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January 23, 2026

Mario Vasquez, City Manager  
414 E. 12<sup>th</sup> St. #105  
Kansas City, MO 64106  
[Mario.vasquez@kcmo.org](mailto:Mario.vasquez@kcmo.org)

Re: Linwood Square Shopping Center CID FY26 Budget

Dear Mario,

Please find attached the Fiscal Year 2027 Budget for the Linwood Square Shopping Center CID, as well as the approving resolution number 2025-07. This budget is being submitted in accordance with RSMo 67.147 for your review, and comment, if applicable.

Please note, this is the Linwood Square Shopping Center CID. There is a similarly named Linwood Shopping Center CID across the street that will be submitted separately.

Please feel free to reach out with any comments or questions you may have.

Sincerely,

Stephanie Franklin  
Records Custodian  
Linwood Square Shopping Center CID

Attachment  
SAF  
c: [clerk@kcmo.org](mailto:clerk@kcmo.org);

**LINWOOD SQUARE SHOPPING CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

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**RESOLUTION 2025-07**

**A Resolution Approving the Annual Budget for Fiscal Year May 1, 2026 – April 30, 2027,  
for the Linwood Square Shopping Center Community Improvement District**


WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood Square Shopping Center Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 6<sup>th</sup> day of November, 2025; and

WHEREAS, the Board of Directors desire to adopt the CID Annual Budget for the May 1, 2026 – April 30, 2027 Fiscal Year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District, as follows:

1. The District hereby adopts as its proposed budget and budget message for the fiscal year beginning May 1, 2026 and ending April 30, 2027, the budget and budget message which are attached hereto as **Exhibit A** and which are incorporated herein by this reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments received from the City Manager or designee pursuant to the Agreement.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2026 and ending April 30, 2027, the budget which is attached here to as **Exhibit A** and which is incorporated herein by this reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Linwood Square Shopping Center Community Improvement District on this 6<sup>th</sup> day of November, 2025.

DocuSigned by:  
  
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\_\_\_\_\_  
Karen Curls, Chairman

**Exhibit A**

Linwood Square Shopping Center  
Community Improvement District

Fiscal Year Budget  
Beginning May 1, 2026 and Ending April 30, 2027

**LINWOOD SHOPPING CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR  
MAY 1, 2026- APRIL 30, 2027  
BUDGET**

*and*

**FISCAL YEAR  
MAY 1, 2025 - APRIL 30, 2026  
AMENDED BUDGET**



**LINWOOD SHOPPING CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 BUDGET  
FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 AMENDED BUDGET**

***BUDGET MESSAGE***

The Linwood Shopping Center Community Improvement District ("District") was declared established by Ordinance No. 180778 of the City Council of the City of Kansas City on October 11, 2018. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On November 28, 2018, the District's Board of Directors passed Resolution No. 2018-06 which imposed, upon approval of the qualified voters of the District, a one percent (1.0%) sales tax on retail sales in the District for the life of the district. The sales tax collection began April 1, 2019.

The District expects to enter into a Cooperative Agreement with the City of Kansas City, Missouri, setting forth the process for implementation of the District's proposed services and improvements. The District also anticipates entering into a Reimbursement Agreement with the City of Kansas City, Missouri, which will provide for formation costs, administration costs, public services and improvements within the District Project and related reimbursement.

In 2020, the District entered into a Cooperative Agreement with the City of Kansas City, Missouri, setting forth the process for implementation of the District's proposed services and improvements. On November 7, 2024, the City Council of the City of Kansas City, Missouri (the "City") did pass Ordinance No. 240980 appropriating funds from the General Fund, the Health Levy Fund, the Shared Success Fund, and Community Development Block Grant ("CDBG") funds to support its commitment to specific East Side revitalization efforts which began in 2017 with the support of a Grocery Store location in the Linwood Shopping Center and in 2018 with the creation of the Linwood Shopping Center Community Improvement District to support East Side revitalization and reinvestment. The City selected the District to receive the appropriated funds to accomplish the goals, of Ordinance No. 240980, including but not limited to financial support for the Grocery Store to remain open, including marketing, and additional funding for City property management, including property enhancements and security services.

On December 6, 2023, the District entered into a Promissory Note with the Linwood Shopping Center Initiative, LLC for an amount of \$54,625.77 with a fixed interest rate of 5.26%. The first payment under the terms of the Promissory Note was due on January 1, 2024, and then payments are to be paid monthly throughout the 36-month term. To date no payments have been made by the Linwood Shopping Center Initiative, LLC to retire this debt owed to the District.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**LINWOOD SHOPPING CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**PROPOSED BUDGET -- Cash Basis**  
FISCAL YEAR MAY 1, 2026 THROUGH APRIL 30, 2027

**AMENDED BUDGET -- Cash Basis**  
FISCAL YEAR MAY 1, 2025 THROUGH APRIL 30, 2026

| <b>Proposed Budget</b>                                    |                            |                                   | <b>Amended Budget</b>             | <b>Approved Budget *</b>          | <b>Actual (unaudited)</b>         | <b>Actual (unaudited)</b>         |
|---|----------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|-----------------------------------|
| Operating Fund Budget                                     | Property Management Budget | Fiscal Year Ending April 30, 2027 | Fiscal Year Ending April 30, 2026 | Fiscal Year Ending April 30, 2026 | Fiscal Year Ending April 30, 2025 | Fiscal Year Ending April 30, 2024 |
| <b>REVENUES:</b>  |                            |                                   |                                   |                                   |                                   |                                   |
| <b>Revenue Funds:</b>                                     |                            |                                   |                                   |                                   |                                   |                                   |
| CID Sales & Use Tax Revenues                              | - 100,000                  | 100,000                           | 42,000                            | 120,000                           | 96,585                            | 117,956                           |
| Interest Income   | - 500                      | 500                               | 500                               | -                                 | 807                               | 1,156                             |
| CAM reimbursements collected by City                      | - 250,000                  | 250,000                           | 250,000                           | 250,000                           | 250,000                           | 115,690                           |
| Anticipated income from City / HJD                        | - 330,000                  | 330,000                           | 257,260                           | -                                 | -                                 | -                                 |
| <b>Total Revenue Funds</b>                                | <b>- 680,500</b>           | <b>680,500</b>                    | <b>549,760</b>                    | <b>370,000</b>                    | <b>347,392</b>                    | <b>234,802</b>                    |
| <b>TOTAL REVENUES</b>                                     | <b>- 680,500</b>           | <b>680,500</b>                    | <b>549,760</b>                    | <b>370,000</b>                    | <b>347,392</b>                    | <b>234,802</b>                    |
| <b>EXPENDITURES:</b>                                      |                            |                                   |                                   |                                   |                                   |                                   |
| <b>Property management expenditures:</b>                  |                            |                                   |                                   |                                   |                                   |                                   |
| Property Upkeep and Safety                                | - 293,122                  | 293,122                           | 362,810                           | 170,920                           | 226,843                           | 115,507                           |
| Property Maintenance and Repairs                          | - 311,018                  | 311,018                           | 97,900                            | 134,550                           | 45,965                            | 15,969                            |
| Property Insurance costs                                  | - 9,110                    | 9,110                             | 5,300                             | 6,180                             | 3,866                             | 26,593                            |
| Utilities   | - -                        | -                                 | -                                 | -                                 | -                                 | 234                               |
| Property Management fees                                  | - 24,600                   | 24,600                            | 32,600                            | 25,200                            | 20,166                            | 20,000                            |
| <b>Operating expenditures:</b>                            |                            |                                   |                                   |                                   |                                   |                                   |
| Accounting fees and postage                               | 15,000 -                   | 15,000                            | 15,000                            | 12,000                            | 11,527                            | 6,760                             |
| Bank service charges                                      | 250 -                      | 250                               | 250                               | 250                               | 53                                | 8                                 |
| Board insurance costs                                     | 1,400 -                    | 1,400                             | 1,400                             | 1,400                             | 1,313                             | 1,200                             |
| KCMO - CID Annual Review Fee                              | 1,000 -                    | -                                 | 1,000                             | 1,000                             | 1,000                             | 1,000                             |
| Legal fees  | 25,000 -                   | 25,000                            | 33,000                            | 18,000                            | 33,788                            | 18,765                            |
| Other operating costs of the district                     | - -                        | -                                 | 500                               | 500                               | -                                 | 150                               |
| <b>TOTAL EXPENDITURES</b>                                 | <b>42,650 637,850</b>      | <b>680,500</b>                    | <b>549,760</b>                    | <b>370,000</b>                    | <b>344,521</b>                    | <b>206,186</b>                    |
| <b>TRANSFERS TO/(FROM) OTHER FUNDS</b>                    | <b>(42,650) 42,650</b>     | <b>-</b>                          | <b>-</b>                          | <b>-</b>                          | <b>-</b>                          | <b>-</b>                          |
| <b>EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS</b> | <b>\$ - \$ -</b>           | <b>\$ -</b>                       | <b>\$ -</b>                       | <b>\$ -</b>                       | <b>\$ 2,871</b>                   | <b>\$ 28,616</b>                  |

\* Previously approved budget included security services for 6 months only.



**LINWOOD SHOPPING CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 BUDGET  
FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 AMENDED BUDGET**

***CID PROPERTY MANAGEMENT EXPENDITURES  
SUPPLEMENTAL DETAIL***

|   | <b><i>Proposed<br/>Budget</i></b> | <b><i>Amended<br/>Budget</i></b> | <b><i>Approved<br/>Budget *</i></b> |
|---|-----------------------------------|----------------------------------|-------------------------------------|
|   | <b><i>FYE 4/30/27</i></b>         | <b><i>FYE 4/30/26</i></b>        | <b><i>FYE 4/30/26</i></b>           |
| <b>Basic Property Management Costs</b>        |                                   |                                  |                                     |
| Property Upkeep and Safety:                   |                                   |                                  |                                     |
| Day Porter/ Sweeping                          | 21,300                            | 22,600                           | 20,800                              |
| Security Services                             | 271,822                           | 340,210                          | 150,120                             |
| <i>Total Property Upkeep and Safety</i>       | <u>293,122</u>                    | <u>362,810</u>                   | <u>170,920</u>                      |
| Property Maintenance and Repairs:             |                                   |                                  |                                     |
| Alarm Monitoring                              | 8,020                             | 3,400                            | 6,170                               |
| Electrical (lighting repairs parking lot)     | 5,000                             | -                                | 5,000                               |
| Exterior Building Repairs                     | 98,038                            | 8,400                            | 27,000                              |
| Exterior Landscaping                          | 21,400                            | 34,700                           | 27,400                              |
| Janitorial Supplies                           | -                                 | -                                | 600                                 |
| Maintenance Personnel                         | 4,000                             | -                                | 4,000                               |
| Parking Lot Repairs                           | 120,000                           | 10,450                           | 10,000                              |
| Pressure Washing                              | 4,560                             | 2,950                            | 4,380                               |
| Roof Repairs/Inspections                      | 20,000                            | 16,000                           | 20,000                              |
| Snow Removal                                  | 30,000                            | 22,000                           | 30,000                              |
| <i>Total Property Maintenance and Repairs</i> | <u>311,018</u>                    | <u>97,900</u>                    | <u>134,550</u>                      |
| Insurance:                                    |                                   |                                  |                                     |
| Property - general/umbrella                   | 9,110                             | 5,300                            | 6,180                               |
| <i>Total Insurance</i>                        | <u>9,110</u>                      | <u>5,300</u>                     | <u>6,180</u>                        |
| Property management fees                      | <u>24,600</u>                     | <u>32,600</u>                    | <u>25,200</u>                       |
| <b>TOTAL CID PROPERTY MANAGEMENT</b>          | <b><u>\$ 637,850</u></b>          | <b><u>\$ 498,610</u></b>         | <b><u>\$ 336,850</u></b>            |

\* Previously approved budget included security services for 6 months only.

**LINWOOD SHOPPING CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR MAY 1, 2026 - APRIL 30, 2027 BUDGET  
FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 AMENDED BUDGET**

***BUDGET SUMMARY***

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.