

2025 ANNUAL REPORT FOR  
THE WORNALL VILLAGE  
COMMUNITY IMPROVEMENT DISTRICT ("CID")

**SECTION I**

Date August 26, 2025

CID Contact Information: Mark Untersee

(816)389-6414

[mark@unterseelaw.net](mailto:mark@unterseelaw.net)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: December 6, 2018 Ordinance No. 180916

**SECTION II**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Mark Untersee	<u><a href="mailto:mark@unterseelaw.net">mark@unterseelaw.net</a></u>	12/01/2024	12/01/2028
Mike Levitt	<u><a href="mailto:mikel@tutera.com">mikel@tutera.com</a></u>	12/01/2024	12/01/2028
Kiley Brooks	<u><a href="mailto:kileyb@tutera.com">kileyb@tutera.com</a></u>	12/01/2022	12/01/2026
Eugene Goldman	<u><a href="mailto:goldbirdd@yahoo.com">goldbirdd@yahoo.com</a></u>	12/01/2022	12/01/2026
William Dana	<u><a href="mailto:bdana@centralbankkc.com">bdana@centralbankkc.com</a></u>	12/01/2024	12/01/2028

**SECTION III**

Purposes

The purposes of the District are to: (a) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described below; (b) issue obligations ("CID Debt") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt; and (c) authorize and collect a sales and use tax ("District Sales Tax").

The District's purposes shall be implemented according to the provisions of Section 67.1461 ("Powers of the District") of the Act.

The District will serve as an economic development tool that allows landowners in the District to: (a) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (b) implement the Eligible Services and public improvements; and (c) share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.

## Services

The Eligible Services may generally include, but are not necessarily limited to, interior and exterior renovations of the Wornall Village Shopping Center, demolition of deteriorating structures, construction of replacement and renovation of retail space, improvement of ingress/egress and overall rehabilitation of the District. The estimated initial costs of the Eligible Services are shown on Exhibit C ("Estimated Cost of Eligible Services") annexed to and made an integral part of the Petition.

### **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 28, 2025

Annual Report for FYE 2024 submitted: August 21, 2024

### **SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2025  
(MAY 1, 2024 – APRIL 30, 2025):

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2025-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2025-02	Electing Officers for Fiscal Year 2026
Resolution 2025-03	Approving a Budget for Fiscal Year 2026
Resolution 2025-04	Approving a Cooperation Agreement with the City of Kansas City and Authorizing Other Actions as Necessary to Effectuate the Same

**CID BYLAW AMENDMENTS: \_\_\_\_\_ ATTACHED \_\_X\_\_ NONE APPROVED**

## SECTION VI

### REVENUE AND EXPENSES FY May 1, 2024 – April 30, 2025

<b>INCOME:</b>		
a) Sales and Use Tax		\$165,746.60
b)		
c)		
<b>TOTAL INCOME</b>		<b>\$165,746.60</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Legal	\$2,752.00	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$2,752.00</b>	
II. Services:		
a) Accounting	\$1,032.90	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$1,032.90</b>	
III. Capital Improvements		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) Debt Service	\$142,823.72	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$142,823.72</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	<b>\$2,752.00</b>	
II. Services	<b>\$1,032.90</b>	
III. Capital Improvements		
IV. Other	<b>\$142,823.72</b>	
<b>TOTAL EXPENSES</b>	<b>\$146,608.62</b>	
<b>TOTAL INCOME</b>		<b>\$165,746.60</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$146,608.62</b>
<b>BALANCE</b>		<b>\$19,137.98</b>

**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](mailto:reddevelopment@ded.mo.gov)

Missouri Dept of Revenue  
Attn: CID Annual Report  
PO Box 3380  
Jefferson City, MO 6515-3380  
Phone: 573-751-4876  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.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: [Clerk@kcmo.org](mailto:Clerk@kcmo.org)

Missouri State Auditor  
Attn: CID Annual Report  
PO Box 869  
Jefferson City, MO 65102  
Phone: 573-751-4213  
Email: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

RESOLUTION NO. 2025-01

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising 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 Mike Levitt, William Dana and Mark Untersee have expired and the Board wishes to nominate and confirm a 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 – Mike Levitt;
  - b. 4 Year Term – William Dana; and
  - c. 4 Year Term – Mark Untersee.
2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 28<sup>th</sup> day of March, 2025.

ATTEST:   
Kiley Brooks, Secretary

  
Mike Levitt, Chairman

RESOLUTION NO. 2025-02

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE  
WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE  
"DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

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

1. Mike Levitt is appointed Chairman of the District.
2. Eugene Goldman is appointed Vice Chairman of the District.
3. Kiley Brooks is appointed Secretary of the District.
4. Kiley Brooks is appointed Treasurer of the District.
5. Mark Untersee is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 28<sup>th</sup> day of March, 2025.

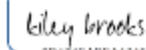
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Mike Levitt, Chairman

ATTEST:

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Kiley Brooks, Secretary

RESOLUTION NO. 2025-03

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

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

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

Section 1. The Board approves the proposed budget for fiscal year end 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 28<sup>th</sup> day of March, 2025.

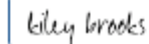
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Mike Levitt, Chairman

ATTEST:

DocuSigned by:



Kiley Brooks, Secretary

## **EXHIBIT A**

### **WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY - 2026)**

#### **BUDGET MESSAGE:**

The Wornall Village Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on December 6, 2018, 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 March 28, 2019.

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 2026*</u>	<u>FYE 2025*</u>	<u>FYE 2024**</u>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$196,540.00	\$196,540.00	\$97,857.00
<b>ESTIMATED REVENUE:</b>			
- Sales/Use Tax (1.00% effective July 1, 2019)	\$150,000.00	\$140,000.00	\$155,186.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$346,540.00</b>	<b>\$336,540.00</b>	<b>\$182,059.89</b>
<b>ESTIMATED EXPENDITURES:</b>			
-Administrative Costs & Legal Fees	\$5,000.00	\$5,000.00	\$7,326.00
-Insurance	\$1,200.00	\$0.00	\$0.00
-Debt Service Payment	\$235,000.00	\$135,000.00	\$49,177.00
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$241,200.00</b>	<b>\$140,000.00</b>	<b>\$56,503.00</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$105,340.00	\$196,540.00	\$196,540.00
*Estimated values.			
**Actual Values			



RESOLUTION NO. 2025-04

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION APPROVING A COOPERATION AGREEMENT WITH THE CITY OF KANSAS CITY AND AUTHORIZING OTHER ACTIONS AS NECESSARY TO EFFECTUATE THE SAME.

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the CID desires to authorize the Chairman to (i) negotiate and enter into a cooperative agreement with the City of Kansas City in substantially the same form as is attached hereto as Exhibit A; and (ii) take any actions necessary or appropriate to effectuate the same.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT AS FOLLOWS:

1. The Board authorizes the Chairman to negotiate and enter into a cooperative agreement with the City of Kansas City and the Tax Increment Financing Commission of Kansas City, Missouri in furtherance of the Project.
2. The Board authorizes the Chairman to take such further action, and execute such other documents, certificates and instruments as may be necessary or desirable to carry out and comply with the intent of this Resolution.
3. All actions heretofore taken by the officers of the CID related to the transactions contemplated by this Resolution are hereby ratified and confirmed.

Adopted this 28<sup>th</sup> day of March, 2025.

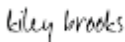
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Mike Levitt, Chairman

ATTEST:

DocuSigned by:



Kiley Brooks, Secretary