

**ROUSE FRETS WHITE GOSS
GENTILE RHODES, P.C.**

PATRICIA R. JENSEN
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August 31, 2020

VIA ELECTRONIC MAIL
Marilyn.Sanders@kcmo.org

Ms. Marilyn Sanders, City Clerk
City of Kansas City Missouri
414 E. 12th Street, 25th Floor
Kansas City MO 64106

VIA ELECTRONIC MAIL
missouridevelopment@ded.mo.gov

Missouri Dept of Economic Development
ATTN: CID FILINGS
301 West High Street; P.O. Box 118
Jefferson City MO 65102

Re: Metro North Square and Commons Community Improvement District

Dear Ms. Sanders and Mr. Dixon:

In accordance with Section 67.1471.4 RSMo, the Annual Report of the Metro North Square and Commons Community Improvement District for FYE April 30, 2020 is enclosed.

Please contact me if you have any questions or require additional information.

Very truly yours,



Patricia R. Jensen

Enclosures

PRJ:bz

cc: Mr. Garry Hayes (via e-mail, w/encs.)
City Planning & Development (planning@kcmo.org)
James C. Bowers, Jr., Esq. (w/encs.)
Ms. Becky Ziegler (w/encs.)

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**METRO NORTH SQUARE AND
COMMONS COMMUNITY IMPROVEMENT DISTRICT**

**ANNUAL REPORT FOR FISCAL YEAR
MAY 1, 2019 - APRIL 30, 2020**

SECTION I – GENERAL INFORMATION

Effective Date: April 30, 2020

Contact Information:

Patricia R. Jensen, Esq.
Rouse Frets White Goss Gentile Rhodes, PC
4510 Belleview Avenue # 300, Kansas City MO 64111
816-753-9200; pjensen@rousepc.com

Political Subdivision or Not for Profit:

Political Subdivision

Date and Ordinance No:

February 2, 2012; Ordinance No. 120092

SECTION II – PURPOSES AND SERVICES PERFORMED DURING 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 the District.

SECTION III -- BOARD OF DIRECTORS

Andrew Danner, John Elliott, Garry Hayes, Martin Davis and Jo Stueve

SECTION IV – REVENUE AND EXPENSES

The District's year end financials are not completed. A copy will be sent to you when completed and submitted to the MO State Auditor.

SECTION V – RESOLUTIONS APPROVED DURING FISCAL YEAR (copies attached)

Resolution 2020:01
Resolution 2020:02
Resolution 2020:03

**METRO NORTH SQUARE AND COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION NO. 2020:01

**APPROVAL OF ANNUAL BUDGET FOR FISCAL YEAR
BEGINNING MAY 1, 2020 AND ENDING APRIL 30, 2021**

**AND AMENDED BUDGET FOR FISCAL YEAR
BEGINNING MAY 1, 2019 AND ENDING APRIL 30, 2020**

Adopted by the Board of Directors on January 30, 2020

WHEREAS, in conformance with its obligations and powers pursuant to RSMo §§67.1401 *et seq.*, the Metro North Square and Commons Community Improvement District desires to approve its annual budget for fiscal year beginning May 1, 2020 and ending April 30, 2021; and

WHEREAS, the District desires to approve an amended budget for fiscal year beginning May 1, 2019 and ending April 30, 2020;

THEREFORE, BE IT RESOLVED, that the District's annual budget for fiscal year beginning May 1, 2020 and ending April 30, 2021, and its amended budget for fiscal year beginning May 1, 2019 and ending April 30, 2020, in substantially the form attached hereto, is approved, and that Counsel for the District is authorized and directed to submit the Budget to the City of Kansas City, Missouri, pursuant to RSMo §67.1471(2).

APPROVED:



Garry Hayes, Chairman

**METRO NORTH SQUARE AND COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2020 - APRIL 30, 2021
BUDGET**

and

**FISCAL YEAR
MAY 1, 2019 - APRIL 30, 2020
AMENDED BUDGET**

**METRO NORTH SQUARE AND COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2020 THROUGH APRIL 30, 2021 BUDGET
AMENDED BUDGET FOR MAY 1, 2019 - APRIL 30, 2020**

BUDGET MESSAGE

The Metro North Square and Commons Community Improvement District ("District") was declared established by Ordinance No. 120092 of the City Council of the City of Kansas City on February 2, 2012. 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 February 14, 2012, the District's Board of Directors passed Resolution No. 2012:03 which imposed, upon approval of the qualified voters of the District, a nine-tenths of one percent (0.9%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

On March 8, 2012, the District's Board of Directors passed Resolution No. 2012:06 which rescinded the 0.9% sales tax and imposed, upon approval of the qualified voters of the District a seven-eighths of one percent (0.875%) sales tax on retail sales in the District for a minimum period of 23 years from the date on which such tax is first imposed.

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

PROPOSED BUDGET
FISCAL YEAR MAY 1, 2020 THROUGH APRIL 30, 2021

AMENDED BUDGET
FISCAL YEAR MAY 1, 2019 THROUGH APRIL 30, 2020

	<u>Proposed Budget</u>				<u>Amended Budget</u>	<u>Previously Approved Budget</u>	<u>Actual (unaudited)</u>	<u>Actual (unaudited)</u>
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2021	Fiscal Year Ending April 30, 2020	Fiscal Year Ending April 30, 2020	Fiscal Year Ending April 30, 2019	Fiscal Year Ending April 30, 2018
REVENUES:								
Debt Service Funds:								
Advances from developer	\$ -	\$ -	\$ -	\$ -	\$ 609,700	\$ -	\$ -	\$ 352,041
Revenue Funds:								
CID Sales & Use Tax Revenues	-	125,000	-	125,000	125,000	125,000	118,241	146,147
TOTAL REVENUES	-	125,000	-	125,000	734,700	125,000	118,241	498,188
EXPENDITURES:								
CID public improvements	-	-	-	-	609,700	-	-	352,041
Repayment of debt on developers advances (including accrued interest)	-	110,000	-	110,000	110,000	110,000	350,713	140,110
Accounting fees	4,000	-	-	4,000	4,000	4,000	-	2,196
Legal fees	9,500	-	-	9,500	8,500	9,500	1,471	1,785
Insurance costs	1,500	-	-	1,500	1,500	1,500	641	1,260
Other operating costs of the district	-	-	-	-	-	-	417	-
TOTAL EXPENDITURES	15,000	110,000	-	125,000	734,700	125,000	353,242	497,392
TRANSFERS TO/(FROM) OTHER FUNDS	15,000	(15,000)	-	-	-	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ (235,001)	\$ 796

**METRO NORTH SQUARE AND COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2020 THROUGH APRIL 30, 2021 BUDGET
AMENDED BUDGET FOR MAY 1, 2019 - APRIL 30, 2020**

BUDGET SUMMARY

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

**METRO NORTH SQUARE AND COMMONS
COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION 2020:02
RESOLUTION APPROVING REIMBURSEMENT
TO METRO NORTH SQUARE, L.P. AND
MN PLAZA PROPERTIES, L.L.C. FOR PROJECT COSTS**

Adopted by the Board of Directors on January 30, 2020

WHEREAS, as the Metro North Square and Commons Community Improvement District ("District") did not have a source of funds to finance its formation costs incurred in the initial administration of its operations, Metro North Square, L.P. and MN Plaza Properties, L.L.C. (collectively, the "Developer") advanced certain funds to finance such costs, subject to their later reimbursement from revenue generated by the District's nine-tenths of one percent (0.9%) sales tax; and

WHEREAS, pursuant to the Reimbursement Agreement, dated February 14, 2012, between the District and the Developer, the parties desire to provide for reimbursement to the Developer for costs and expenses paid and/or incurred by the Developer in connection with the establishment, maintenance and operation of the District and for the development, construction and implementation of the District's projects in the amount of \$609,699.70.

NOW, THEREFORE, BE IT RESOLVED, that the District hereby approves the reimbursement of costs paid and/or incurred by the Developer in the amount of \$609,699.70, substantially in the form set forth on the Certificate of Reimbursable Public Improvement Project Costs attached hereto as Exhibit A.

APPROVED:



Gary Hayes, Chairman

EXHIBIT A

Certificate of Reimbursable Public Improvement Project Costs

TO: Metro North Square and Commons Community Improvement District

RE: Reimbursable costs

You are hereby notified, in accordance with the terms of the Reimbursement Agreement (the "Reimbursement Agreement") dated effective February 14, 2012, by and between the Metro North Square and Commons Community Improvement District ("District"), and Metro North Square, L.P. and MN Plaza Properties, L.L.C. (collectively, the "Developer"), the Developer has incurred project costs set forth on Schedule 1.

Terms not otherwise defined herein shall have the meaning ascribed to such terms in the Petition for the Creation of the District ("Petition") and Reimbursement Agreement. The undersigned hereby states and certifies that:

1. Each item listed on Schedule 1 is a project cost incurred in connection with the construction of the District Projects ("Project Cost") as set forth in the Petition.
2. These Project Costs have been incurred by the Developer and have been paid by the Developer and are payable or reimbursable under the Reimbursement Agreement.
3. Each item listed above has not previously been paid or reimbursed by the District under the terms of the Reimbursement Agreement and no part thereof has been included in any other certificate.
4. No notice of any lien, right of lien or attachment upon or claim affecting the right of any person, firm or corporation to receive payment of the amounts stated in this request, except to the extent any such lien is being contested in good faith, has been filed with or served upon the Developer.
5. All necessary permits and approvals required for the work for which this certificate relates were issued and were in full force and effect at the time such work was being performed.
6. All work for which payment or reimbursement is requested has been performed in a good and workmanlike manner.
7. In the event that any cost item to be reimbursed under this certificate is deemed to not be eligible for reimbursement, the Developer shall have the right to substitute other eligible Project Costs for payment hereunder.

Dated as of January 30, 2020

Metro North Square, L.P.

By: 

MN Plaza Properties, L.L.C.

By: 


Certified for Payment this 30th day of January, 2020

METRO NORTH SQUARE AND COMMONS COMMUNITY IMPROVEMENT DISTRICT

By: 

Title: Chairman

SCHEDULE 1

	Amount	Description of Reimbursable Development Project Costs
Blight Remediation	\$149,397.50	Renovations – Expansions
Blight Remediation	\$75,969.00	Exterior Renovations – Shell & Roof Improvements
Blight Remediation	\$16,643.00	Exterior Renovations – Façade Improvements
Blight Remediation	\$26,967.43	Design, Engineering and Legal
TOTAL BLIGHT REMEDIATION	\$268,976.93	
Landscaping Improvements	\$7,401.00	Landscaping
Landscaping Improvements	\$4,568.00	Irrigation
TOTAL LANDSCAPING	\$11,969.00	
Site Improvements	\$58,896.89	Parking Lot
Site Improvements	\$4,200.00	Trash Enclosures
TOTAL SITE IMPROVEMENTS	\$63,096.89	
Financing Costs	\$265,656.88	Interest
TOTAL FINANCING COSTS	\$265,656.88	
TOTAL	\$609,699.70	

METRO NORTH SQUARE AND COMMONS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION NO. 2020:03
CALLING FOR ELECTION OF SUCCESSOR DIRECTORS AND
SUBMITTAL OF FILINGS FOR CANDIDATES THEREFORE

Adopted by the Board of Directors on January 30, 2019

WHEREAS, pursuant to the terms of the Petition ("Petition") establishing the Metro North Square and Commons Community Improvement District ("District"), as approved by the City Council of the City of Kansas City, Missouri ("City") by Ordinance No. 120092 on February 2, 2012, three (3) terms will expire February 2, 2018; and

WHEREAS, pursuant to the terms of the Petition and R.S.Mo. §§ 67.1451 and 67.1551 of the Community Improvement District Act, R.S.Mo. §§ 67.104 *et seq.* ("Act"), successor directors shall be determined pursuant to an election by the District.

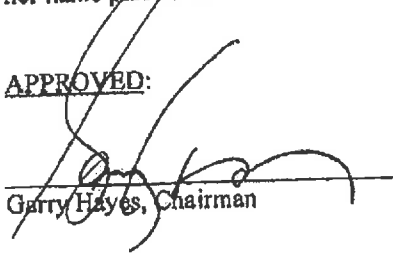
NOW, THEREFORE, BE IT RESOLVED THAT:

1. The District hereby calls for an election and vote of qualified voters to be held on a Tuesday between April 7, 2020 and May 12, 2020 to elect two (2) successor directors to the Board of Directors.

2. The District's counsel is authorized and directed to provide written notice of such election to the City Clerk and the Clay County Election Authority, and to take all other actions under the Act necessary to implement such election.

3. Pursuant to the Act, all parties wishing to be included on the successor director ballot shall pay the sum of five dollars (\$5.00) to the District as a filing fee and shall file not later than the second Tuesday after the effective date of this Resolution a statement under oath that he or she possesses all of the qualifications set out in R.S.Mo. § 67.1451 for a director. Thereafter, such candidate shall have his or her name placed on the ballot as a candidate for director.

APPROVED:


Garry Hayes, Chairman