

**Proposed Budget for
Pioneer Plaza
Community Improvement District
Fiscal Year Ending April 30, 2027**

Date of Budget Submittal: December 30, 2025
District Point of Contact Information: Polsinelli PC c/o Amy Grant
(816) 753-1000
agrant@polsinelli.com

BUDGET MESSAGES:

The purpose of the District is to provide funding for demolition and the construction of certain improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include demolition of existing structures, site work, grading, infrastructure improvements, parking improvements/structures, additional improvements/structures, utility improvements, right-of-way improvements, landscaping, lawns, and trees, as well as any other improvements (the "Improvements") or services (the "Services") permitted by the CID Act. It is intended that the Improvements will remediate existing blighting conditions within the District to bring it to its highest and best use. The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such Improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis

The Pioneer Plaza Community Improvement District was established by the City Council of Kansas City, Missouri on June 11, 2020. The District was formed for the purposes of providing revenue sources to assist with and support the financing of the costs of certain improvements that serve the area encompassing the District. The District's sole source of revenue is a 1.0% sales tax, the collection of which commenced on January 1, 2021 and will terminate after 20 years.

Services as expected to include cleaning, maintenance, and other services the District may provide or cause to be provided under Section 67.1461 of the CID Act.

PIONEER PLAZA COMMUNITY IMPROVEMENT DISTRICT

FYE 4/30/2027 PROPOSED BUDGET

	FYE 4/30/2027*
	(proposed)
FUNDS AVAILABLE:	
- Cash on Hand (Beginning of Fiscal Year)	\$ 11,090
ESTIMATED REVENUE:	
- 1% CID Sales and Use Tax (effective 1/1/2021)^	\$ 160,000
- Interest	\$ -
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 171,090
ESTIMATED EXPENDITURES:	
- Payment of TIF EATs to City (50% of CID Revenues)	\$ 80,000
- Bank Fees	\$ 20
- City Annual Submission Review Fee	\$ 1,000
- D&O Board of Directors Insurance	\$ 1,200
- Reimbursement to Developer Project Costs^^	\$ 80,000
See attached Pay App for detailed breakdown of Project Costs	
TOTAL ESTIMATED EXPENDITURES:	\$ 162,220
FUNDS AVAILABLE:	
- Cash on Hand End of Fiscal Year	\$ 8,870

* Estimated values.

^^ The Repayment of Developer Advances, including interest, will be done in compliance with the Reimbursement Agreement entered into by the CID and the Developer.

APPLICATION AND CERTIFICATION FOR PAYMENT

AIA DOCUMENT G702

PAGE ONE OF 3 PAGES

TO OWNER: LR-Kansas City 1, LLC
327 W. Maple Avenue
Monrovia, CA 91016

PROJECT: Price Chopper #17
5615 E Bannister Rd
KC MO 64137

APPLICATION NO: Thirteen (13)
APPLICATION DATE 9/2/2021
PERIOD TO: 9/2/2021

Distribution to:
 OWNER
 ARCHITECT
 CONTRACTOR

FROM CONTRACTOR:
Fogel-Anderson Construction Co.
1212 E. 8th. Street
Kansas City, Missouri 64106
CONTRACT FOR: Price Copper #17

VIA ARCHITECT:
Gastinger Walker

PROJECT NO: 20-514

CONTRACT DATE: 9/18/2020

CONTRACTOR'S APPLICATION FOR PAYMENT

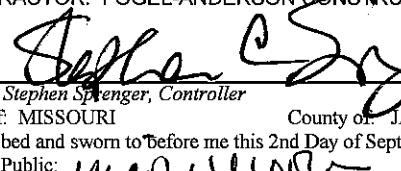
Application is made for payment, as shown below, in connection with the Contract.
Continuation Sheet, AIA Document G703, is attached.

1. ORIGINAL CONTRACT SUM	\$ 7,337,218.00
2. Net change by Change Orders	\$ 344,418.55
3. CONTRACT SUM TO DATE (Line 1 ± 2)	\$ 7,681,636.55
4. TOTAL COMPLETED & STORED TO DATE (Column G on G703)	\$ 7,681,636.55
5. RETAINAGE:	
a. % of Completed Work (Column D + E on G703)	\$ -
b. % of Stored Material (Column F on G703)	\$ -
Total Retainage (Lines 5a + 5b or Total in Column I of G703)	\$ -
6. TOTAL EARNED LESS RETAINAGE (Line 4 Less Line 5 Total)	\$ 7,681,636.55
7. LESS PREVIOUS CERTIFICATES FOR PAYMENT (Line 6 from prior Certificate)	\$ 7,557,785.00
8. CURRENT PAYMENT DUE	\$ 123,851.55
9. BALANCE TO FINISH, INCLUDING RETAINAGE (Line 3 less Line 6)	\$ -

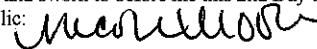
CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner	\$268,648.45	\$48,081.45
Total approved this Month	\$ 123,851.55	\$0.00
TOTALS	\$392,500.00	\$48,081.45
NET CHANGES by Change Order	\$344,418.55	

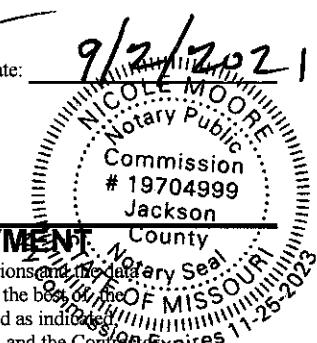
The undersigned Contractor certifies that to the best of the Contractor's knowledge, information and belief the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work for which previous Certificates for Payment were issued and payments received from the Owner, and that current payment shown herein is now due.

CONTRACTOR: FOGEL-ANDERSON CONSTRUCTION CO.

By:  Date: 9/2/2021

Stephen Springer, Controller
State of: MISSOURI County of: JACKSON
Subscribed and sworn to before me this 2nd Day of September, 2021

Notary Public: 
My Commission expires: 11/25/2023



ARCHITECT'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on on-site observations and the data of the architect comprising the application, the Architect certifies to the Owner that to the best of the Architect's knowledge, information and belief the Work has progressed as indicated, the quality of the Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED \$

(Attach explanation if amount certified differs from the amount applied. Initial all figures on this Application and on the Continuation Sheet that are changed to conform with the amount certified.)

ARCHITECT: By: _____ Date: _____

This Certificate is not negotiable. The AMOUNT CERTIFIED is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to any rights of the Owner or Contractor under this Contract.

CONTINUATION SHEET

"CONTRACT EXHIBIT C" AIA DOCUMENT G703

PAGE 2 OF 3 PAGES

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

APPLICATION NO: Thirteen (13)

APPLICATION DATE: 9/2/2021

PERIOD TO: 9/2/2021

PROJECT NO: 20-514

A ITEM NO.	B DESCRIPTION OF WORK	C SCHEDULED VALUE	D PREVIOUS APPLICATIONS	E WORK COMPLETED THIS APPLICATION		G TOTAL COMPLETED AND STORED TO DATE (D+E+F)	H BALANCE TO FINISH (C - G)	I RETAINAGE
				WORK IN PLACE	STORED MATERIALS NOT IN D OR E			
0001	Mobilization	\$ 10,000	\$ 10,000.00			\$ 10,000.00	100%	\$ -
0002	General Conditions	\$ 357,948	\$ 357,948.00			\$ 357,948.00	100%	\$ -
0003	Overhead & Fee	\$ 372,061	\$ 372,061.00			\$ 372,061.00	100%	\$ -
0004	General Liability Insurance	\$ 34,451	\$ 34,451.00			\$ 34,451.00	100%	\$ -
0005	Performance & Payment Bond	\$ 40,665	\$ 40,665.00			\$ 40,665.00	100%	\$ -
0006	Winter Conditions	\$ 35,000	\$ 35,000.00			\$ 35,000.00	100%	\$ -
0007	Demolition	\$ 57,490	\$ 57,490.00			\$ 57,490.00	100%	\$ -
0008	Concrete	\$ 938,357	\$ 938,357.00			\$ 938,357.00	100%	\$ -
0009	Masonry	\$ 331,460	\$ 331,460.00			\$ 331,460.00	100%	\$ -
0010	Metals	\$ 633,528	\$ 633,528.00			\$ 633,528.00	100%	\$ -
0011	Wood, Plastics and Composites	\$ 41,020	\$ 41,020.00			\$ 41,020.00	100%	\$ -
0012	Thermal and Moisture Protection	\$ 401,871	\$ 401,871.00			\$ 401,871.00	100%	\$ -
0013	Membrane Roofing	\$ 444,500	\$ 444,500.00			\$ 444,500.00	100%	\$ -
0014	Doors, Windows and Glazing	\$ 181,607	\$ 181,607.00			\$ 181,607.00	100%	\$ -
0015	Finishes	\$ 624,056	\$ 624,056.00			\$ 624,056.00	100%	\$ -
0016	Specialties	\$ 18,105	\$ 18,105.00			\$ 18,105.00	100%	\$ -
0017	Equipment	\$ 15,883	\$ 15,883.00			\$ 15,883.00	100%	\$ -
0018	Fire Suppression	\$ 125,925	\$ 125,925.00			\$ 125,925.00	100%	\$ -
0019	Plumbing	\$ 488,950	\$ 488,950.00			\$ 488,950.00	100%	\$ -
0020	Mechanical HVAC	\$ 466,000	\$ 466,000.00			\$ 466,000.00	100%	\$ -
0021	Electrical	\$ 802,189	\$ 802,189.00			\$ 802,189.00	100%	\$ -
0022	Earthwork	\$ 328,379	\$ 328,379.00			\$ 328,379.00	100%	\$ -
0023	Exterior Improvements	\$ 132,336	\$ 132,336.00			\$ 132,336.00	100%	\$ -
0024	Site Utilities	\$ 204,210	\$ 204,210.00			\$ 204,210.00	100%	\$ -
0025	Asphalt Paving	\$ 85,420	\$ 85,420.00			\$ 85,420.00	100%	\$ -
0026	Landscaping & Irrigation	\$ 165,807	\$ 165,807.00			\$ 165,807.00	100%	\$ -
0027	PCCO #001	\$ 77,155.21	\$ 77,155.21			\$ 77,155.21	100%	\$ -
0028	PCCO #002	\$ (48,081.45)	\$ (48,081.45)			\$ (48,081.45)	100%	\$ -
0029	PCCO #003	\$ 36,666.13	\$ 36,666.13			\$ 36,666.13	100%	\$ -
0030	PCCO #004	\$ 63,414.34	\$ 63,414.34			\$ 63,414.34	100%	\$ -
0031	PCCO #005	\$ 91,412.77	\$ 91,412.77			\$ 91,412.77	100%	\$ -
0032	PCCO #006	\$ 123,851.55	\$ -	\$ 123,851.55		\$ 123,851.55	100%	\$ -
PAGE TOTALS		\$ 7,681,636.55	\$ 7,557,785.00	\$ 123,851.55	\$ -	\$ 7,681,636.55	100%	\$ -