

**ANNUAL REPORT FOR  
MARKETPLACE 152 COMMUNITY IMPROVEMENT DISTRICT  
FISCAL YEAR ENDING APRIL 30 2024**

SECTION I

DATE OF SUBMITTAL: August 28 2024 REVISED SUBMITTAL 9/23/2024  
CONTACT INFORMATION: Patricia R. Jensen; 816-753-9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

SECTION II: CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

Janese Hoy	<a href="mailto:jnickell@hoyexcavating.com">jnickell@hoyexcavating.com</a>
Benny Hoy	<a href="mailto:bhoy@hoyexcavating.com">bhoy@hoyexcavating.com</a>
Tony Conforti	<a href="mailto:tony@tonyconforticpa.com">tony@tonyconforticpa.com</a>
Marvin Davis	<a href="mailto:mddavis0226@gmail.com">mddavis0226@gmail.com</a>
Chuck Mussorici Jr	<a href="mailto:chuck@boulevardcommercial.com">chuck@boulevardcommercial.com</a>

SECTION III: SERVICES PROVIDED DURING CURRENT FISCAL YEAR

Primary purpose is to provide source of revenue to be used to reimburse/finance costs associated with District's public improvements as set forth in Petition.

SECTION IV

Proposed Budget submitted 1/26/2024; Annual Budget adopted 1/26/2024  
Annual Report FYE 4/30/2023 submitted 8/29/2023

SECTION V: RESOLUTIONS APPROVED DURING FISCAL YEAR

2024:01	Approving Annual Budget for FY May 1 2024-April 30 2025
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SECTION VI: REVENUES & EXPENSES

REVENUE	\$89,933	
Sales/Use Tax Collections		\$85,531
April 2023 sales tax collection rec'd in May		\$5,985
April 2024 sales tax collection due from DOR		(\$5,630)
Interest Earned		\$4,047
EXPENSES		
Misc Administration		\$155
Legal		\$128
Public Infrastructure Improvements Demolition of ledge rock fill and rock fill		\$212,000
Interior Improvements		
Exterior Improvements		
Services		
Other Expenses		
TOTAL EXPENSES	\$212,283	
TOTAL REVENUE	\$89,933	
LESS TOTAL EXPENSES	\$212,283	
BEGINNING BALANCE	\$135,484	
BALANCE	\$13,134	

**SUBMITTED TO THE FOLLOWING:**

Missouri Dept of Economic Development [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)  
Missouri State Auditor [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)  
Kansas City MO City Clerk [clerk@kcmo.org](mailto:clerk@kcmo.org)

**MARKETPLACE 152 COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION NO. 2024:01**

**Approving Annual Budget for FY May 1, 2024–April 30, 2025**

**Adopted January 26 2024**

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the District desires to approve its annual budget for fiscal year May 1, 2024-April 30, 2025;

THEREFORE, BE IT RESOLVED THAT:

1. The proposed annual budget for fiscal year May 1, 2024-April 30, 2025, in substantially the form attached hereto, is approved.
2. Counsel is directed to 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 any written comments received from City to the proposed budget and make amendments if deemed necessary. If the District does not receive written comments from the City then the action taken by this resolution shall be final.

APPROVED:

 1/29/2024

**MARKETPLACE 152  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2024 APRIL 30, 2025  
BUDGET**

**MARKETPLACE 152  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET**

***BUDGET MESSAGE***

The Marketplace Community Improvement District ("District") was declared established by Ordinance No. 180914 of the City Council of the City of Kansas City on December 15, 2016. 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 November 20, 2019, the District's Board of Directors passed Resolution No. 2019:03 which imposed, upon approval of the qualified voters of the District, a one percent (1.0%) sales tax on retail sales in the District for a period of thirty (30) years from the date on which such tax is first imposed. The sales tax collections began on July 1, 2020.

The District has entered into a Reimbursement Agreement with Highway 152 Investors, 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.

**MARKETPLACE 152  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET  
FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025**

	<b>Proposed Budget</b>				<b>Previously Approved Budget</b>	<b>Actual (unaudited)</b>	<b>Actual (unaudited)</b>
	<b>Operating Fund Budget</b>	<b>Debt Service Budget</b>	<b>Project Funds Budget</b>	<b>Fiscal Year Ending April 30, 2025</b>	<b>Fiscal Year Ending April 30, 2024</b>	<b>Fiscal Year Ending April 30, 2023</b>	<b>Fiscal Year Ending April 30, 2022</b>
<b>REVENUES:</b>							
<b>Debt Service Funds:</b>							
Advances from developer	\$ -	\$ -	\$ -	\$ -	\$6,320,016	\$ -	\$ -
<b>Revenue Funds:</b>							
Interest income	-	-	-	-	-	1,573	131
CID Sales & Use Tax Revenues	-	80,000	-	80,000	75,000	69,592	64,425
<b>TOTAL REVENUES</b>	<b>-</b>	<b>80,000</b>	<b>-</b>	<b>80,000</b>	<b>6,395,016</b>	<b>71,165</b>	<b>64,556</b>
<b>EXPENDITURES:</b>							
CID public improvements	-	-	-	-	6,320,016	-	-
Repayment of debt on developers advances (including accrued interest)	-	65,000	-	65,000	59,500	10,000	-
Accounting fees	3,000	-	-	3,000	4,000	-	-
Legal fees	9,800	-	-	9,800	10,000	1,026	2,654
Insurance costs	1,200	-	-	1,200	1,500	1,200	1,200
Other operating costs of the district	1,000	-	-	1,000	1,000	987	1,000
<b>TOTAL EXPENDITURES</b>	<b>15,000</b>	<b>65,000</b>	<b>-</b>	<b>80,000</b>	<b>6,396,016</b>	<b>13,213</b>	<b>4,854</b>
<b>TRANSFERS TO/(FROM) OTHER FUNDS</b>	<b>15,000</b>	<b>(15,000)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ (1,000)</b>	<b>\$ 57,952</b>	<b>\$ 59,702</b>

**MARKETPLACE 152  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2024 - APRIL 30, 2025 BUDGET**

***BUDGET SUMMARY***

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