

Doug Stone
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January 29, 2026

VIA FIRST CLASS MAIL

Ms. Marilyn Sanders, City Clerk
City of Kansas City, MO
25th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106

*Re: Crossroads Community Improvement District
Proposed Annual Budget (2026-2027)*

Dear Ms. Sanders:

Pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, enclosed for review and comment is the annual budget for the 1108-1110 Grand Community Improvement District for the fiscal year ending April 30, 2027.

If you have any questions, please contact me.

Very truly yours,

LEWIS RICE LLC

Doug Stone

Doug Stone

DMG

Enclosure

cc: Rich Usher (via email, rick@ushergarage.com, w/enc.)
Jeff Owens (via email, jeffowe@gmail.com, w/enc.)
Abbey Brinkley (via email, abbey.brinkley@kcmo.org, w/ enc.)
Erich Steyaert (via email, Erich.Steyaert@kcmo.org, w/enc.)

**Crossroads Community Improvement District
FYE April 30, 2027 Budget**

BUDGET MESSAGE

The Crossroads Community Improvement District (the "**District**") was formed as a political subdivision of the State of Missouri on July 24, 2025 by the City Council of the City of Kansas City, Missouri (the "**City**") by Ordinance No. 250579 upon a Petition to Establish the District (the "**Petition**"). The District's fiscal year begins May 1 and ends on April 30 of each year, the same as the fiscal year of the City.

The Petition to establish the District authorized the District to impose a one-half of one percent (0.5%) sales and use tax (the "**District Sales Tax**") within the District upon qualified voter approval and to levy special assessments against real property benefitted within the District upon receipt of a qualifying petition from property owners (the "**District Special Assessments**"), all for the purpose of providing revenue to (1) operate and administer the District, (2) repay the formation costs of the District advanced or loaned by others prior to the formation of the District, and (3) fund the District's projects and services. In accordance with the Petition, the Board of Directors of the District (the "**Board**") adopted Resolution 2025-13 on September 29, 2025, which (a) acknowledged receipt of Special Assessment Petitions (the "**Special Assessment Petitions**") from the owners of (i) more than fifty percent (50%) per capita of all real property within the boundaries of the District, and (ii) more than 50% of the total assessed value of real property in the District, in conformance with Section 67.1521 RSMo., thereby authorizing the District to annually levy the District Special Assessments against property within the District for a period of ten (10) years, and (b) levied the District Special Assessments for the 2025 Assessment Year and approved the Special Assessment Roll for the 2025 Assessment Year. With regard to the District Sales Tax, on August 19, 2025, the Board adopted Resolution 2025-8, imposing the District Sales Tax for a period of ten years, subject to qualified voter approval. On December 2, 2025, the qualified voters approved the District Sales Tax by mail-in ballot election. Sales tax collection is anticipated to begin April 1, 2026.

	<u>FYE 4/30/2027</u>	<u>FYE 4/30/2026</u>
<u>FUNDS AVAILABLE</u>		
Cash on Hand (Beginning of Fiscal Year)	\$ 83,788	\$ -
<u>REVENUES</u>		
Loans and other advances by Third Parties ¹	\$ -	\$ 29,625
Off-Duty Patrol Grant	\$ 66,000	\$ 34,000
PIAC Infrastructure Funding	\$ 50,000	\$ -
Other Grant Funding	\$ 50,000	\$ -
Program / Sponsorship Income	\$ 7,500	\$ -
CID Sales and Use Tax	\$ 770,000	\$ -
Special Assessments	\$ 336,093	\$ 326,304
TOTAL REVENUES	\$ 1,363,381	\$ 389,929
<u>EXPENDITURES</u>		
Public Safety	\$ 333,000	\$ 67,000
Streetscape and Maintenance	\$ 440,000	\$ 23,000
First Fridays	\$ 35,000	\$ 10,000
Sales Tax Election Expenses	\$ -	\$ 29,625
Accounting and Bookkeeping	\$ 12,500	\$ -
Legal Fees	\$ 40,000	\$ 40,000
Insurance	\$ 10,000	\$ 10,000
Administrative Costs	\$ 33,000	\$ 16,000
Executive Director	\$ 140,000	\$ 50,516
Operating Contingency/Reserve	\$ 75,000	\$ 50,000
Reimbursement to CCA for Formation Costs Advanced	\$ 80,000	\$ 10,000
Reimbursement to KCMO for Operating Costs Advanced	\$ 29,625	\$ -
TOTAL EXPENDITURES	\$ 1,228,125	\$ 306,141
TOTAL ESTIMATED ENDING BALANCE	\$ 135,256	\$ 83,788

¹ Amount excludes advances made prior to or in connection with the formation of the District, which were approximately \$112,230.00. Reimbursement of those advances will be made from District revenues in accordance with one or more Resolutions of the Board of Directors of the District.