

AMENDED 2024 ANNUAL REPORT FOR THE WATTS MILL  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

Date: August 26, 2024

CID Contact Information: Jasper Mirable – [pasta127@hotmail.com](mailto:pasta127@hotmail.com)

Political Subdivision or Not for Profit: Political Subdivision

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

**SECTION II**

**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.

Date FY25 Budget was submitted to City on January 31, 2024 and adopted on June 10, 2024. FY23 annual report was submitted on August 23, 2023.

**SECTION III**

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

Leonard Mirabile – [jmirab2900@aol.com](mailto:jmirab2900@aol.com)

Salvatore Mirabile – [sjmesq1@aol.com](mailto:sjmesq1@aol.com)

Jasper Mirabile – [pasta127@hotmail.com](mailto:pasta127@hotmail.com)

Janine Mirabile – [janinemirabile@gmail.com](mailto:janinemirabile@gmail.com)

Jennifer Mirabile – [jennmirabile@gmail.com](mailto:jennmirabile@gmail.com)

**SECTION IV**

REVENUE AND EXPENSES FOR THE WATTS MILL COMMUNITY  
IMPROVEMENT DISTRICT MAY 1, 2023 - APRIL 30, 2024

<b>INCOME:</b>		
a) Sales and Use Tax Deposits		\$99,731.00
b) Local Deposits		
c) Interest		
<b>TOTAL INCOME</b>		<b>\$99,731.00</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Prof Fee Admin	\$4,200.00	
b) Prof Fee Legal	\$4,921.00	
c)		
<b>SUB-TOTAL</b>	<b>\$9,121.00</b>	
II. Services:		
a) General Maintenance	\$245,326.97	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$245,326.97</b>	
III. Capital Improvements		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) Operating Reserve	\$-154,716.97	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$-154,716.97</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$9,121.00	
II. Services	\$245,326.97	
III. Capital Improvements	\$-154,716.97	
IV. Other		
<b>TOTAL EXPENSES</b>	<b>\$99,731.00</b>	
<b>TOTAL INCOME</b>		<b>\$99,731.00</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$99,731.00</b>
<b>BALANCE</b>		<b>\$0</b>

## SECTION V

### LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2023-2024:

RESOLUTION NUMBER	RESOLUTION TITLE
2024-01	Nominating and Confirming a Slate of Successor Directors
2024-02	Electing Officers for Fiscal Year 2025
2024-03	Approving the Budget for Fiscal Year 2025

### **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) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@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)

**THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WATTS MILL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF SUCCESSOR DIRECTORS**

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

WHEREAS, the terms of Salvatore Mirabile, Janine Mirabile and Jennifer Mirabile will expire September 2024, and the Board desires to reappoint and confirm the following slate of Successor Directors; and

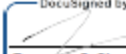
WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

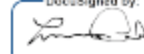
NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

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 9/2028– Salvatore Mirabile, Owner;
  - b. 4 Year Term expiring 9/2028– Janine Mirabile, Owner and
  - c. 4 Year Term expiring 9/2028 – Jennifer Mirabile.
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 10<sup>th</sup> day of June, 2024.

ATTEST:

DocuSigned by:  
  
\_\_\_\_\_  
Jasper Mirabile III, Secretary

DocuSigned by:  
  
\_\_\_\_\_  
Leonard Mirabile, Chairman

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 2025

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;

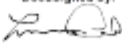
WHEREAS, in accordance with the Bylaws of the District, the Board is to elect officers of the District annually; and

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 10<sup>th</sup> day of June, 2024.

DocuSigned by:  
  
Leonard Mirabile, Chairman

ATTEST:

DocuSigned by:  
  
Jasper Mirabile III, Secretary

RESOLUTION NO: 2024-03

**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 2025**

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;

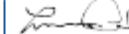
WHEREAS, the Board desires to approve the District budget for fiscal year 2025, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year 2025.
- 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 10<sup>th</sup> day of June, 2024.

DocuSigned by:



Leonard Mirabile, Chairman

ATTEST:

DocuSigned by:



Jasper Mirabile III, Secretary

**EXHIBIT A**  
**WATTS MILL COMMUNITY IMPROVEMENT DISTRICT**  
**MAY 1, 2024 – APRIL 30, 2025 BUDGET (FYE - 2025)**  
**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>2025*</u>	<u>FYE</u> <u>2024*</u>	<u>FYE</u> <u>2023*</u>
<b>FUNDS AVAILABLE:</b>			
Cash on Hand (Beginning of Fiscal Year)	\$99,122.00	\$99,122.00	\$0.00
<b>ESTIMATED REVENUE:</b>			
- Sales/Use Tax (1.00% effective April 1, 2016)	\$150,000.00	\$100,000.00	\$150,383.00
- Interest Earned	\$ 0.00	\$ 0.00	\$0.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$249,122.00</b>	<b>\$199,122.00</b>	<b>\$150,383.00</b>
<b>ESTIMATED EXPENDITURES:</b>			
-Administrative Costs & Legal Fees	\$ 4,500.00	\$ 4,500.00	\$6,000.00
-Promotion/Marketing	\$ 0.00	\$ 0.00	\$0.00
-Insurance	\$ 0.00	\$ 0.00	\$0.00
-Common Area Landscaping/Maintenance Improvements	\$ 80,000.00	\$ 80,000.00	\$29,671.00
-Snow Removal/Lot Clean up	\$ 0.00	\$ 0.00	\$0.00
-Operating Reserve	\$ 15,500.00	\$ 15,500.00	\$ 15,500.00
-Accounting	\$ 0.00	\$ 0.00	\$0.00
-Prior Year R&M	\$ 0.00	\$ 0.00	\$0.00
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$100,000.00</b>	<b>\$100,000.00</b>	<b>\$51,261.00</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$149,122.00	\$99,122.00	\$99,122.00
*Estimated values.			
**Actual Values			