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January 29, 2024

**VIA EMAIL:** [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

Ms. Marilyn Sanders, City Clerk  
City of Kansas City, MO  
25<sup>th</sup> Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, Missouri 64106

Re: Antioch Center Community Improvement District  
Proposed Annual Budget (2024-2025)

Dear Ms. Sanders:

Pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, enclosed for review and comment is the proposed annual budget for the Antioch Center Community Improvement District (the “District”) for the fiscal year ending April 30, 2025.

If you have any questions, please call me.

Very truly yours,

LEWIS RICE LLC



Ralph E. Bellar, Jr.

Encl.

cc: Dave Horn (via email: [dhorn@blueridgecrossing.com](mailto:dhorn@blueridgecrossing.com))  
Dan Horn (via email: [danhorn@blueridgetower.net](mailto:danhorn@blueridgetower.net))  
Missouri Department of Revenue (via email: [LocalGov@dor.mo.gov](mailto:LocalGov@dor.mo.gov))  
Missouri State Auditor’s Office (via email: [LocalGovernment@auditor.mo.gov](mailto:LocalGovernment@auditor.mo.gov))

**ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2024  
AND ENDING APRIL 30, 2025  
BUDGET MESSAGE**

The Antioch Center Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri, by the City Council of the City of Kansas City, Missouri (the “**City**”) by Ordinance No. 061128, adopted on October 26, 2006, and effective on November 5, 2006. The District was formed to provide or cause to be provided for the benefit of the District certain Eligible Services and Eligible Improvements, as those terms are defined in the Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the “**Petition**”). The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year for the City.

The District’s sole source of revenue (the “**District Revenues**”) is a one percent (1%) sales tax imposed on sales within the District. The District’s one percent (1%) sales tax was imposed beginning October 1, 2007.

The District’s initial primary purpose is to assist in funding the costs associated with the District’s Eligible Services and Eligible Improvements and to pay for certain administrative and professional fees and operating costs. The District’s budget for the fiscal year beginning May 1, 2024 and ending April 30, 2025, contemplates using the District Revenues generated by the 1% sales tax to pay for certain District operating costs; cleaning, maintenance and security for the District; and, certain improvements within the District. The proposed amount of the District’s expenditures is based solely on the revenue projected to be generated by the District’s 1% sales tax during this fiscal year and from sales tax income carried forward from previous years.

There are no significant changes between this year’s budget as compared to last year’s budget. A payment to the Tax Increment Financing Commission of Kansas City of 50% of the incremental economic activity taxes (“EATS”) pursuant to §99.845.3 of the Revised Statutes of Missouri is included in the 2024-2025 budget. The EATS payment is to be used to reimburse eligible redevelopment project costs under the Antioch Crossing Tax Increment Financing Plan, and the EATS consist of 50% of the 1% CID sales tax generated within the boundaries of the Antioch Crossing Tax Increment Financing District (the portion of the District that is also within the boundaries of the TIF District is hereinafter referred to as the “TIF Area”) over the amount of such taxes generated within the TIF Area in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project areas.

**Antioch Center Community Improvement District  
2024-2025 Annual Budget**

<b>Estimated Carry forward income as of 4/30/24</b>	\$184,989
<b>Estimated Income from 1% CID Sales Tax 2024-2025<sup>1</sup></b>	\$620,000
<b>Total Funds Available</b>	\$804,989
<b>Expenses</b>	
Legal Fees	\$15,000
Accountant Fees	\$2,500
Misc. Fees & Costs	\$1,500
Costs of Cleaning, Maintenance, Security and Certain Improvements within the district	\$275,000
2024 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$300,000
<b>Total Expenses</b>	\$594,000
<b>Estimated Carry forward income as of 4/30/24</b>	\$210,989

**Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with a bond issuance.**

<sup>1</sup>The boundaries of the District are larger than the boundaries of the Antioch Crossing TIF and this sales tax estimate is for all of the property within the boundaries of the District. The estimated income from the 1% CID sales tax within the boundaries of the Antioch Crossing TIF is \$600,000

<sup>2</sup>The base year for calculating economic activities taxes (EATS) for the Antioch Crossing TIF is 2013. EATS are calculated by subtracting the base year (2013) sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF from the current calendar year sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF and then dividing that amount in half. The 2013 base year sales tax revenues within the Antioch Crossing TIF are \$3,649.69 for Project 1A; \$44,366.03 for Project 2B and \$101,482.17 for Project 3. For purposes of the budget, the 2013 base year sales tax revenues are subtracted from the estimated sales tax revenues for the current fiscal year within the boundaries of the Antioch Crossing TIF (\$475,000 for Project 1A; \$125,000 for Project 2B; and, \$0 for Project 3) and then dividing that resulting amount in half. Because the increment in Project 3 is a negative number, no EATS payments are included for Project 3. The estimated EATS payment for Project 1A is \$260,000 and for Project 2B is \$40,000. The actual 2024 EATS payment cannot be calculated until the total amount of 2023 sales tax revenue generated by the District's 1% sales tax within the Antioch Crossing TIF is known. This is estimated to occur in the first quarter of 2024 at which time the District will make the 2024 EATS payment to the TIF Commission.

# Antioch Center Community Improvement District 2024-2025 Budget

	<b>Budget</b>	<b>Budget</b>	<b>Actual</b>
	<b>2024-2025</b>	<b>2023-2024</b>	<b>2022-2023</b>
Estimate Carry Forward Income	\$ 184,989.00	\$ 122,481.00	\$ 167,862.53
Estimated Income from 1% CID Sales Tax <sup>1</sup>	\$ 620,000.00	\$ 600,000.00	\$ 646,590.20
<b>Total Funds Available</b>	<b>\$ 804,989.00</b>	<b>\$ 722,481.00</b>	<b>\$ 814,452.73</b>
 <b>EXPENSES</b>			
Legal Fees	\$ 15,000.00	\$ 7,500.00	\$ 5,893.00
Accountant Fees	\$ 2,500.00	\$ 2,500.00	-
2024 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ 300,000.00	-	-
2023 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	-	\$ 275,992.00	-
2022 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	-	-	\$ 282,486.23
Miscellaneous Fees & Costs	\$ 1,500.00	\$ 1,500.00	-
Costs of Cleaning, Maintenance, Security & Certain Improvements within the District	\$ 275,000.00	\$ 250,000.00	\$ 284,220.99
<b>Total Expenses</b>	<b>\$ 594,000.00</b>	<b>\$ 537,492.00</b>	<b>\$ 572,600.22</b>
 <b>Estimated Carry Forward Income</b>	 <b>\$ 210,989.00</b>	 <b>\$ 184,989.00</b>	 <b>\$ 241,852.51</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with bond issuance.

## **BUDGET SUMMARY**

The District anticipates that the estimated revenues for the fiscal year ending April 30, 2025 from the District's 1% sales tax and from sales tax income carried forward from previous years will total \$804,989, and that the District's proposed expenditures during the fiscal year will total \$594,000, leaving a balance of \$210,989 at the end of the District's fiscal year.