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February 20, 2025

Brian Platt, City Manager
414 E. 12th St. #105
Kansas City, MO 64106
Brian.Platt@kcmo.org

Re: Northland Gateway CID FY26 Budget

Dear Brian,

Please find attached the Fiscal Year 2026 Budget for the Northland Gateway CID, as well as the approving Resolutions 2025-03. This budget is being submitted pursuant to RSMo 67.147 for your review, and comment, if applicable.

Of note, the Northland Gateway CID was formed on April 11, 2024 and only had it's initial Board of Directors meeting on August 12, 2024. The election date for the CID's Sales and Use Tax was September 18, 2024. Collection began January 1, 2025.

Please feel free to reach out if you need anything further.

Sincerely,



Stephanie Franklin
Records Custodian
Northland Gateway CID

Attachment

SAF

c: clerk@kcmo.org; localgovernment@auditor.mo.gov; localgov@dor.mo.gov;
Abbey.Brinkley@kcmo.org

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2025-03

**Resolution Approving the Budget for
Fiscal Year May 1, 2025 – April 30, 2026
for the Northland Gateway Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Northland Gateway Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 17th day of February, 2025; and

WHEREAS, the Board of Directors desires to adopt a budget for the May 1, 2025 – April 30, 2026 Fiscal year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Northland Gateway Community Improvement District, as follows:

1. The District hereby adopts as its *proposed* budget and budget message for the fiscal year beginning May 1, 2025 and ending April 30, 2026 the budget and budget message which are attached hereto as Exhibit A and which are incorporated herein by reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments or consent received from the City Manager or designee in response of the proposed FY2026 budget.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2025, and ending April 30, 2026, the budget which is attached hereto as Exhibit A, and which is incorporated herein by reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This Resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Northland Gateway Community Improvement District on this 17th day of February, 2025.

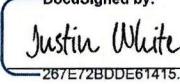
DocuSigned by:

267E72BDDE61415...
Justin White, Chair

Exhibit A

Fiscal Year May 1, 2025 – April 30, 2026

Budget and Budget Message

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2025 THROUGH APRIL 30, 2026
BUDGET**

NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT

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

BUDGET MESSAGE

The Northland Gateway Community Improvement District ("District") was declared established by Ordinance No. 240319 of the City Council of the City of Kansas City, Missouri ("City") on April 11, 2024. 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 August 12, 2024, the District's Board of Directors passed Resolution No. 2024-08 which imposed, upon approval of the qualified voters of the District, a one-half of one percent (0.5%) sales tax on retail sales in the District for a minimum period of 20 years from the date on which such tax is first imposed. The sales tax is anticipated to become effective on January 1, 2025.

The District has entered into a Community Improvement District Cooperative Agreement, dated December 31, 2024, which provides for the reporting requirements of the District to the City and the obligation of the District to contribute towards the payment of the outstanding advanced City funds for the formation of the District.

The District is in the process of completing a Technical Services Contract by and between the City of Kansas City, Missouri and Northland Gateway Community Improvement District pursuant to the City's Community Improvement District Revolving Loan Fund program for a loan in the amount of \$20,000. A related loan payment is also included in the FY2026 budget.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT

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

	Proposed Budget				Approved Budget	Actual (unaudited)
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	Initial Short Year Ending April 30, 2024
REVENUES:						
Debt Service Funds:						
Advances from Developer	\$ -	\$ 473,400	\$ -	\$ 473,400	\$ 171,733	\$ -
Loan from City - Technical Services	20,000	-	-	20,000	47,000	-
Revenue Funds:						
CID Sales & Use Tax Revenues	_____ -	_____ -	450,000	450,000	100,000	_____ -
TOTAL REVENUES	<u>20,000</u>	<u>473,400</u>	<u>450,000</u>	<u>943,400</u>	<u>318,733</u>	<u>_____ -</u>
EXPENDITURES:						
Debt repayment:						
NNI formation loan per Technical Services	-	7,000	-	7,000	-	-
KCMO repayment of Technical Svcs loan		10,000		10,000		-
Capital expenditures:						
Design services	-	-	50,000	50,000	50,000	-
Decorative Walls & Fencing	-	-	150,000	150,000	-	-
Landscape & Lighting services	-	-	250,000	250,000	100,000	-
Permits and Inspections	-	-	40,000	40,000	-	-
Sidewalk Improvements	-	-	125,000	125,000	-	-
Contingency & Material Escalation	-	-	150,000	150,000	-	-
Maintenance costs:						
Security	-	-	50,000	50,000	33,333	-
Mowing/maintenance	-	-	75,000	75,000	50,000	-
Administrative costs:						
CID start-up costs/formation costs	-	-	-	-	35,000	-
Election and related costs	-	-	-	-	12,000	-
Repayment of debt on developers advances (including accrued interest)	-	-	-	-	-	-
Insurance costs - general liability/umbrella	-	-	6,000	6,000	6,000	-
Insurance costs - D&O	1,400	-	-	1,400	1,400	-
Legal fees	20,000	-	-	20,000	20,000	-
Accounting fees	8,000	-	-	8,000	10,000	-
KCMO review fees	1,000	-	-	1,000	1,000	-
Other operating costs of the district	_____ -	_____ -	_____ -	_____ -	_____ -	_____ -
TOTAL EXPENDITURES	<u>30,400</u>	<u>17,000</u>	<u>896,000</u>	<u>943,400</u>	<u>318,733</u>	<u>_____ -</u>
TRANSFERS TO/(FROM) OTHER FUNDS	<u>10,400</u>	<u>(456,400)</u>	<u>446,000</u>	<u>-</u>	<u>-</u>	<u>-</u>
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

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

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.