

ANNUAL REPORT FOR THE WARD PARKWAY PLAZA
COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 23, 2023

CID Contact Information: Amy Ehlers, (816)753-6000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: August 30, 2018 Ordinance No. 180562

SECTION II

The Purposes of the District are:

- 1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- 2) Provide or cause to be provided for the benefit of the District, certain improvements and services described herein;
- 3) Obtain financing for the costs, expenditures, and undertakings of the District;
- 4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, or to pledge toward the repayment of CID Obligations issued to finance the District Projects; and
- 5) Such other purposes authorized by the Act.

The Services of the District are:

The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is \$0.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Steve Caffey – scaffey@blockandco.com

Amy Ehlers – aehlers@blockandco.com

Alex Block – ablock@blockandco.com

Russ Cline – russ@rcagroup.com

Angie Rogers – arogers@blockandco.com

SECTION IV

**REVENUE AND EXPENSES FOR THE WARD PARKWAY PLAZA COMMUNITY
IMPROVEMENT DISTRICT MAY 1, 2022 - APRIL 30, 2023**

INCOME:		
a) CID Deposits		\$21,313.84
b) Local Deposits		\$
c)		
TOTAL INCOME		\$21,313.84
EXPENSES:		
I. Administrative:		
a) Administrative Fees	\$2,611.98	
b)	\$	
c)	\$	
SUB-TOTAL	\$2,611.98	
II. Services:		
a)	\$	
b)	\$	
c)	\$	
SUB-TOTAL	\$	
III. Capital Improvements		
a)	\$	
b)	\$	
c)	\$	
SUB-TOTAL	\$	
IV. Other		
a) Operating Reserve	\$18,701.86	
b)	\$	
c)	\$	
SUB-TOTAL	\$18,701.86	
EXPENSE TOTAL:		
I. Administrative	\$2,611.98	
II. Services	\$	
III. Capital Improvements	\$	
IV. Other	\$18,701.86	
TOTAL EXPENSES	\$21,31.84	
TOTAL INCOME		\$21,313.84
LESS TOTAL EXPENSES		\$21,313.84
BALANCE		\$0

The proposed 2022-2023 budget was submitted to the City Clerk on January 28, 2022.

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2022-2023
(ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2023-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2023-02	Electing Officers for Fiscal Year 2024
Resolution 2023-03	Approving a Budget for Fiscal Year 2024

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

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email: Marilyn.Sanders@kcmo.org

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as may be amended (the "Act"), and is transacting business and exercising the powers granted by the Act; and

WHEREAS, the Petition to Establish the District (the "Petition") authorizes the Board to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, WHEREAS, David Harris has resigned from the Board, and the terms of Steve Caffey and Amy Ehlers have expired and the Board desires to appoint and confirm the following slate of Successor Directors; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

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

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
 - a. 4 Year Term expiring 8/2026 – Russ Cline, Owner;
 - b. 4 Year Term expiring 8/2026 – Steve Caffey, Owner; and
 - c. 4 Year Term expiring 8/2026 – Amy Ehlers, Owner.
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
3. This Resolution shall take effect immediately.

Adopted this 17th day of February, 2023.

Executed by:
Steve Caffey
Steve Caffey, Chairman

ATTEST:
Executed by:
Amy Ehlers
Amy Ehlers, Secretary

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2024

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as may be amended (the "Act"), and is transacting business and exercising the powers granted by the Act; and

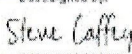
WHEREAS, in accordance with the District's bylaws the Board is to elect officers at the annual meeting of the District; and

WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

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

1. Steve Caffey is appointed Chairman of the District.
2. Alex Block is appointed Vice Chairman of the District.
3. Amy Ehlers is appointed Secretary of the District.
4. Angie Rogers is appointed Treasurer of the District.
5. David Block is appointed District Manager of the District.
6. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution; and
7. This resolution shall take effect immediately.

Adopted this 17th day of February, 2023.

Executed by:


Steve Caffey, Chairman

ATTEST:

Executed by:


Amy Ehlers, Secretary

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2024

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as may be amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board desires to approve the District budget for fiscal year 2024, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year 2024.
- Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. This Resolution shall take effect immediately.

Adopted this 17th day of February, 2023.

Executed by:
Steve Caffey
Steve Caffey, Chairman

ATTEST:

Executed by:
Amy Ehlers
Amy Ehlers, Secretary

EXHIBIT A

**WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT
MAY 1, 2023 – APRIL 30, 2024 BUDGET (FY-2024)**

BUDGET MESSAGE:

The Ward Parkway Plaza Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on August 30, 2018 by virtue of an ordinance approved by the City Council [Board of Alderman] of Kansas City, Missouri. The stated purpose of the District is to provide assistance to or to construct, reconstruct, install, repair, maintain and equip public improvements within the District. The District adopted a fiscal year of May 1st to April 30.

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes (the "Act") and approved by the qualified voters of the District by a sales tax election held on March 28, 2019.

The District was formed to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements to provide or contract for cleaning, to support business activity and economic development in the District, to provide refuse collection and to carry out any other powers set forth in the Act.

Major Changes: None.

	<u>FYE 2024*</u>	<u>FYE 2023*</u>	<u>FYE 2022**</u>	<u>FYE 2021**</u>
FUNDS AVAILABLE:				
Cash on Hand (Beginning of Fiscal Year)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
ESTIMATED REVENUE:				
- Sales/Use Tax (1.00% effective July 1, 2019)	\$ 18,000.00	\$ 18,000.00	\$ 17,397.93	\$ 16,075.03
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 18,000.00	\$ 18,000.00	\$ 17,397.93	\$ 16,075.03
ESTIMATED EXPENDITURES:				
-Administrative costs (e.g., insurance)	\$ 2,000.00	\$ 2,000.00	\$ 2,089.01	\$ 11,051.00
-Promotion/Marketing				
-Legal Fees	\$ 2,000.00	\$ 2,000.00	\$ 1,853.00	\$ 11,167.50
-Snow Removal				
-Common Area Maint./Improvements				
-Operating Reserve	\$ 14,000.00	\$ 14,000.00	\$ 13,423.92	
-Accounting				
TOTAL ESTIMATED EXPENDITURES	\$ 18,000.00	\$ 18,000.00	\$ 17,397.93	\$ 16,075.03
FUNDS AVAILABLE:				
-Cash on Hand End of Fiscal Year	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

*Estimated values.

**Actual values.

MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT	1. Financial Statement Summary for the Year Ended	Month	Year
	2. Name of political subdivision	Ward Parkway Plaza Community Improvement District	
	3. Political subdivision number		
	4. Name of county	Jackson	
5. Name of contact Angie Rogers	6. Mailing address	605 W 47th Street Ste 200 Kansas City MO 64112	
7. Telephone number 816-753-6000	8. Fax number 816-412-7402	9. Email address arogers@blockandco.com	

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")	1. Sales Tax
	2.
	3.

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required) Michelle McNutt PA 8/27/2019
 Preparer's Name Title Date

INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to State Auditor's Office
 P.O. Box 869
 Jefferson City, MO 65102

OR Email to: localgovernment@auditor.mo.gov

Part I – FINANCIAL STATEMENT

A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

Part I - FINANCIAL STATEMENT

Ward Parkway Plaza Community Improvement District

A. Receipts

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund
1. Total property tax	\$	0	\$	\$	\$	\$
2. Total sales tax		21,314		21,314		
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. TOTAL						
Sum of lines 14a-h	\$	0	\$	0	\$	0
15. SUBTOTAL						
Sum of items 1-14i	\$	21,314	\$	21,314	\$	0

Part I - FINANCIAL STATEMENT - Continued

Ward Parkway Plaza Community Improvement District

A. Receipts - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund
15. SUBTOTAL <i>(from page 3)</i>	\$ 21,314	\$ 0	\$ 21,314	\$ 0	\$ 0
16. Charges for Services					
a.	0				
b.	0				
c.	0				
d. TOTAL <i>Sum of lines 16a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e. TOTAL <i>Sum of lines 17a-d</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned	0				
19. Fines, costs, and forfeitures	0				
20. Rents	0				
21. Donations	0				
22. Other receipts and transfers					
a.	0				
b.	0				
c. Interfund transfers	0				
d. TOTAL <i>Sum of lines 22a-c</i>	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$ 21,314	\$ 0	\$ 21,314	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

Ward Parkway Plaza Community Improvement District

B. Disbursements (by function)

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund
1. Highways and streets	\$ 0				
2. Financial administration	2,612		2,612		
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				
23. SUBTOTAL					
Sum of lines 1-22	\$ 2,612	\$ 0	\$ 2,612	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

Ward Parkway Plaza Community Improvement District

B. Disbursements (by function)
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund
23. SUBTOTAL <i>(from page 5)</i>	\$ 2,612	\$ 0	\$ 2,612	\$ 0	\$ 0
24. Electric power system	0				
25. Parking facilities	0				
26. Gas supply system	0				
27. Transit or bus system	0				
28. Sea and inland port facilities	0				
29. Miscellaneous commercial activities	0				
30. Other - Specify					
a. _____	0				
b. _____	0				
c. _____	0				
31. Interfund transfers	0				
32. TOTAL DISBURSEMENTS (by function) Sum of items 23-31	\$ 2,612	\$ 0	\$ 2,612	\$ 0	\$ 0
C. Disbursements (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	0				
4. SUBTOTAL Sum of items C1-3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

Part I - FINANCIAL STATEMENT - Continued

Ward Parkway Plaza Community Improvement District

B. Disbursements (by object) - Continued

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

Totals do not agree

D. Statement of Indebtedness

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

Part I - FINANCIAL STATEMENT - Continued

Ward Parkway Plaza Community Improvement District

D. Statement of Indebtedness
Continued

	FUNDS - Report in whole dollars			Outstanding End of Fiscal Year
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		
		Issued	Retired	
3. SUBTOTAL (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
4. Other debt - Specify				
a.				0
b.				0
c.				0
5. Conduit debt				0
6. TOTAL STATEMENT OF INDEBTEDNESS 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	
TOTAL VALUATION	
4. Sum of items F1-3	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1.	
2.	
3.	
4.	
5.	
6.	

Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Sales Tax Fund	Fund	Fund	
A. Beginning balance	\$ 17,162	\$ 17,162	\$	\$	
B. Total receipts	21,314	0	21,314	0	0
C. Total disbursements	2,612	0	2,612	0	0
D. Ending balance	\$ 35,864	\$ 0	\$ 35,864	\$ 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.