

2025 ANNUAL REPORT FOR THE WATTS MILL
COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 28, 2025

CID Contact Information: Leonard Mirabile – jmirab2900@aol.com

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: August 30, 2018 Ordinance No. 180563

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Leonard Mirabile	jmirab2900@aol.com	09/01/2022	09/01/2026
Salvatore Mirabile	sjmesql@aol.com	09/01/2024	09/01/2028
Jasper Mirabile	pasta127@hotmail.com	09/01/2022	09/01/2026
Janine Mirabile	janinemirabile@gmail.com	09/01/2024	09/01/2028
Jennifer Mirabile	jennmirabile@gmail.com	09/01/2024	09/01/2028

SECTION III

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include partial demolition and renovation of the facade, exterior and roof of existing structures and buildings, fire protection improvements, site work, grading, infrastructure improvements, parking improvements, utility improvements, parking improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will remediate existing blighting conditions within the District to bring it to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

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 13, 2025

Annual Report for FYE 2024 submitted: August 26, 2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024-2025:

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

CID BYLAW AMENDMENTS: _____ ATTACHED X NONE APPROVED

SECTION VI

REVENUE AND EXPENSES FOR THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2024- APRIL 30, 2025

INCOME:		
a) Sales Tax Deposits		\$228,896.53
b) Use Tax Deposits		\$6,603.35
c) Interest		
TOTAL INCOME		\$235,499.88
EXPENSES:		
I. Administrative:		
a) Prof Fee Admin	\$2,417.00	
b) Prof Fee Legal	\$3,903.00	
c)		
SUB-TOTAL	\$6,320.00	
II. Services:		
a) General Maintenance	\$127,800.00	
b)		
c)		
SUB-TOTAL	\$127,800.00	
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL		
IV. Other		
a) Operating Reserve	\$101,379.88	
b)		
c)		
SUB-TOTAL	\$101,379.88	
EXPENSE TOTAL:		
I. Administrative	\$6,320.00	
II. Services	\$127,800.00	
III. Capital Improvements		
IV. Other	\$101,379.88	
TOTAL EXPENSES	\$235,499.88	
TOTAL INCOME		\$235,499.58
LESS TOTAL EXPENSES		\$235,499.58
BALANCE		\$0

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

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

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

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

RESOLUTION NO: 2025-01

THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 150779 adopted by the City Council of the City of Kansas City, MO, 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, in accordance with the Bylaws of the District, the Board is to elect officers of the District annually; and

WHEREAS, the Board desires to elect a Chairman, Secretary, Treasurer and Executive Director.


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

1. Leonard Mirabile is appointed Chairman of the District;
2. Jasper Mirabile III is appointed Secretary of the District;
3. Jasper Mirabile III is appointed Treasurer of the District;
4. Leonard Mirabile is appointed Executive Director of the District;
5. The District's legal counsel is authorized to take all actions necessary to carry out this Resolution; and
6. This Resolution shall take effect immediately.

Adopted this 13th day of March, 2025.

DocuSigned by:

50C3EDC3DCC5419
Leonard Mirabile, Chairman

ATTEST:

DocuSigned by:

50C3EDC3DCC5419
Jasper Mirabile III, Secretary

RESOLUTION NO: 2025-02

THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 150779 adopted by the City Council of the City of Kansas City, MO, 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 desires to approve the District budget for fiscal year 2026, 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 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 13th day of March, 2025.

DocuSigned by:


Leonard Mirabile, Chairman

ATTEST:

DocuSigned by:


Jasper Mirabile III, Secretary

EXHIBIT A
WATTS MILL COMMUNITY IMPROVEMENT DISTRICT
MAY 1, 2025 – APRIL 30, 2026 REVISED BUDGET (FYE - 2026)
BUDGET MESSAGE:

The Watts Mill Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on September 17, 2015 by virtue of an ordinance approved by the City Council 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 30th.

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 October 1, 2016.

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</u>	<u>2026*</u>	<u>FYE</u>	<u>2025*</u>	<u>FYE</u>	<u>2024**</u>
FUNDS AVAILABLE:						
Cash on Hand (Beginning of Fiscal Year)		\$116,600.00		\$66,600.00		\$236,817.00
ESTIMATED REVENUE:						
- Sales/Use Tax (1.00% effective April 1, 2016)		\$225,000.00		\$150,000.00		\$99,731.00
- Interest Earned		\$3,000.00		\$0.00		\$0.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:						
		\$344,600.00		\$216,600.00		\$336,548.00
ESTIMATED EXPENDITURES:						
-Administrative Costs & Legal Fees		\$4,500.00		\$4,500.00		\$9,121.00
-Promotion/Marketing		\$1,600.00		\$0.00		\$0.00
-Common Area Landscaping/Maintenance Improvements		\$80,000.00		\$80,000.00		\$245,327.00
-Snow Removal/Lot Clean up		\$27,000.00		\$0.00		\$0.00
-Operating Reserve		\$15,500.00		\$15,500.00		\$15,500.00
-Accounting		\$12,000.00		\$0.00		\$0.00
-Prior Year R&M		\$0.00		\$0.00		\$0.00
TOTAL ESTIMATED EXPENDITURES						
		\$140,600.00		\$100,000.00		\$269,948.00
FUNDS AVAILABLE:						
- Cash on Hand End of Fiscal Year		\$204,000.00		\$116,600.00		\$66,600.00
*Estimated values.						
**Actual Values						