

ANNUAL REPORT FOR  
12<sup>TH</sup> STREET HERITAGE  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)  
FOR THE FISCAL YEAR ENDING APRIL 30, 2022

**SECTION I**

Date: August 28, 2022

CID Contact Information: George Gates, Chairman; 2124 E. 12<sup>th</sup> Street, Kansas City, Missouri 64127; 816-923-0900

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: April 12, 2018; Ordinance No. 180249

**SECTION II**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purposes of the 12<sup>th</sup> Street Heritage CID are generally described as follows:

(1) demolish and remove, renovate, reconstruct, or rehabilitate privately-owned structures so as to remove blight within the District’s boundaries; (2) to construct public improvements within the boundaries of the District as permitted by law, including but not limited to: (i) lawns, trees and other landscaping; (ii) sidewalks, internal streets, internal traffic signs and signals, utilities drainage, water, storm and sewer systems, and other site improvements; (iii) parking lots; and (iv) streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls, and barriers; (3) provide for professional fees, including without limitation legal and accounting, architectural and engineering, marketing and advertising, approvals, permits, inspections and other fees, and funding of City expenses; (4) employ or contract for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District; (5) provide maintenance of public areas within the District; (6) provide transportation related improvements within the District; (7) advocate and provide assistance to attract further investment within the District; (8) prepare and implement programs and plans designed to attract patrons, visitors, tourists, employees, businesses, investors, residents and other invitees to the District by promoting the image and marketability of the District (collectively the “Eligible Services”); and (9) fund such other costs necessary and related to implementation of the Eligible Services.

Activities conducted during FY 2022 include: 1) administrative functions; 2) development of a strategic plan; 3) discussions with various staff and leadership at local and state government levels regarding maintenance and safety issues within and adjacent to the District; and 4) continued trash pick-up, snow and ice removal, and grass/weed cutting in the public right-of-way throughout the District.

### **SECTION III**

#### BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

George Gates, Chairman  
Gates Bar-B-Q  
4621 The Paseo  
Kansas City, MO 64110  
(816) 923-0900  
gque1325@gmail.com

Arzelia Gates, Treasurer  
Gates Bar-B-Q  
4621 The Paseo  
Kansas City, MO 64110  
(816) 923-0900  
arzelia@gatesbbq.com

Dwayne Williams, Vice-Chairman  
12th Street Heritage Development Corporation  
2124 E. 12<sup>th</sup> Street  
Kansas City, MO 64127  
(816) 216-6242  
dwaynewilliams@twelfthstreetheritage.org

Vera Willis  
Peachtree Café'Teria  
2128 E. 12<sup>th</sup> Street  
Kansas City, MO 64127  
(816) 213-1337  
willis5409@aol.com

Maurice Glover, Secretary  
Glover Consulting Services, LLC  
2501 E. 12<sup>th</sup> Street  
Kansas City, MO 64127  
(816) 401-0148  
Maurice.glover09@yahoo.com

Ingrid Hadley-Jackson  
Gates Bar-B-Q  
4621 The Paseo  
Kansas City, MO 64110  
(816) 923-0900  
ingrid@gatesbbq.com

**SECTION IV**

**REVENUE AND EXPENSES:**

<b>INCOME:</b>		
a) Sales & Use Tax Revenue		<b>\$ 72,067.77</b>
b) Interest		<b>\$ 42.95</b>
<b>TOTAL INCOME</b>		<b>\$ 72,110.72</b>
<b>EXPENSES:</b>		
<b>I. Administrative:</b>		
a) Management/Administrative	\$ 5,940.00	
b) Accounting	\$ 900.00	
c) Office Supplies	\$ 545.24	
<b>SUB-TOTAL</b>	<b>\$ 7,385.24</b>	
<b>II. Services:</b>		
a) Mowing/Trash Pick-up	\$ 19,455.63	
b) Snow/Ice Removal	\$ 4,748.24	
<b>SUB-TOTAL</b>	<b>\$ 24,203.87</b>	
<b>III. Other</b>		
a)		
<b>SUB-TOTAL</b>	<b>\$ 0.00</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative		\$ 7,385.24
II. Services		\$ 24,203.87
III. Other		\$ 0.00
<b>TOTAL EXPENSES</b>		<b>\$ 31,589.11</b>
<b>NET INCOME</b>		<b>\$ 40,521.61</b>
<b>BEGINNING FUND BALANCE</b>	05/01/2021	<b>\$ 7,429.38</b>
<b>ENDING FUND BALANCE</b>	04/30/2022	<b>\$ 47,950.99</b>

## SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR  
(ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2021-04	AUTHORIZATION TO SUBMIT THE DISTRICT'S FY2021 ANNUAL REPORT TO THE CITY CLERK AND THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT
2022-01	APPROVAL OF DISTRICT'S FY2023 BUDGET.
2022-02	ELECTION OF OFFICERS FOR 2022.
2022-03	APPROVAL OF PROPOSAL FROM 12 <sup>TH</sup> STREET HERITAGE DEVELOPMENT CORPORATION TO PROVIDE SERVICES TO THE DISTRICT.
2022-04	AUTHORIZATION OF FUNDS FOR GRANT WRITER TO PREPARE THE DISTRICT'S APPLICATION FOR THE REBUILD KC-NEIGHBORHOOD GRANT

Date Adopted FY2023 Annual Budget	January 26, 2022
Submitted FY2023 Annual Budget to City	February 3, 2022
Submitted FY2022 Annual Report to City	August 28, 2022

### **SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept of Economic Development  
Attn: CID Annual Report  
301 W. High Street, P. O. Box 118  
Jefferson City, MO 65102  
Phone: 1-573-526-8004  
Fax: 1-573-522-9462  
Email: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: 816/513-6402  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

**12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) ADOPTING THE ANNUAL REPORT FOR FISCAL YEAR ENDED APRIL 30, 2021.**

WHEREAS, the fiscal year (the “Fiscal Year”) of the District is the same as the City of Kansas City, Missouri, which begins May 1<sup>st</sup> of the present calendar year and ends April 30<sup>th</sup> of the following calendar year;

WHEREAS, Section 67.1471.4 of the Revised Statutes of Missouri requires that the District submit to the Missouri Department of Economic Development (“DED”) and the Clerk of the City of Kansas City, Missouri (“Clerk”), no later than one hundred twenty (120) days after the end of the Fiscal Year, certain items which together consist of an annual report of the activities of the District;

WHEREAS, the District Manager of the District has prepared such annual report for the Fiscal Year of the District ending April 30, 2021 (the “Annual Report”);

WHEREAS, the District desires to approve the Annual Report as the District’s Annual Report for the Fiscal Year ending April 30, 2021; and

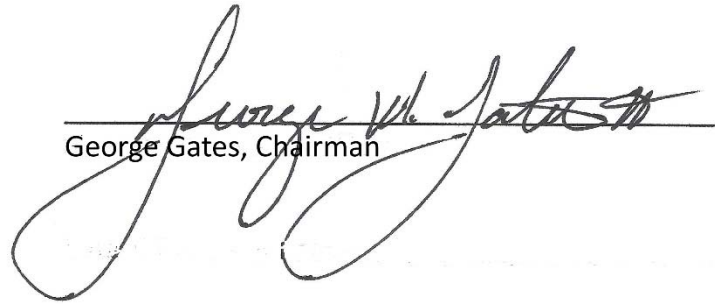
WHEREAS, the District authorizes the District Manager to submit the Annual Report to the DED and Clerk.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. That the actions taken on behalf of the District in preparing the Annual Report are accepted and ratified.
2. That the Annual Report for the Fiscal Year ending April 30, 2021 is hereby accepted and approved as the District’s Annual Report for the Fiscal Year ending April 30, 2021.
3. The District Manager is authorized to submit the Annual Report to the DED and Clerk on behalf of the District.
4. This Resolution shall take effect immediately.

Adopted this 21<sup>st</sup> day of July, 2021.

*[Signature Page follows]*



George Gates, Chairman

ATTEST:



Maurice Glover, Secretary

**12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2023**

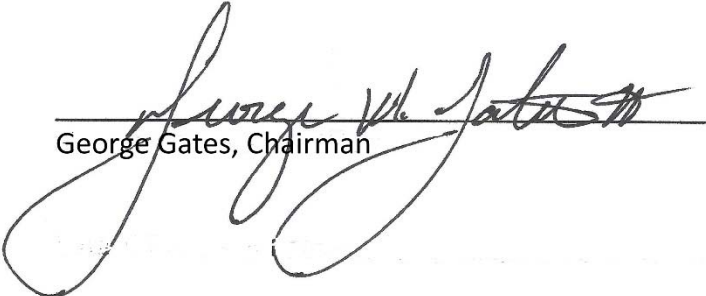
WHEREAS, the District, which was formed April 12, 2018 by Ordinance Number 180249 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq., RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for the fiscal year 2023, in substantially the form attached hereto as Exhibit A; and

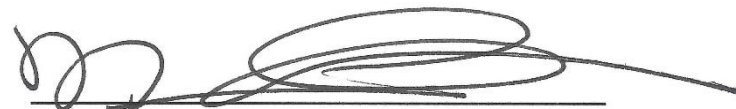
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. The Board approves the proposed budget for fiscal year 2023.
2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 26<sup>th</sup> day of January, 2022.

  
George Gates, Chairman

ATTEST:



Maurice Glover, Secretary

**12TH STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET FOR  
FISCAL YEAR 2023**

**Date:** January 26, 2022  
**CID Contact Information:** George Gates, Chairman  
 4621 Paseo, Kansas City, MO 64110 (816) 923-0900  
**Political Subdivision or Not for Profit:** Political Subdivision  
**Date of and Ordinance No.:** April 12, 2018, Ordinance No. 180249

<b>PROJECTED INCOME</b>	<u>5/1/22 - 4/30/23</u>
<i>Sales &amp; Use Tax Revenue</i>	\$67,986.00
<i>Interest</i>	\$66.00

**TOTAL PROJECTED INCOME** \$68,052.00

**PROJECTED EXPENSES** 5/1/22 - 4/30/23

<b>Management</b>	
Administration	\$5,940.00
Insurance	\$1,600.00
Accounting	\$900.00
Sub-total	<u>\$8,440.00</u>

<b>District Services (maintenance/landscaping)</b>	
Snow/Ice Removal	\$6,000.00
Landscaping/Maintenance/Trash pick-up	\$17,900.00
Sub-total	<u>\$23,900.00</u>

**Programming/Event Planning** \$24,000.00

**Operating Reserve** \$3,255.00

<b>Miscellaneous</b>	
Miscellaneous	\$600.00
	<u>\$600.00</u>

**TOTAL PROJECTED EXPENSES** \$60,195.00

<b>PROJECTED BEGINNING BALANCE (5/1/2022)</b>	<b>\$35,520.38</b>
<b>TOTAL PROJECTED INCOME</b>	<b>\$68,052.00</b>
<b>TOTAL PROJECTED EXPENSES</b>	<b>\$60,195.00</b>
<b>PROJECTED ENDING BALANCE (4/30/2023)</b>	<b>\$43,377.38</b>

**NOTES:**

The 12th Street Heritage Community Improvement District ("District") was declared established by Ordinance No. 180249 of the City Council of the City of Kansas City on April 12, 2018. 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 June 20, 2018, the District's Board of Directors passed Resolution No. 2013-07 which imposed, upon approval of the qualified voters of the District, a one percent (1.0%) sales tax on retail sales in the District. The sales tax was approved December 26, 2018

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

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

Reserve Fund equal to two months of projected operating expenses	
Beginning Balance of Reserve Fund (5/01/2022)	\$0.00
Ending Balance of Reserve Fund (4/30/2023)	\$3,255.00

Insurance includes general liability and D&O insurance



**12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

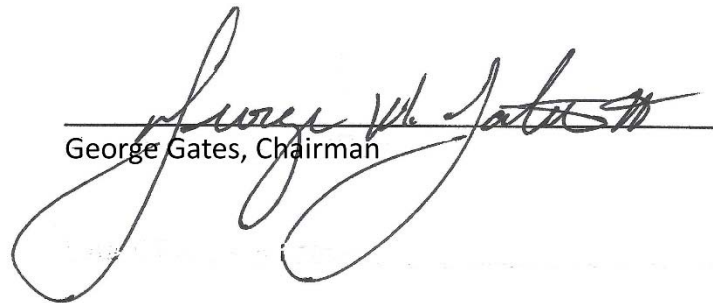
**RESOLUTION OF THE 12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPOINTING OFFICERS**

WHEREAS, the Board of Directors of the District desires to appoint a Chairman, Vice-Chairman, Secretary, Treasurer and District Manager in accordance with the District's Bylaws.

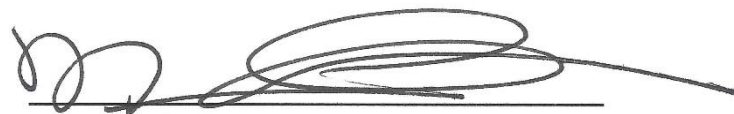
NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. George Gates is appointed Chairman of the District.
2. Dwayne Williams is appointed Vice-Chairman of the District.
3. Maurice Glover is appointed Secretary of the District.
4. Arzelia Gates is appointed Treasurer of the District.
5. Patrick Sterrett is appointed District Manager of the District.

Adopted this 26<sup>th</sup> day of January, 2022.

  
George Gates, Chairman

ATTEST:



Maurice Glover, Secretary

**12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) APPROVING A PROPOSAL FROM 12<sup>TH</sup> STREET HERITAGE DEVELOPMENT CORPORATION TO PROVIDE SERVICES INCLUDING LANDSCAPE MAINTENANCE, TRASH PICK-UP, AND SNOW REMOVAL WITHIN THE DISTRICT FROM JANUARY 1, 2022 TO DECEMBER 31, 2022.**

WHEREAS, the District, which was formed April 12, 2018 by Ordinance Number 180249 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the “Missouri Community Improvement District Act,” Sections 67.1401, et seq., RSMo, as amended (the “Act”), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the District has committed to providing landscaping maintenance, trash pick-up, snow removal, and other matters related to the beautification of the entirety of the District;

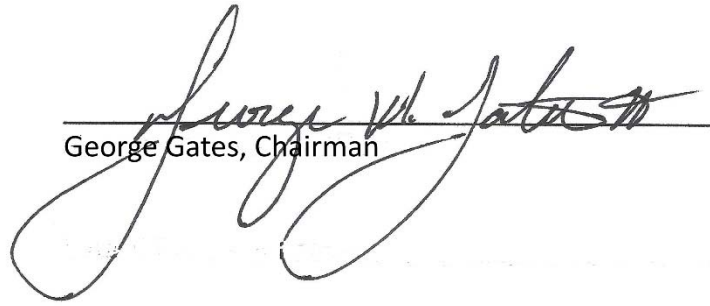
WHEREAS, the Directors desire to approve the proposal submitted by 12<sup>th</sup> Street Heritage Development Corporation (“12<sup>th</sup> Street”), in an amount not to exceed \$17,000.00 (the “Contract”), for the purpose of performing landscape maintenance and trash pick-up in the District and vicinity, remove snow from within the District from an agreed-to allowance in the District’s budget, and other matters related thereto for the calendar year of 2022, and authorize negotiation of a contract and execution of same by the Chairman of the District.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. The Board hereby approves the proposal, in substantially the same format as attached hereto as Exhibit A.
2. The Board hereby authorizes the Chairman of the District to negotiate and execute a Contract that incorporates the proposal, and take such actions as deemed appropriate for implementation of the services described above.
3. This Resolution shall take effect immediately.

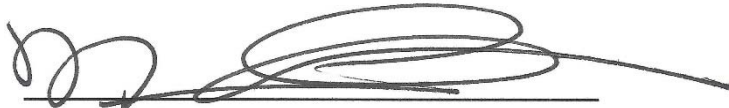
Adopted this 16<sup>th</sup> day of February, 2022.

*[Signature Page follows]*



George Gates, Chairman

ATTEST:



Maurice Glover, Secretary

**12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE 12<sup>TH</sup> STREET HERITAGE COMMUNITY IMPROVEMENT DISTRICT (THE “DISTRICT”) APPROVING A PROPOSAL FROM 12<sup>TH</sup> STREET HERITAGE DEVELOPMENT CORPORATION TO PROVIDE GRANT WRITING SERVICES FOR THE PURPOSE OF SUBMITTING A PROPOSAL TO THE REBUILD KC NEIGHBORHOOD GRANT FOR LED PEDESTRIAN LIGHTING ON 12<sup>TH</sup> STREET BETWEEN PROSPECT AVENUE AND THE PASEO BOULEVARD.**

WHEREAS, the District, which was formed April 12, 2018 by Ordinance Number 180249 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the “Missouri Community Improvement District Act,” Sections 67.1401, et seq., RSMo, as amended (the “Act”), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the District has committed to making improvements within the District that will improve safety; and

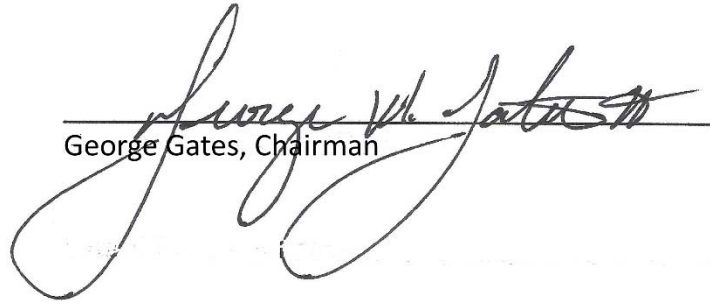
WHEREAS, the Directors desire to approve the proposal submitted by 12<sup>th</sup> Street Heritage Development Corporation (“12<sup>th</sup> Street”), in an amount not to exceed \$300.00 (the “Contract”), for the purpose of writing a proposal for the Rebuild KC Neighborhood Grant to fund LED pedestrian lighting on 12<sup>th</sup> Street between Prospect Avenue and The Paseo Boulevard.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District as follows:

1. The Board hereby approves the proposal from 12<sup>th</sup> Street Heritage Development Corporation to provide grant writing services in an amount not to exceed \$300.00.
2. The grant writer will prepare the application to the Rebuild KC Neighborhood Grant for the purpose of funding LED pedestrian lighting on 12<sup>th</sup> Street between Prospect Avenue and The Paseo Boulevard.
3. This Resolution shall take effect immediately.

Adopted this 16<sup>th</sup> day of February, 2022.

*[Signature Page follows]*



George Gates, Chairman

ATTEST:



Maurice Glover, Secretary