

**ZONA ROSA CID**  
**LETTER ADVISING THE 2024 SPECIAL ASSESSMENT LEVY**  
**DATE SUBMITTED: JANUARY 16, 2025**  
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**ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.**

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January 16, 2025

*Via e-mail [clerk@kcmo.org](mailto:clerk@kcmo.org)*

Ms. Marilyn Sanders, City Clerk  
City of Kansas City, Missouri  
414 E. 12th Street, 25<sup>th</sup> Floor  
Kansas City MO 64106

**Re: Zona Rosa Community Improvement District – Letter in Lieu of Proposed Budget**

Dear Ms. Sanders:

In accordance with Section 67.1471, RSMo, notice is hereby provided of the anticipated annual budget for the period of May 1, 2025 to April 30, 2026 of the Zona Rosa Community Improvement District. The rate of assessment of the District is a special assessment based upon the square foot of real property within the District not to exceed \$1.89 per square foot. The total of the maximum special assessments for properties on an annual basis within the District is \$1,131,192.22 (this represents the maximum amount for each individual property as follows: Parcel ID 20-1.0-12-100-007-005.000).

On September 27, 2024, the District adopted Resolution 2024:01 to levy a special assessment in the amount of \$393,796.00 for the sole tax parcel in the District. The District expended these revenues in the 2023-2024 fiscal year as follows: 1) payment of 1% collection fee by Platte County; 2) payment of \$17,500 to Calculation Agent per the bond documents; and 3) payment of the remainder for debt service payable on the \$7,035,000 Transportation Refunding Revenue Bonds (Zona Rosa Phase II Retail Project) Series 2016 of The Industrial Development Authority of the County of Platte County, MO. The proposed budget for fiscal year 5/1/25-4/30/26 will expend the revenues in the same manner as set forth above and as required by the bond documents.

For the 2025 tax year, the actual amount of special assessments/anticipated revenue will not be known until such time as the Calculation Agent makes the calculation of the special assessment to be levied. The revenue will be used for the purposes of payment of the debt service payable on the \$7,035,000 Transportation Refunding Revenue Bonds (Zona Rosa Phase II Retail Project) Series 2016 of The Industrial Development Authority of the County of Platte County, Missouri for construction of City Transportation Projects within the District, Calculation Agent fee, and a payment to Platte County for collection of the special assessments.

If you have any questions, please let me know.

Very truly yours,



Patricia R. Jensen

PRJ:bz

cc: Abbey Brinkley (via e-mail)

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