

2025 ANNUAL REPORT FOR TIFFANY SQUARE EAST  
COMMUNITY IMPROVEMENT DISTRICT ("CID")

**SECTION I**

Date: August 26, 2025

CID Contact Information: Mark Untersee

[mark@unterseelaw.net](mailto:mark@unterseelaw.net)

(816) 531-1333

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: February 10, 2022, Ordinance No. 220088

**SECTION II**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Kiley Brooks	<a href="mailto:kileyb@tutera.com">kileyb@tutera.com</a>	02/01/2022	02/01/2026
William Dana	<a href="mailto:bdana@centralbankkc.com">bdana@centralbankkc.com</a>	02/01/2024	02/01/2028
Mark Untersee	<a href="mailto:mark@unterseelaw.net">mark@unterseelaw.net</a>	02/01/2024	02/01/2028
Mike Levitt	<a href="mailto:mikel@tutera.com">mikel@tutera.com</a>	02/01/2022	02/01/2026
Esty Frakes	<a href="mailto:estyf@tutera.com">estyf@tutera.com</a>	02/01/2024	02/01/2028

**SECTION III**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR 2025

Purpose:

- a) provide or cause to be provided for the benefit of the District, certain services described in Paragraph 3B of the Petition (the "Eligible Services");
- b) borrow money ("CID Debt") from any public or private source to finance the costs of the Eligible Services and other costs incurred by the District to carry out its purposes and for the repayment of the same, provided that the District's borrowing capacity shall be limited to \$1,581,008 ("CID Debt Cap"); and
- c) authorize and collect sales and use tax ("District Sales Tax").

Services:

The Eligible Services may generally include, but are not necessarily limited to, earthwork, installation of geo-piers, paving and construction of parking lots, water distribution, a fire line, storm drainage, sanitary sewer and sanitary sewer relocation, landscaping, green space and irrigation, construction of curbs, gutters, approaches, sidewalks and electrical distribution,

streetlights, and site lighting, and overall rehabilitation of the District. The estimated initial costs of the Eligible Services are shown on Exhibit C of the Petition ("Estimated Cost of Eligible Services") annexed to and made an integral part of this Petition.

#### **SECTION IV**

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2026 submitted to City Clerk: January 30, 2025

Annual budget for FYE 2026 adopted: March 24, 2025

Annual Report for FYE 2024 submitted: August 28, 2024

#### **SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2025 (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2025 - 01	Appointing Officers for Fiscal Year 2026
2025 - 02	Approving the Budget for Fiscal Year 2026

**CID BYLAW AMENDMENTS:** \_\_\_\_\_ ATTACHED      X   NONE APPROVED

## SECTION VI

### TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT REVENUE AND EXPENSES (FY MAY 1, 2024 - APRIL 30, 2025):

<b>INCOME:</b>		
a) Sales & Use Tax Revenue		\$99,658.66
b)		
<b>TOTAL INCOME</b>		<b>\$99,658.66</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Legal	\$9,153.00	
b) Accounting	\$38.00	
c)		
<b>SUB-TOTAL</b>	<b>\$9,191.00</b>	
II. Services:		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
III. Capital Improvements		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) Debt Service	\$36,434.28	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$36,434.28</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$9,191.00	
II. Services		
III. Capital Improvements		
IV. Other	\$36,434.28	
<b>TOTAL EXPENSES</b>	<b>\$45,625.28</b>	
<b>TOTAL INCOME</b>		<b>\$99,658.66</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$45,625.28</b>
<b>BALANCE</b>		<b>\$54,033.38</b>

**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: [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov)

Kansas City - City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Clerk@kcmo.org](mailto:Clerk@kcmo.org)

Missouri Dept. of Revenue  
Attn: CID Annual Report  
P.O. Box 3380  
Jefferson City, MO 65105-3380  
Phone: 573-751-4876  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

Missouri State Auditor  
Attn: CID Annual Report  
P.O. Box 869  
Jefferson City, MO 65102  
Phone: 573-751-4213  
Email: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

RESOLUTION NO. 2025-01

THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 220088 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act; and is transacting business and exercising powers granted by the Act;


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 of Directors (the "Board") 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 the District as follows:

1. Mike Levitt is appointed Chairman of the District.
2. William Dana is appointed Vice Chairman of the District.
3. Kiley Brooks is appointed Secretary of the District.
4. Kiley Brooks is appointed Treasurer of the District.
5. Mark Untersee is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 24<sup>th</sup> day of March, 2025.

DocuSigned by:  
  
Mike Levitt, Chairman

Attest:

DocuSigned by:  
  
Kiley Brooks, Secretary

RESOLUTION NO. 2025-02

THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE  
TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT (THE  
"DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 220088 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act; and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board desires to approve the District's proposed budget for fiscal year end 2026, in substantially the form attached hereto as Exhibit A,

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

Section 1. The Board approves the proposed budget for fiscal year end 2026.

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 24<sup>th</sup> day of March, 2025.

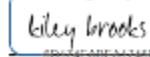
DocuSigned by:



Mike Levitt, Chairman

Attest:

DocuSigned by:



Kiley Brooks, Secretary

## EXHIBIT A

### TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026) BUDGET MESSAGE:

The Tiffany Square East Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on February 10, 2022 by virtue of Ordinance No. 220088 approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District has adopted a fiscal year of May 1<sup>st</sup> to April 30<sup>th</sup>.

#### Important Budget Features:

The District's source of revenue is a 1.0% sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by a sales tax election held on August 19, 2022.

The District was formed for the purpose of providing revenue for the following district purposes (collectively the "District Purposes"): (1) provide or cause to be provided, within and for the benefit of the District, (a) construction of vehicular and pedestrian accessibility improvements, (b) remediation of subsurface conditions which are presently unsuitable for fill and development, and shall specifically include earthwork, installation of geo-piers, paving and construction of parking lots, water distribution, a fire line, storm drainage, sanitary sewer and sanitary sewer relocation, landscaping, green space and irrigation, and (c) construction of curbs, gutters, approaches, sidewalks and electrical distribution, street lights, and site lighting (collectively, the "Eligible Services"); (2) issue obligations ("CID Debt") to finance (a) the costs of the Eligible Services, (b) other costs incurred by the District to carry out its purposes, (c) costs of issuance, (d) capitalized interest and (e) a debt service reserve fund related to the issuance of the CID Debt; (3) authorize and collect a sales and use tax; and (4) provide for any other actions required in the furtherance of the above stated objectives, as the District's Board of Directors deems necessary, and as authorized pursuant to Section 67.1401, *et seq.*, RSMo, as may be amended.

#### Major Changes: None

	FYE 2026*	FYE 2025*	FYE 2024**
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	(\$7,466.00)	(\$7,966.00)	\$1,898.00
<b>ESTIMATED REVENUE:</b>			
- Sales/Use Tax (1% effective January 1, 2023)	\$80,000.00	\$45,000.00	\$19,666.00
- Interest Income	\$0.00	\$0.00	\$0.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$72,534.00	\$37,034.00	\$21,564.00
<b>ESTIMATED EXPENDITURES:</b>			
- Administrative & Legal Costs	\$ 3,000.00	\$ 3,000.00	\$7,127.00
- Insurance	\$ 1,500.00	\$ 1,500.00	\$0.00
- CID Revenue Note	\$ 50,000.00	\$ 40,000.00	\$43,788.00
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$ 54,500.00	\$ 44,500.00	\$50,915.00
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$18,034.00	(\$7,466.00)	(\$7,966.00)

\*Estimated values.

\*\*Actual values