

315 SE Main Street
Lee's Summit, MO 64063



Office: (816) 207-6032
www.bushyheadlaw.com

February 7, 2025

Brian Platt, City Manager
414 E. 12th St. #105
Kansas City, MO 64106
Brian.Platt@kcmo.org

Re: Linwood Shopping Center CID FY26 Budget

Dear Brian,

Please find attached the Fiscal Year 2026 Budget for the Linwood Shopping Center CID, as well as the approving resolution number 2024-19. This budget is being submitted in accordance with RSMo 67.147 for your review, and comment, if applicable.

Please feel free to reach out if you need anything further.

Sincerely,

Stephanie Franklin
Records Custodian
Linwood Shopping Center CID

Attachment
SAF

c: clerk@kcmo.org; localgovernment@auditor.mo.gov; localgov@dor.mo.gov

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-19

**A Resolution Approving the Budget
for Fiscal Year May 1, 2025 – April 30, 2026
for the Linwood Shopping Center Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Linwood 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 12th day of December 2024; and

WHEREAS, the Board of Directors desire to adopt the District Budget for the May 1, 2025 – April 30, 2026 Fiscal year.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Linwood 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, 2025 and ending April 30, 2026, 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, 2025 and ending April 30, 2026, 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 Shopping Center Community Improvement District on this 12th day of December, 2024.

DocuSigned by:

C97A8D30F4784D6...
Mario Vasquez, Executive Director

Exhibit A

Linwood Shopping Center
Community Improvement District

Fiscal Year Budget
Beginning May 1, 2025 and Ending April 30, 2026

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

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

LINWOOD SHOPPING CENTER COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR MAY 1, 2025 - APRIL 30, 2026 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. The District is anticipated to negotiate and enter into an Amendment to the Cooperative Agreement to implement the City ordinance. It is also anticipated that a FY2026 budget amendment will be prepared once the Amendment to the Cooperative Agreement is approved and fully executed.

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.

The projected revenues for fiscal year ending April 30, 2026 will not result in a level of funding necessary to fund twelve months of security services, and other existing budgeted expenses. The current budget provides for only six months of security services funding.

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, 2025 THROUGH APRIL 30, 2026**

Proposed Budget				Amended Budget	Actual (unaudited)	Actual (unaudited)	Actual (unaudited)
Operating Fund Budget	Property Management Budget	Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	Fiscal Year Ending April 30, 2024	Fiscal Year Ending April 30, 2023	Fiscal Year Ending April 30, 2022	
REVENUES:							
Revenue Funds:							
CID Sales & Use Tax Revenues	- 120,000	120,000	120,000	117,956	115,036	104,354	
Interest Income	- -	-	-	1,156	199	19	
CAM reimbursements collected by City	- 250,000	250,000	250,000	115,690	-	85,000	
Grant Income	- -	-	-	-	-	-	
Total Revenue Funds	- 370,000	370,000	370,000	234,802	115,235	189,373	
TOTAL REVENUES	- 370,000	370,000	370,000	234,802	115,235	189,373	
EXPENDITURES:							
Property management expenditures:							
Property Upkeep and Safety	- 170,920	170,920	185,192	115,507	56,419	58,922	
Property Maintenance and Repairs	- 134,550	134,550	108,178	15,969	10,605	43,205	
Property Insurance costs	- 6,180	6,180	29,680	27,793	25,611	22,218	
Utilities	- -	-	-	234	569	2,822	
Property Management fees	- 25,200	25,200	24,000	20,000	24,000	24,000	
Operating expenditures:							
Accounting fees and postage	12,000 -	12,000	9,200	6,760	8,687	7,103	
Bank service charges	250 -	250	250	8	55	196	
Legal fees	18,000 -	18,000	12,000	18,765	11,288	9,008	
Board insurance costs	1,400 -	1,400	1,500	-	-	-	
Other operating costs of the district	1,500 -	1,500	-	1,150	1,000	-	
TOTAL EXPENDITURES	33,150 336,850	370,000	370,000	206,186	138,234	167,474	
TRANSFERS TO/(FROM) OTHER FUNDS	(33,150) 33,150	-	-	-	-	-	
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ - \$ - \$ -		\$ -	\$ 28,616	\$ (22,999)	\$ 21,899	

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

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

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

	<i>Proposed Budget</i>	<i>Amended Budget</i>
	<i>FYE 4/30/26</i>	<i>FYE 4/30/25</i>
Basic Property Management Costs		
Property Upkeep and Safety:		
Day Porter/ Sweeping	20,800	20,880
Security Services *	150,120	164,312
<i>Total Property Upkeep and Safety</i>	<u>170,920</u>	<u>185,192</u>
Property Maintenance and Repairs:		
Alarm Monitoring	6,170	1,920
Electrical (lighting repairs parking lot)	5,000	3,600
Exterior Building Repairs	27,000	32,900
Exterior Landscaping	27,400	19,200
Janitorial Supplies	600	600
Maintenance Personnel	4,000	5,460
Parking Lot Repairs (warranty)	10,000	6,498
Pressure Washing	4,380	5,600
Roof Repairs/Inspections	20,000	2,400
Snow Removal	30,000	30,000
<i>Total Property Maintenance and Repairs</i>	<u>134,550</u>	<u>108,178</u>
Insurance:		
Property - general/umbrella	6,180	29,680
<i>Total Insurance</i>	<u>6,180</u>	<u>29,680</u>
Property management fees	25,200	24,000
TOTAL CID PROPERTY MANAGEMENT	<u>\$ 336,850</u>	<u>\$ 347,050</u>

* Proposed security expense is only for approximately 6 months

**LINWOOD SHOPPING CENTER
COMMUNITY IMPROVEMENT DISTRICT**

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

BUDGET SUMMARY

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