

**ANNUAL REPORT FOR  
ZONA ROSA COMMUNITY IMPROVEMENT DISTRICT  
FISCAL YEAR ENDING APRIL 30 2024**

SECTION I

DATE OF SUBMITTAL: August 27 24; DATE OF SUBMITTAL FOR AMENDED REPORT: 9/25/24  
CONTACT NAME: Patricia Jensen; 816-753-9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

SECTION II: CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

David Fenley	<a href="mailto:David.fenley@dentons.com">David.fenley@dentons.com</a>
Rex Redlingshafer Jr	<a href="mailto:rex.redlingshafer@dentons.com">rex.redlingshafer@dentons.com</a>
Trina Watterson	<a href="mailto:twatterson@trademarkproperty.com">twatterson@trademarkproperty.com</a>
VACANT	n/a
VACANT	n/a

SECTION III: SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR

To provide source of revenue through levy of special assessment to be used for purposes of payment of debt service payable on \$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 Co MO for construction of City Transportation Projects within District, Calculation Agent Fee, and pay Platte Co for special assessment collection. Special assessment is based upon sq ft of real property within District not to exceed \$1.89 per square foot. On Sept 25, 2023, District Board adopted resolution to levy special assessment of \$365,618 for sole tax parcel in District. All improvements completed prior to Ord. 210565.

SECTION IV

Budget (per letter dated & submitted 1/8/24) adopted through levy of special assessment on 9/25/23 (see attached Supplemental Letter submitted 1/31/24); Annual Report FYE 4/30/2023 submitted 8/24/24 & 9/25/24

SECTION V: RESOLUTIONS APPROVED DURING FISCAL YEAR

2023:01	Calculate & Levy 2023 Special Assessment & Request Platte Co Collector to Collect Special Assessment
---------	--

SECTION VI: REVENUES & EXPENSES

REVENUE		
Special Assessment (2023)	\$365,618	
EXPENSES		
Public Infrastructure Improvements	\$0	
Interior Improvements	\$0	
Exterior Improvements	\$0	
Services	\$0	
DEBT SERVICE PAYMENTS	\$361,961	
Other Expenses (County Admin Fee)	\$3,657	
TOTAL EXPENSES	\$365,618	
TOTAL REVENUE	\$365,618	
LESS TOTAL EXPENSES	\$366,618	
BEGINNING BALANCE	\$0	
BALANCE	\$0	

SUBMITTED TO THE FOLLOWING:

Missouri Dept of Economic Development [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)  
Missouri State Auditor [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)  
Kansas City MO City Clerk [clerk@kcmo.org](mailto:clerk@kcmo.org)

**SUPPLEMENT TO LETTER DATED JANUARY 8, 2024 ADVISING OF  
THE 2023 SPECIAL ASSESSMENT LEVY**

**DATE SUPPLEMENTAL LETTER SUBMITTED: JANUARY 31, 2024**

**DISTRICT POINT OF CONTACT:**

**Patricia R. Jensen, [pjensen@rousepc.com](mailto:pjensen@rousepc.com), 816-753-9200**

ROUSE FRETS WHITE GOSS  
GENTILE RHODES, P.C.

PATRICIA R. JENSEN  
pjensen@rousepc.com  
816.502.4723

January 31, 2024

*Via e-mail [clerk@kemo.org](mailto:clerk@kemo.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 – Supplemental Letter**

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, 2024 to April 30, 2025 of the Zona Rosa Community Improvement District. This is a supplement to my letter to you dated January 8, 2024. 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 20-1.0-12-100-001-005.000).

On September 25, 2023, the District adopted Resolution 2023:01 to levy a special assessment in the amount of \$365,618.00 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 5/1/24-4/30/25 will expend the revenues in the same manner as set forth above and as required by the bond documents.

For the 2024 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)

{30866 / 64308; 1012543. }

**ZONA ROSA COMMUNITY IMPROVEMENT DISTRICT**

***ACKNOWLEDGING THE CALCULATION AND LEVYING OF THE 2023  
SPECIAL ASSESSMENT FOR ZONA ROSA CID AND REQUESTING  
THE PLATTE COUNTY COLLECTOR TO COLLECT THE  
SPECIAL ASSESSMENT AMOUNTS AS SET FORTH HEREIN***

WHEREAS, Zona Rosa Community Improvement District ("District") was created by the City Council of Kansas City, MO ("City") pursuant to the Community Improvement District Act, RSMo §§ 67.1400 to 67.1571, as amended, and by Ord. No. 071361 adopted December 13, 2007; and

WHEREAS, pursuant to Resolution 08-002 adopted by the Board of Directors ("Board") on May 27, 2008 ("Resolution"), the Board acknowledged receipt of Petition signed by property owners within District and authorized levying the special assessments in maximum amount of \$1.89 per sq. ft. and authorized its Calculation Agent to calculate special assessment subject to formula set forth in the Resolution on an annual basis; and

WHEREAS, pursuant to the Resolution, the Calculation Agent has made the required calculations and informed the District of the specific 2023 Special Assessment amounts to be collected; and

WHEREAS, the Board desires to levy the specific amount for the 2023 special assessment and inform Platte County Collector ("County Collector") of 2023 Special Assessment to be collected pursuant to District's Cooperative Agreement with County for collection of special assessment;

THEREFORE, BE IT RESOLVED THAT, pursuant to the Resolution which acknowledged the Petition received from property owners authorizing the levying of special assessments, the Board hereby approves the calculation and levying of 2023 Special Assessments for District as follows and directs the County Collector be notified of the 2023 Special Assessment amount as set forth below:

<b>Parcel ID #:</b>	<b>20-1.0-12-100-001-005.000</b>
<b>2023 Special Assessment:</b>	<b>\$365,618.00</b>

Approved:

  
\_\_\_\_\_  
Dave Fenley, Chairman