

## 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT

In accordance with Sec. 67.1471.4 RSMo, Ord. 210565, and Sec. 74-304 City Code of Ordinances, the Annual Report for FY 5/1/22-4/30/23 is set forth below:

### Section 1: General

1. District formed March 28, 2013 as a political subdivision by Ord. 130204 (Kansas City, MO)
2. Name/contact information of governing board as of April 30, 2023:
  - Leah FitzGerald, 4520 Main #600 Kansas City MO 64111
  - Jeff Stingley, 4520 Main #600 Kansas City MO 64111
  - Phil Sharples, 341 N Forest Liberty MO 64068
  - Alexandra Rosell, 341 N Forest Liberty MO 64068
  - Daniel Christopher, 341 N Forest Liberty MO 64068

### Section 2: Purpose

CID was formed for purpose of facilitating development within CID, paying costs of eligible services, financing, and imposing a sales tax. Eligible services include, but are not necessarily limited to: (a) Capital Improvements/Maintenance, including remediation of blighting conditions by contracting with private property owner to demolish and remove, renovate, or rehabilitate any building or structure and to spend CID revenues or loan funds for public purpose of remediating blighting conditions as determined by City Council; (b) Administration/Operations; (c) Maintenance; and (d) Additional Improvements/Services authorized by formation petition approved by City Council and CID statute.

### Section 3: Financials

1. Attached is MO LOCAL GOVERNMENT FINANCIAL STATEMENT FYE 4/30/23 sent to MO State Auditor in accordance with Sec 105.145 RSMo and Title 15 Sec. 40-3.0304 CSR
2. District's infrastructure and interior improvements were completed prior to Ord No. 210565 effective Feb 27, 2022 and reporting requirements set forth in Sec. 74-304 of City Code of Ordinances.

### Section 4: Administrative

1. Resolutions adopted during fiscal year are attached.
2. Proposed Budget for FY 5/1/23-4/30/24 was adopted and submitted to Kansas City MO; MO Dept of Revenue; and MO State Auditor on 2/9/23.
3. Annual Report FYE 4/30/22 was submitted to Kansas City MO and MO Dept of Economic Development on 7/14/22 and to MO Dept of Revenue and MO State Auditor on 9/15/22.

*Preparer: Brian E. Engel, Esq., 4510 Belleview Ave. Ste 300 Kansas City MO 64111; 816-753-9200; [bengel@rousepc.com](mailto:bengel@rousepc.com). Submitted via electronic mail to the following: MO Dept of Economic Development; KCMO City Clerk; MO State Auditor; and MO Dept of Revenue*

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**Resolution 2023-01**

***Budget for Fiscal Year May 1, 2023 – April 30, 2024***

**Adopted February 9, 2023**

WHEREAS, by Ordinance No. 130204, adopted March 28, 2013, and pursuant to the Community Improvement District Act, §§67.1401 *et seq.*, RSMo (“Act”), as amended, the City Council of the City of Kansas City, MO approved Petition for Establishment of the 5050 Main Community Improvement District, and created 5050 Main Community Improvement District (“District”); and

WHEREAS, in conformance with its obligations and powers pursuant to the Act, the District shall adopt an annual budget for its fiscal year;

THEREFORE, BE IT RESOLVED THAT:

1. The District’s proposed annual budget for fiscal year May 1, 2023 to April 30, 2024, in substantially the form attached hereto, is approved.
2. Counsel shall submit the proposed Budget to City of Kansas City, MO (“City”), MO Department of Revenue, and MO State Auditor, pursuant to §67.1471(2) RSMo.
3. The Board will consider any written comments received from the City to the proposed budget and make amendments if necessary. If no written comments from the City are received, the action taken by this resolution shall be final.

APPROVED:



Leah FitzGerald, Chairperson

ATTEST:



Becky Ziegler, Secretary

**THE 5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET - FISCAL YEAR ENDING APRIL 30, 2024**

	<b><i>FY 2023-2024 Budget</i></b>	
<b>REVENUE</b>		
Advances from Developer	\$	93,493
CID Sales Tax Revenues	\$	37,825
<b>TOTAL REVENUES</b>	\$	<b>131,318</b>
<b>EXPENDITURES</b>		
<b>Administrative</b>		
Management Fee	\$	-
Legal Fees	\$	8,000
Administrative, Accounting & Audit Fees	\$	1,000
Insurance Costs	\$	1,000
<b>Services</b>		
Ongoing Services	\$	-
<b>Onsite Capital Improvements</b>		
Electrical Utility Relocation	\$	-
Telecom & Cable Relocation	\$	-
Sewer Relocation	\$	-
Stormwater Detention	\$	-
New Street Lights	\$	-
New Streetscape/Sidewalks/Landscaping	\$	-
Street Repairs	\$	-
Intersection Improvements	\$	-
Environmental Abatement	\$	-
<b>Other</b>		
Developer Reimbursement	\$	-
Interest Carry on Developer Advances	\$	121,318
<b>TOTAL EXPENDITURES</b>	\$	<b>131,318</b>
<b>EXCESS OF REVENUES OVER EXPENDITURES</b>	\$	<b>(0)</b>

**General Notes**

The District is obligated to repay Developer's advances in the approximate amount of \$1,831,340, which includes start up and formation costs in the amount of \$50,000. Interest payments are calculated at 6% annually for any unreimbursed Developer advances.

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**Resolution 2023-02**

***Preparation of Annual Report and Related Actions***

**Adopted February 9, 2023**

WHEREAS, by Ordinance No. 130204, adopted March 28, 2013, and pursuant to the Community Improvement District Act, §§67.1401 *et seq.*, RSMo ("Act"), as amended, the City Council of the City of Kansas City, MO approved Petition for Establishment of the 5050 Main Community Improvement District, and created 5050 Main Community Improvement District ("District"); and

WHEREAS, §67.1471.4 RSMo requires the District to prepare an annual report ("Annual Report") providing, among other things, services provided, revenues collected, and expenditures made during the past fiscal year fiscal year, and submit the Annual Report to the City, MO Department of Economic Development ("DED"), MO Department of Revenue ("DOR"), and MO State Auditor ("Auditor");

THEREFORE, BE IT RESOLVED, that the District authorizes Counsel to prepare and deliver an Annual Report for fiscal year ending April 30, 2023, to the City, DED, DOR, and Auditor; and

RESOLVED FURTHER, that the appropriate officers, collectively and individually, are authorized to take all actions necessary to carry out the actions contemplated by and the intent of this Resolution.

APPROVED:



Leah FitzGerald, Chairperson

ATTEST:



Becky Ziegler, Secretary

**5050 MAIN COMMUNITY IMPROVEMENT DISTRICT**

**Resolution 2023-03**

***Lawful Actions of Directors and Officers***

**Adopted February 9, 2023**

WHEREAS, by Ordinance No. 130204, adopted March 28, 2013, and pursuant to the Community Improvement District Act, §§67.1401 *et seq.*, RSMo ("Act"), as amended, the City Council of the City of Kansas City, MO approved Petition for Establishment of the 5050 Main Community Improvement District, and created 5050 Main Community Improvement District ("District"); and

WHEREAS, the officers of the District may take certain actions consistent with and in furtherance of the District's purpose, but were not expressly authorized by the Board; and

WHEREAS, the Board wishes to ratify, confirm, and approve such actions taken by or on behalf of the District not previously expressly approved by the Board and that are consistent with the powers of the officers under the Act;

THEREFORE, BE IT RESOLVED, that all actions taken by the officers of the District, by or on behalf of the District, which are consistent with their powers under the Act and which are in the furtherance of the projects proposed in the Petition, are hereby ratified, acknowledged, and accepted.

APPROVED:

ATTEST:



\_\_\_\_\_  
Leah FitzGerald, Chairperson



\_\_\_\_\_  
Becky Ziegler, Secretary

# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary the Year Ended	for	Month	Year
		APRIL	2023
2. Name of political subdivision	5050 MAIN CID		
3. Political subdivision number	17-048-0037		
4. Name of county	Jackson		
5. Name of contact Brian E Engel, Esq.	6. Mailing address	4510 Belleview Ste 300 Kansas City MO 64111	
7. Telephone number 816.753.9200	8. Fax number	9. Email address bengel@rousepc.com	

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")

1. _____
2. _____
3. _____

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)

Christopher Egan  
Preparer's Name

Dir of Finance  
Title

8/17/23  
Date

## INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to **State Auditor's Office**  
P.O. Box 869  
Jefferson City, MO 65102

OR Email to [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

### Part I – FINANCIAL STATEMENT

#### A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

**Part I - FINANCIAL STATEMENT - Continued**

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
- D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
- E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
- F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

5050 MAIN CID

**A. Receipts**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	33,909	33,909			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
h.	0				
i. TOTAL Sum of lines 14a-h	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
15. SUBTOTAL Sum of items 1-14i	\$ 33,909	\$ 33,909	\$ 0	\$ 0	\$ 0



Part I - FINANCIAL STATEMENT - Continued

5050 MAIN CID

A. Receipts - Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>15. SUBTOTAL</b> (from page 3)	\$ 33,909	\$ 33,909	\$ 0	\$ 0	\$ 0
<b>16. Charges for Services</b>					
a.	0				
b.	0				
c.	0				
d. <b>TOTAL</b> Sum of lines 16a-c	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e. <b>TOTAL</b> Sum of lines 17a-d	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>	0				
<b>19. Fines, costs, and forfeitures</b>	0				
<b>20. Rents</b>	0				
<b>21. Donations</b>	0				
<b>22. Other receipts and transfers</b>					
a. use tax	796	796			
b.	0				
c. Interfund transfers	0				
d. <b>TOTAL</b> Sum of lines 22a-c	\$ 796	\$ 796	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> Sum of items 15 through 22d	\$ 34,705	\$ 34,705	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

5050 MAIN CID

B. Disbursements (by function)

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	1,245	1,245			
3. Central administration	0				
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	9,558	9,558			
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
Sum of lines 1-22	\$ 10,803	\$ 10,803	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

5050 MAIN CID

**B. Disbursements (by function)  
Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> (from page 5)	\$ 10,803	\$ 10,803	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30. Other - Specify</b>					
a. interest on dev advance	14,750	14,750			
b. city review fee	1,000	1,000			
c. _____	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$ 26,553	\$ 26,553	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> (by object)					
<b>1.</b> Salaries	0				
<b>2.</b> Fringe benefits	0				
<b>3.</b> Operations	0				
<b>4. SUBTOTAL</b> Sum of items C1-3	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

5050 MAIN CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a.	0				
b.	0				
c.	0				
d.	0				
e.	0				
f.	0				
g.	0				
<b>6. Interfund transfers - Specify</b>					
a.	0				
b.	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of Items 4-6b	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0

Totals do not agree

**D. Statement of Indebtedness**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>1. General obligation bonds</b>				
a.				0
b.				0
c.				0
<b>2. Revenue bonds</b>				
a.				0
b.				0
c.				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

5050 MAIN CID

**D. Statement of indebtedness  
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a.				0
b.				0
c.				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

1. Interest on water supply system debt	\$
2. Interest on electric power system debt	\$
3. Interest on gas supply system debt	\$
4. Interest on transit or bus system debt	\$
5. Interest on all other debt	\$

**F. Statement of Assessed Valuation  
and Tax Rates**

1. Real estate	\$
2. Personal property	
3. State assessed railroad and utility	
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0
<b>Tax Rates Funds - Specify</b>	<b>Tax rate (per \$100)</b>
1 sales/use tax	1.0000
2	
3	
4	
5	
6	

**Part II - FINANCIAL STATEMENT SUMMARY**

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Fund	Fund	Fund
A. Beginning balance	\$ 17,777	\$ 17,777	\$	\$	\$
B. Total receipts	34,705	34,705	0	0	0
C. Total disbursements	26,553	26,553	0	0	0
D. Ending balance	\$ 25,929	\$ 25,929	0	0	0

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*