

ANNUAL REPORT FOR FYE 2025 BY
THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT

Section I—General Information:

Date: August 21, 2025

CID Contact: Daniel Cook c/o Cook & Riley, LLC,
1034 S. Brentwood Blvd., Ste. 1550, St. Louis, MO 63117
(314) 324-7133 or dcook@cookrileylaw.com

Type: Political subdivision

Formation: Ordinance # 120482—signed June 7, 2012

Section II--Purpose:

The general purpose of the District is to make certain improvements to the District Property in order increase the value and use of the land.

Additionally, the purposes of the District are to:

- (a) Pledge its revenues to fund the costs and fees associated with improvements and repairs within the District, including the costs of issuing any District Obligations;
- (b) Enter into contracts or other agreements in order to complete or cause completion of these improvements and repairs and fulfillment of the other purposes of the District;
- (c) Levy a retail sales/use tax in accordance with the Act (“District Sales Tax”);
- (d) Exercise any authorized purpose of the District pursuant to and in accordance with the Act.

Services and Improvements

The District will cause the design and implementation of various improvements and services located within and benefiting the District Property. Such improvements and services may be undertaken in multiple phases or may occur in one phase. The contemplated improvements and services consist of all such improvements and services authorized under the Act, including without limitation:

- (a) Installation, repair and maintenance of all improvements permitted by § 67.1461 of the Act including, but not necessarily limited to, landscaping, meeting facilities, traffic or parking improvements, sidewalks, utilities, streetscape and lighting;
- (b) The District may also provide cleaning, maintenance and security within the District, employ and/or contract for personnel and services necessary to carry out

the purposes of the District inclusive of advertising, and providing assistance to attract further investment within the District. The District may also acquire real and personal property within the District and lease or otherwise encumber or dispose of real and personal property within the District in accordance with the Act.

Section III--Directors:

As of the end of the 2025 fiscal year the following persons served as directors:

Julie Allen julieallen@boydgaming.com
Keith Henson keithhenson@boydgaming.com
Kameron Hibbard kameronhibbard@boydgaming.com
Danielle Morgan daniellemorgan@boydgaming.com
Josh Whitaker joshwhitaker@boydgaming.com

Additional contact information for all of the directors is:
3200 N. Ameristar Dr., Kansas City, MO 64161; (816) 414-7000.

All of the current directors were elected to four-year terms beginning in June of 2024 and ending in June of 2028.

Section IV-- Revenue & Expenses:

See the Attached report for revenues and expenses.

All Revenues are derived from the CID sales tax of 1%.

Note, even though the attached report shows negative net revenues for the year the CID has surplus funds from previous years to more than cover the current year's deficit.

Section V—Resolutions:

Resolution No.	Name/Purpose of Resolution
2025-01	Ratifying any supplemental appropriations & expenditures for FYE 2025
2025-02	Approving the budget for the FYE 2026
2025-03	Approving auditors for the FYE 2025
2025-04	Selection of officers for the FYE 2026

Resolutions are appended hereto.

Section VI—Budget & Annual Report:

The budget for the FYE 2025 was submitted to the City Clerk electronically on December 14, 2023.

The budget for the FYE 2025 was adopted by the District's board of directors on January 18, 2024.

The annual report for the FYE 2024 was submitted to the City Clerk electronically August 20, 2024.

SECTION IV

REVENUE AND EXPENSES:

INCOME:		
a) 1% sales tax		\$141,285.95
b)		
c)		
TOTAL INCOME		\$141,285.95
EXPENSES:		
I. Administrative:		
a) Legal services 2024 – 2025	\$10,000.00	
b) Annual Audit	\$4,600.00	
c) Annual Review Fee	\$1,020.25	
d) Successor Director Election Fees	\$690.00	
e) Bank Fee	(\$30.00)	
SUB-TOTAL	\$16,280.25	
II. Services:		
a) Landscaping improvements	\$129,699.10	
b) Fire & Safety	\$0.00	
c) Parking & Sidewalks	\$0.00	
d) Fountain	\$0.00	
SUB-TOTAL	\$129,699.10	
III. Capital Improvements		
a)	\$0.00	
b)		
c)		
SUB-TOTAL	\$0.00	
IV. Other		
a) Liability insurance	\$3,431.00	
b)		
c)		
SUB-TOTAL	\$3,431.00	
EXPENSE TOTAL:		
I. Administrative	\$16,280.25	
II. Services	\$129,699.10	
III. Capital Improvements	\$0.00	
IV. Other	\$3,431.00	
TOTAL EXPENSES	\$149,410.35	
TOTAL INCOME		\$141,285.95
LESS TOTAL EXPENSES		\$149,410.35
BALANCE		(\$8,124.40)

THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT
APPROVING SUPPLEMENTAL APPROPRIATIONS AND AUTHORIZING FURTHER
ACTIONS RELATED THERETO.**

WHEREAS, The 210 Highway Community Improvement District (the “District”) is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the “Ordinance”); and

WHEREAS, pursuant to the Act, the District adopted Resolution 2012-04 authorizing the submission of a sales tax question to the qualified voters of the District for the imposition of a one percent (1.0%) sales and use tax on sales in the District for a period of fifty (50) years from the date on which such tax is first imposed to fund the approved public infrastructure improvement project and eligible services to be undertaken by the District (“the Project”); and

WHEREAS, pursuant to the Act, the qualified voters in the District approved a one percent (1.0%) sales tax on June 26, 2012, as authorized by the Act, and the District levied this sales tax effective October 1, 2012; and

WHEREAS, as shown on the attached budget (Exhibit A), the District’s expenditures on certain items exceeded, or may exceed, the amounts appropriated for the fiscal year ending March 31, 2025; and

WHEREAS, it is necessary for the Board of Directors of the District to ratify and approve those expenditures that exceeded the amounts originally appropriated.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT, AS FOLLOWS:

1. The expenditure of funds shown on Exhibit A which exceeded, or are expected to exceed, the amounts budgeted for the year ending March 31, 2025 are ratified and approved, and funds in excess of the respective budgeted amounts are appropriated.
2. The Chairman, Executive Director and Treasurer are authorized to take all actions necessary to carry out the intent of this Resolution.

Adopted January 21, 2025

A handwritten signature in black ink, appearing to read 'K. Henson', written over a horizontal line.

Keith Henson, Chairman

ATTEST:

A handwritten signature in black ink, appearing to read 'Julie Allen', written over a horizontal line.
Julie Allen, Secretary

RESOLUTION NO. 2025-02

THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT APPROPRIATING REVENUES FOR PAYMENT OF DISTRICT DEBTS, APPROVING A BUDGET; AND AUTHORIZING FURTHER ACTIONS RELATED THERETO

WHEREAS, The 210 Highway Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the "Ordinance"); and

WHEREAS, pursuant to the Act, the District adopted Resolution 2012-04 authorizing the submission of a sales tax question to the qualified voters of the District for the imposition of a one percent (1.0%) sales tax on sales in the District for a period of fifty (50) years from the date on which such tax is first imposed to fund the approved public infrastructure improvement project and eligible services to be undertaken by the District ("the Project"); and


WHEREAS, pursuant to the Act, the qualified voters in the District approved a one percent (1.0%) sales tax on June 26, 2012, as authorized by the Act, and the District first levied this sales tax effective October 1, 2012; and

WHEREAS, the District reasonably anticipates that there will be sufficient funds available to the District from the Sales tax pay all the expenditures that the District will be reasonably expected to make during the next fiscal year.

NOW, THEREFORE, LET IT BE RESOLVED BY THE BOARD DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. The budget attached to this Resolution as Exhibit A (the "Budget") for fiscal year beginning April 1, 2025 is approved.
2. The District reasonably anticipates that there will be sufficient funds available to the District from the sales tax to pay all other expenditures that the District will be reasonably expected to make during the next year.
3. The Executive Director and the other officers of the district are authorized to take all actions necessary to carry out the actions contemplated by and the intent of this Resolution.

Adopted January 21, 2025

A handwritten signature in dark ink, appearing to read 'K. Henson', written over a horizontal line.

Keith Henson, Chairman

ATTEST:

A handwritten signature in dark ink, appearing to read 'Julie Allen', written over a horizontal line.
Julie Allen, Secretary

The 210 Hwy. Community Improvement District
Proposed Budgeted Revenues and Expenditures
FYE March 31, 2026

	FYE 3/31/2026	FYE 3/31/2025 Estimated*	FYE 3/31/2025
Revenues			
Sales tax collections (less discounts)	145,000.00	\$150,000.00	105,000.00
Total Revenues	145,000.00	\$150,000.00	105,000.00
Expenditures			
Formation Costs	0.00	\$0.00	0.00
Facility Repairs and security enhancements	120,000.00	\$125,000.00	82,500.00
Bank Charges	50.00	\$25.00	0.00
Insurance	3,450.00	\$3,129.00	3,300.00
Legal Fees	10,000.00	\$10,000.00	10,000.00
Director Election Costs	0.00	\$690.00	0.00
Accounting & Audit Fees	4,750.00	\$4,600.00	4,450.00
Total Expenditures	138,250.00	143,444.00	100,250.00
Surplus/(Deficit)	\$6,750.00	\$6,556.00	\$4,750.00
Surplus/(Deficit) w/ "Other Sources" †	\$6,750.00	\$6,556.00	\$4,750.00

*The fiscal year does not actually end until 3/31/2025 so these numbers are estimated.

RESOLUTION NO. 2025-03

THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE OFFICERS OF THE DISTRICT TO HIRE DSWA, CPAs TO CONDUCT THE ANNUAL AUDIT OF THE DISTRICT.

WHEREAS, the 210 Highway Community Improvement District ("the District") has received a proposal from DSWA to conduct the annual audit for the District's fiscal year ending March 31, 2025 (copy attached); and

WHEREAS, DSWA has conducted audits of other Districts including the 210 Highway TDD, the St. Charles Riverfront TDD and the St. Charles Riverfront CID; and

WHEREAS, the proposed fee for the FYE 25 audit represents an increase of \$150 from the previous year's audit fees; and

WHEREAS, DSWA has reviewed the financial statements of the District in previous years and is familiar with the District's expenses and revenue streams.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE DISTRICT AS FOLLOWS:

1. The Executive Director and the other officers of the District are authorized to engage DSWA to perform the audit for the fiscal year ending March 31, 2025.
2. This Resolution shall take effect immediately.

Adopted January 21, 2025



Keith Henson, Chairman

ATTEST


Julie Allen, Secretary

THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 210 HIGHWAY COMMUNITY IMPROVEMENT DISTRICT
RECOGNIZING THE OFFICERS APPOINTED AT THE ANNUAL MEETING
THROUGH MARCH 31, 2026.

WHEREAS, The 210 Highway Community Improvement District (the "District") is a Missouri Community Improvement District and political subdivision of the State of Missouri that was formed pursuant to sections 67.1401 to 67.1571, RSMo, and Ordinance No. 120482 of the City of Kansas City, Missouri (the "Ordinance"); and

WHEREAS, pursuant to the Act, officers and directors shall be representatives of the property owners/business owners within the District.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF
THE DISTRICT AS FOLLOWS:

1. The following individuals have been appointed to the positions to the right of their names:


Keith Henson	Chairman
Danielle Morgan	Treasurer
Julie Allen	Secretary
Keith Henson	Executive Director

2. The officers named above shall begin their duties effective after the close of today's meeting and shall continue in their positions until they resign, are replaced or are no longer qualified as a representative of the property owner.

Adopted January 21, 2025


Keith Henson, Chairman

ATTEST


Julie Allen, Secretary