

ANNUAL REPORT FOR
THE WORNALL VILLAGE
COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 23, 2022

CID Contact Information: Mark Untersee
(816)389-6414
mark@unterseelaw.net

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: December 6, 2018 Ordinance No. 180916

SECTION II

Purposes

The purposes of the District are to: (a) provide or cause to be provided for the benefit of the District, certain services (the "Eligible Services") described below; (b) issue obligations ("CID Debt") to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the CID Debt; and (c) authorize and collect a sales and use tax ("District Sales Tax").

The District's purposes shall be implemented according to the provisions of Section 67.1461 ("Powers of the District") of the Act.

The District will serve as an economic development tool that allows landowners in the District to: (a) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (b) implement the Eligible Services and public improvements; and (c) share the costs incurred by the District through sales and use taxes which are imposed and collected in accordance with this Petition and the Act.

Services

The Eligible Services may generally include, but are not necessarily limited to, interior and exterior renovations of the Wornall Village Shopping Center, demolition of deteriorating structures, construction of replacement and renovation of retail space, improvement of ingress/egress and overall rehabilitation of the District. The estimated initial costs of the Eligible Services are shown on Exhibit C ("Estimated Cost of Eligible Services") annexed to and made an integral part of the Petition.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Mark Untersee - mark@unterseelaw.net
Mike Levitt – mikel@tutera.com
Kiley Brooks – kileyb@tutera.com
Eugene Goldman – goldbirdd@yahoo.com
William Dana – bdana@centralbankkc.com

SECTION IV

REVENUE AND EXPENSES FY May 1, 2022 – April 30, 2023:

INCOME:		
a) Sales and Use Tax		\$138,609.97
b)		
c)		
TOTAL INCOME		\$138,609.97
EXPENSES:		
I. Administrative:		
a) Legal	\$5,380.50	
b) Debt Service	\$56,034.08	
c)		
SUB-TOTAL	\$61,414.58	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL		
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL		
IV. Other		
a)		
b)		
c)		
SUB-TOTAL		
EXPENSE TOTAL:		
I. Administrative	\$61,414.58	
II. Services		
III. Capital Improvements		
IV. Other		
TOTAL EXPENSES	\$61,414.58	
TOTAL INCOME		\$138,609.97
LESS TOTAL EXPENSES		\$61,414.58
BALANCE		\$77,195.39

Date Proposed Budget was submitted to City Clerk: January 26, 2022
Date Annual Budget was adopted: No annual meeting was held in 2022.
Date Annual Report was submitted: August 31, 2022

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2023 (MAY 1, 2022 – APRIL 30, 2023):

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2023-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2023-02	Electing Officers for Fiscal Year 2024
Resolution 2023-03	Approving a Budget for Fiscal Year 2024

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
Email: redvelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email: Clerk@kcmo.org

Missouri Dept of Revenue
Attn: CID Annual Report
PO Box 3380
Jefferson City, MO 6515-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
PO Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: localgovernment@auditor.mo.gov

RESOLUTION NO. 2023-01

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Petition authorizes the Board of Directors of the District (the "Board") to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and


WHEREAS, the terms of Kiley Brooks and Eugene Goldman have expired and the Board wishes to nominate and confirm a slate of Successor Directors; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

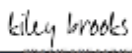
1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
 - a. 4 Year Term – Kiley Brooks; and
 - b. 4 Year Term – Eugene Goldman
2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 3rd day of March, 2023.

DocuSigned by:


Mike Levitt, Chairman

ATTEST:

DocuSigned by:


Kiley Brooks, Secretary

RESOLUTION NO. 2023-02

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS


WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

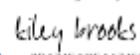
NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. Mike Levitt is appointed Chairman of the District.
2. Eugene Goldman is appointed Vice Chairman of the District.
3. Kiley Brooks is appointed Secretary of the District.
4. Kiley Brooks is appointed Treasurer of the District.
5. Mark Untersee is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 3rd day of March, 2023.

DocuSigned by:

Mike Levitt, Chairman

ATTEST:

DocuSigned by:

Kiley Brooks, Secretary

THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2024


WHEREAS, the District, which was formed by Committee Substitute for Ordinance No. 180916 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act;

WHEREAS, the Board desires to approve the District's proposed budget for fiscal year end 2024, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

- Section 1. The Board approves the proposed budget for fiscal year end 2024.
- Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. This resolution shall take effect immediately.

Adopted this 3rd day of March, 2023.

DocuSigned by:

Mike Levitt, Chairman

ATTEST:

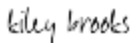
DocuSigned by:

Kiley Brooks, Secretary

EXHIBIT A

**WORNALL VILLAGE COMMUNITY IMPROVEMENT DISTRICT
MAY 1, 2023 – APRIL 30, 2024 BUDGET (FY - 2024)**

BUDGET MESSAGE:

The Wornall Village Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on December 6, 2018, by virtue of an ordinance approved by the City Council of Kansas City, Missouri. The stated purpose of the District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements within the District. The District adopted a fiscal year of May 1st to April 30th.

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes (the "Act") and approved by the qualified voters of the District by a sales tax election held on March 28, 2019.

The District was formed to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements, to provide or contract for cleaning, to support business activity and economic development in the District, to provide refuse collection and to carry out any other powers set forth in the Act.

Major Changes: None.

	<u>FYE 2024*</u>	<u>FYE 2023*</u>	<u>FYE 2022**</u>	<u>FYE 2021**</u>
FUNDS AVAILABLE:				
Cash on Hand (Beginning of Fiscal Year)	\$ 16,250.98	\$ 43,450.98	\$ 68,378.98	\$ 0.00
ESTIMATED REVENUE:				
- Sales/Use Tax (1.00% effective July 1, 2019)	\$ 45,000.00	\$ 45,000.00	\$ 46,395.00	\$ 88,984.49
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 61,250.98	\$ 88,450.98	\$114,773.98	\$ 88,984.49
ESTIMATED EXPENDITURES:				
-Administrative Costs & Legal Fees	\$ 1,000.00	\$ 1,000.00	\$ 466.00	\$ 2,450.00
-Insurance	\$ 1,200.00	\$ 1,200.00	\$	\$
-Debt Service Payment	\$ 50,000.00	\$ 70,000.00	\$ 70,857.00	\$ 18,155.51
TOTAL ESTIMATED EXPENDITURES	\$ 52,200.00	\$ 72,200.00	\$ 71,323.00	\$ 20,605.51
FUNDS AVAILABLE:				
- Cash on Hand End of Fiscal Year	\$ 9,050.98	\$ 16,250.98	\$ 43,450.98	\$ 68,378.98

*Estimated values.

**Actual Values