also Present: James C. Thomas III.

NEW BUSINESS.

1. Approval of the November 17, 2021 Meeting Minutes

A motion was made by Sarah Cunningham to approve the minutes of the November 17, 2021 meeting. The motion was seconded. The motion was approved by a 3-0 vote of the Board of Directors.

2. Appointment of Officers

A motion was made by Sarah Cunningham to appoint the following persons to the offices set forth opposite such person's name

William Mann	Executive Director
Sarah Cunningham	Secretary
William Mann	Assistant Secretary
William Mann	Treasurer

The motion was seconded. The motion was approved unanimously by a 3-0 vote of the Board of Directors.

3. Adoption of 2023 Budget

A motion was made by Sarah Cunningham to adopt the 2023 budget as presented by the Treasurer, a copy of which is attached hereto as Exhibit A. The motion was seconded. The motion was approved by a 3-0 vote of the Board of Directors.

4. Resolution 2022 – 001. A Resolution to hold an election for the expired terms of three (3) Directors.

A motion was made by Sarah Cunningham to adopt Resolution 2022-001. The motion was seconded. The Resolution 2022-001 was approved by a 3-0 vote of the Board of Directors.

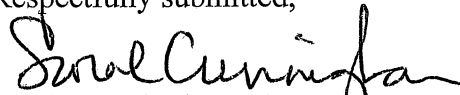
5. The Directors expressed a desire to add property to the District. Counsel will look into the matter and have additional conversations with the Board.

6. The Directors expressed a desire for Directors to serve five-year terms. Counsel will look into the issue and advise the Board accordingly.
7. Counsel raised an issue he has discussed with Sarah Cunningham over the past several months—whether the CID complies with the new requirements imposed by the City of Kansas City. Sarah Cunningham advised counsel she believes that Susan Cooper has complied with the new requirements.

#### ADJOURNMENT

There being no further business, a motion was made by Sarah Cunningham to adjourn the meeting. The motion to adjourn was seconded and passed unanimously.

Respectfully submitted,

  
Sarah Cunningham, Secretary



**RESOLUTION NO. 2022-001**

**A RESOLUTION AUTHORIZING THE NW 112TH STREET COMMUNITY IMPROVEMENT DISTRICT TO HOLD AN ELECTION TO FILL THE EXPIRED TERMS OF THREE DIRECTORS.**

**WHEREAS**, on December 7, 2017 the City council of Kansas City, Missouri (the "City Counsel") approved pursuant to ordinance number 170948 a Community Improvement District (the "Ordinance") which established the NW 112<sup>th</sup> Street Community Improvement District (the "District") as a political subdivision pursuant to and in accordance with the Missouri Community Improvement District Act, Sections s 67.1401 to 67.1571 of the Revised Statutes of Missouri, as amended (the "CID Act"); and

**WHEREAS**, the Ordinance provided that the District be established for the purposes detailed in the District's initial Petition for Formation of the District (the "Petition"); and

**WHEREAS**, the Petition states that directors of the Board of Directors are to be elected by the District; and

**WHEREAS**, William Mann, Sarah Cunningham, and Ted Wilson serve as directors of the Board of Directors, but their terms expired November 9, 2022;

**WHEREAS**, pursuant to Section 67.1451.4 of the CID Act, the Board of Directors of the District must adopt and approve a resolution that requests an election be set by the District's municipal clerk and submit to the qualified voters of the District ballots in order to elect successor directors to the Board of Directors;

**WHEREAS**, the District has requested the city clerk to set a date for the election of successor directors;

**WHEREAS**, the city clerk has not yet set a date for the election of successor directors; and

**WHEREAS**, the directors desire for William Mann, Sarah Cunningham, and Ted Wilson to continue to serve as directors until such date as the city clerk sets for the election of successor directors and successor directors are elected.

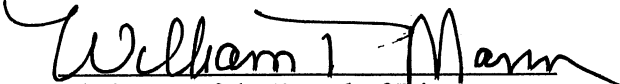
**NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NW 112<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

**Section 1.** That the Board of Directors of the District hereby adopts this Resolution to hold an election on the date set by the city clerk to fill the expired terms of three (3) Board of Directors, and that William Mann, Sarah Cunningham, and Ted Wilson shall continue to serve as directors until such date as the city clerk set for the election of successor directors and successor directors are elected.

**Section 2.** That the Board of Directors of the District is hereby authorized and directed to execute this Resolution for and on behalf of and as the act and deed of the District. The Secretary of the District is hereby authorized and directed to attest to the Resolution.

**Section 3.** That the District shall, and the officers and agents of the District are hereby authorized and directed to, take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.

Passed November 9, 2022.

  
Chairman of the Board of Directors

ATTEST:

  
Secretary of the Board of Directors

**NW 112th Street  
COMMUNITY IMPROVEMENT DISTRICT**

*PROPOSED BUDGET*  
CALENDAR YEAR ENDING DECEMBER 31, 2023

	<u>*Proposed Budget Calendar Year Ending 12/31/2023</u>		
<b>FUNDS AVAILABLE:</b>			
Cash on Hand (Beginning of Fiscal Year)**	\$ -		
Cash held by Trustee (Beginning of Fiscal Year)***	-		
<b>TOTAL FUNDS AVAILABLE</b>	<b>\$ -</b>		
<b>REVENUES:</b>			
Debt Service Funds:			
Revenue Funds:			
Sales Tax (1%, assuming a restaurant and gas station)	-		
Real Estate Tax Revenues (\$0.05 psf)	9,561.42		
Interest Income			
<b>TOTAL REVENUES</b>	<b>9,561</b>		
<b>EXPENDITURES:</b>			
Bond Payments:			
Accounting fees	3,000		
Audit fees	2,500		
Legal fees	5,000		
Trustee fees			
Other operating costs of the district			
<b>TOTAL EXPENDITURES</b>	<b>10,500</b>		
<b>REVENUES OVER/(UNDER) EXPENDITURES</b>	<b>\$ (939)</b>		

\*Estimated values

\*\*Cash on Hand as of:



## Part I - FINANCIAL STATEMENT - Continued

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

NW 112TH STREET CID

**A. Receipts**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Project Fund</b>	<b>Fund</b>
1. Total property tax	\$ 9,466	\$ 9,466	\$	\$	\$
2. Total sales tax	0				
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. <b>TOTAL</b> <i>Sum of lines 14a-h</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>15. SUBTOTAL</b> <i>Sum of items 1-14i</i>	\$ 9,466	\$ 9,466	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

NW 112TH STREET CID  
**A. Receipts - Continued**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$	9,466	\$ 9,466	\$ 0	\$ 0	\$ 0
<b>16. Charges for Services</b>						
a.		0				
b.		0				
c.		0				
<b>d. TOTAL</b> <i>Sum of lines 16a-c</i>	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>						
a.		0				
b.		0				
c.		0				
d.		0				
<b>e. TOTAL</b> <i>Sum of lines 17a-d</i>	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>		0				
<b>19. Fines, costs, and forfeitures</b>		0				
<b>20. Rents</b>		0				
<b>21. Donations</b>		0				
<b>22. Other receipts and transfers</b>						
a.		0				
b.		0				
c. Interfund transfers		0				
<b>d. TOTAL</b> <i>Sum of lines 22a-c</i>	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> <b>Sum of items 15 through 22d</b>	\$	9,466	\$ 9,466	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

**Part I - FINANCIAL STATEMENT - Continued**

NW 112TH STREET CID

**B. Disbursements (by function)**

*FUNDS - Report in whole dollars*

	<b>TOTAL all funds</b>	<b>General Fund</b>	<b>Debt Service Fund</b>	<b>Project Fund</b>	<b>Fund</b>
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	0				
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	0				
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
<b>Sum of lines 1-22</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0



**Part I - FINANCIAL STATEMENT - Continued**

NW 112TH STREET CID

**B. Disbursements (by function)**  
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30.</b> Other - <i>Specify</i>					
a.	0				
b.	0				
c.	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> <b>Sum of items 23-31</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	0				
4. <b>SUBTOTAL</b> <b>Sum of items C1-3</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

NW 112TH STREET CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
<b>4. SUBTOTAL</b> <i>(from page 6)</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS</b> <b>(by object)</b> <b>Sum of items 4-6b</b>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> <b>Sum of items D1 and 2</b>	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

NW 112TH STREET CID

**D. Statement of Indebtedness  
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a.				0
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

**F. Statement of Assessed Valuation  
and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. SALES TAX	1.0000
2. SPECIAL ASSESSMENT (per sq ft)	0.0500
3.	
4.	
5.	
6.	

**Part II - FINANCIAL STATEMENT SUMMARY**

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Debt Service Fund	Project Fund	Fund
A. Beginning balance	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
B. Total receipts	9,466	9,466	0	0	0
C. Total disbursements	0	0	0	0	0
D. Ending balance	\$ 9,466	\$ 9,466	\$ 0	\$ 0	\$ 0

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*