

ANNUAL REPORT FOR
Vine Street Community Improvement District ("CID")
FISCAL YEAR ENDING APRIL 30, 2025
Revised October 3, 2025

August 26, 2025

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

RE: Vine Street Community Improvement District Annual Report - FY2025

Dear Ms. Sanders,

Enclosed with this letter, please find the annual report for the Vine Street Community Improvement District for fiscal year 2025 (May 1, 2024 – April 30, 2025). Thank you very much for your time, and please do not hesitate to contact me with any questions.

Sincerely,



Kelvin Simmons
Board Member

Enclosures

C: Kelvin L. Simmons, Chairman – Kelvincol@aol.com
Missouri State Auditor – moaudit@auditor.mo.gov
Missouri Department of Economic Development – missouridevelopment@ded.mo.gov
City Planning and Development, Abbey Brinkley – abbey.brinkley@kcmo.org
City Planning and Development, erich.steyaert@kcmo.org

Annual Report For

Vine Street Community Improvement District ("CID")

Fiscal year 2025 (MAY 1, 2024 – APRIL 30, 2025)

SECTION I

Annual report submitted: August 26, 2025

CID Contact Information

Kelvin Simmons

(816) 213-4460

Kelvincol@aol.com

Political Subdivision or Not-for-Profit:

Political Subdivision

Creation Date and Ordinance No:

August 26, 2021 / Ordinance No. **210733**

SECTION II

Board Members for FY 2025

Kelvin Simmons, President

Avenir Group LLC

8108 Forest Park Drive

Parkville, Missouri 64152

(816) 213-4460

Kelvincol@aol.com

TERM START DATE: 8/4/2021

TERM END DATE: 8/4/2025

Vincent Bennett

McCormick Baron Salazar, President

100 N Broadway, Suite 100

St. Louis, Missouri 63102

(314) 621-3400

Vince.Bennett@mccormackbaron.com

TERM START DATE; 8/4/2021

TERM END DATE: 8/4/2023

Leonard Graham

Taliaferro & Brown, Inc., President

1020 E. 8th Street

Kansas City, Missouri 64106

(816) 283-3456

lgraham@tb-engr.com

TERM START DATE: 8/4/2021

TERM END DATE: 8/4/2023

Allison Bergman

Hardwick law firm, LLC, Principal

2405 Grand Blvd. Suite 800

Kansas City Missouri 64108

(816) 221-9445

abergman@hardwicklaw.com

TERM START DATE; 8/4/2021

TERM END DATE: 8/4/2023

Brian Platt
City of Kansas City, City Manager
City Hall, 414 E. 12th St. 29th floor
Kansas City, Missouri 64106
(816) 513 1408
Brian.platt@kcmo.org

TERM START DATE: 8/4/2021
TERM END DATE: 8/4/2025

SECTION III

Purposes of CID and Services Performed During Fiscal Year

The Vine Street CID was established for the purpose of providing funding to finance the design, construction, removal, renovation, reconstruction, or rehabilitation of certain public improvements or portions thereof, located within the CID and related improvements and structures, as authorized pursuant to the Community Improvement District Act ("Act."). Such improvements and renovations are described as those projects eligible for funding or reimbursement from CID revenue. The CID's purpose also include providing funding for the initial startup costs and ongoing operation cost of the CID. The specific purposes of the CID are to: form and govern the district in accordance with the ACT and the revised statutes of the State of Missouri; provide or cause to be provided for the benefit of the district certain improvements and services described in the CID's original petition; Obtain financing for the cost, expenditures, and undertakings of the district; To levy and collect the CID sales tax in order to provide a source of debt service repayment for revenue bonds issued by the CID to finance the district projects, or to pledge towards the repayment of CID obligations issued to finance the district project; and, such other purposes authorized by the Act.

The CID has not yet generated revenue or provided any services

SECTION IV

REVENUES AND EXPENSES FY 2025 (MAY 1, 2024 – APRIL 30, 2025)

The Vine Street CID was created by ordinance no 210733, passed by the Council of Kansas City on August 26, 2021. Because development within the district is still in process and the district has not yet begun collecting a CID sales tax, the District did not collect or expend any funds during FY2025, and thus has no revenues, expenses, or balances to report for fiscal year 2025. Annual revenue to be generated by sales tax in the CID cannot be ascertained until final redevelopment plans for the CID have been approved by the city of Kansas City in corporation with the CID board and CID sales tax rate is formally established and ratified. The Board anticipates such estimates being calculable within 12 months of submission of this report period. Until then, the CID is operating with no anticipated revenues or expenditures. The CID submitted its proposed annual FY 2025 zero - activity budget to the municipality on **August 28, 2024. The District's Fiscal Year 2024 annual report was submitted to the municipality on August 28, 2024.**

SECTION V

FY 2025 Adopted Resolutions

RS2025-01 a resolution proposing A Zero activity FY2026 District budget (Adopted April 16, 2025)

RS2025-02 a resolution adopting A Zero activity final FY2026 District budget (Adopted April 16, 2025)

Resolution

RS2025-01

Sponsors: Board Members Bennett, Bergman,
Graham, Platt and Simmons

A RESOLUTION PROPOSING A ZERO ACTIVITY FY2025 DISTRICT BUDGET

- Whereas,** The Vine Street Community Improvement District was established on August 26, 2021, by ordinance number 210733; And,
- Whereas,** The purpose of the district is to provide funding to finance the design, construction, and rehabilitation of improvements located within the district; and,
- Whereas,** Pursuant to section 67.1471. 2, RSMo., the district is required to submit a proposed budget to the City of Kansas City Missouri, the Missouri Department of Revenue, and the State Auditor between 90 to 100 days prior to the first day of each fiscal year;
- Whereas,** Pursuant to section 67.147. 3, RSMo, the district is required to hold an annual meeting and adopt the final budget no later than 30 days prior to the first day of each fiscal year and,
- Whereas,** The District's fiscal year begins May 1, 2025, and,
- Whereas,** Planning and development of improvements within the district is in progress, such that no sales tax on assessments have been adopted to date, no revenue is currently being generated or collected by the District, and the District does not currently possess, and does not anticipate receiving or spending, any funds during fiscal year 2026,

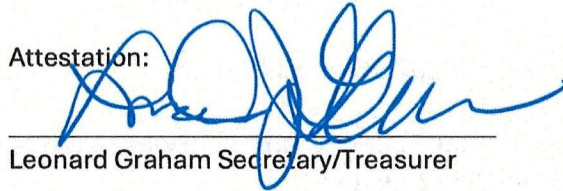
NOW, THEREFORE, BE IT RESOLVED, That the Vine Street Community Improvement District adopts A proposed Zero activity budget for fiscal year 2026, and the District does not possess and does not anticipate receiving or spending any district funds during such fiscal year (Proposed Budget document attached.)

Adopted this 16th day of April 2025.



Kelvin Simmons, Chairman

Attestation:


Leonard Graham Secretary/Treasurer

Proposed FY2026 Annual Budget for
VINE STREET COMMUNITY IMPROVEMENT DISTRICT ("CID")
Political Subdivision No. 17-048-0109

Anticipated Cash Balance at beginning of FY 2026:	\$0.00
Summary of cash receipts during FY2026:	\$0.00
Summary of cash disbursements during FY20 26:	\$0.00
Cash balance at the end of FY2026:	\$0.00

CURRENT SALES TAX RATE: 0% (NONE ADOPTED)

CURRENT ASSESSMENT (S): 0% (NONE ADOPTED)

Resolution

RS2025-02

Sponsors: Board Members Bennett, Bergman,
Graham, Platt, and Simmons

A Resolution Adopting A Zero Activity FY2025 District Budget

- Whereas,** The vine street community Improvement District (“District”) was established on August 26 2021, by ordinance no. 210733; and,
- Whereas,** The purpose of the District is to provide funding to finance the design, construction, and rehabilitation of improvements located within the District; and,
- Whereas,** As required by section 67.1471.2, RSMo., and on the date noted below, the district held its annual meeting and adopted a final FY2025 budget no later than 30 days prior to the first day of each fiscal year; and,
- Whereas,** The district's fiscal year begins May 1st 2005 and,
- Whereas,** Planning and development of improvements within the district is in progress, such that no sales tax are assessments have been adopted to date, no revenue is currently being generated or collected by the district, and the district does not currently possess, and does not anticipate receiving our spending, any funds during fiscal year 2026

Now, Therefore, Be It Resolved, that the vine street community Improvement District finally adopts Zero activity budget for fiscal year 2026

Adopted this 16th day of April, 2025

Kelvin J. Simmons

Kelvin Simmons, Chairman

Attestation:



Leonard Graham Secretary/Treasurer

Adopted FY2026 Annual Budget For
VINE STREET COMMUNITY IMPROVEMENT DISTRICT ("CID")
Political Subdivision No. 17-048-0109

Anticipated Cash Balance at beginning of FY 2026: \$0.00

Summary of Cash Receipts during FY2026: \$0.00

Summary of Cash Disbursements during FY2026: \$0.00

Cash Balance at the end of FY2026: \$0.00

CURRENT SALES TAX RATE: 0% (NONE ADOPTED)

CURRENT ASSESSMENT (S): 0% (NONE ADOPTED)

**ANNUAL FINANCIAL REPORT FOR
VINE STREET COMMUNITY IMPROVEMENT DISTRICT (“CID”)
Political Subdivision No. 17-048-0109**

Fiscal Year 2025 (May 1, 2024 – April 30, 2025)

Submitted April 16, 2025

Pursuant to Section 105.145, RSMo., and 15 CSR 40-3.030 (3) (A) – (D)

Cash Balance at Beginning of FY 2024:	\$0.00
Summary of Cash Receipts during FY2024:	\$0.00
Summary of Cash Disbursements during FY2024:	\$0.00
Cash Balance at the End of FY2024:	\$0.00