

Vine Street Community Improvement District

November 14, 2022

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

Dear Ms. Sanders,

Enclosed with this letter, please find the Annual Report for the Vine Street Community Improvement District for fiscal year 2022 (May 1, 2021 – April 30, 2022). We understand that we are submitting this report after the applicable deadline, and we sincerely apologize. As you will see, the Vine Street CID was not established and approved by the City Council until well into FY 2022, and it has not raised or spent any money nor engaged in providing any services. Given the Vine Street CID's recent creation and inactivity to this point, we humbly ask forgiveness for our late filing. Thank you very much for your time, and please do not hesitate to contact me with any questions.

Sincerely,

Vine Street Community Improvement District

/S/ KELVIN SIMMONS

Kelvin Simmons
Board Member

Enclosures

C: Jonathan M. Hensley, Esq. – jon@hensleylawgroupllc.com
Missouri Department of Revenue – localgov@dor.mo.gov
Missouri State Auditor – moaudit@auditor.mo.gov
Missouri Department of Economic Development – missouridevelopment@ded.mo.gov

**ANNUAL REPORT FOR
VINE STREET COMMUNITY IMPROVEMENT DISTRICT (“CID”)**

Fiscal Year 2022 (May 1, 2021 – April 30, 2022)

Annual Report Submitted: November 14, 2022

CID Contact Information:

Kelvin Simmons
1900 Vine Street, LLC, Managing Member
8108 Forest Park Drive
Parkville, Missouri 64152
(816) 213-4460

Creation Date and Ordinance No.: August 26, 2021 / Ordinance No. 210733

BOARD MEMBERS FOR FY 2022

Kelvin Simmons
1900 Vine Street, LLC, Managing Member
8108 Forest Park Drive
Parkville, Missouri 64152
(816) 213-4460

Vince Bennet
McCormack Baron Salazar, President
100 North Broadway, Suite 100
St. Louis, Missouri 63102
(314) 621-3400

Leonard Graham
Taliaferro & Browne, Inc., President
1020 E. 8th Street
Kansas City, Missouri 64106
(816) 283-3456

Allison Bergman
Hardwick Law Firm, LLC, Principal
2405 Grand Boulevard, Suite 800
Kansas City, Missouri 64108
(816) 221-9445

Brian Platt
City of Kansas City, City Manager
City Hall, 414 East 12th Street, 29th Floor
Kansas City, Missouri 64106
(816) 513-1408

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR

The Vine Street CID has been established for the purposes of providing funding to finance the design, construction, removal, renovation, reconstruction, or rehabilitation of certain public improvements or portions there, 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 purposes also include providing funding for the initial start-up costs and ongoing operating costs 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 originating petition; obtain financing for the costs, 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 toward the repayment of CID obligations issued to finance the district projects; and, such other purposes authorized by the Act.

The CID has not yet provided any services.

REVENUES AND EXPENSES

FY 2022 (May 1, 2021 – April 30, 2022)

The Vine Street CID was created by ordinance number 210733, passed by the Council of Kansas City on August 26, 2021. Given that no portion of the CID has completed construction, and in fact that redevelopment of most of the district has not yet commenced, the CID did not collect or expend any funds during FY 2022, and thus has no revenues, expenses, or balances to report for FY 2022. Annual revenue to be generated by sales tax in the CID cannot be ascertained until final redevelopment plans for the CID have been approved the City of Kansas City in cooperation with the CID Board. The Board anticipates such estimates being calculable within twelve months of submission of this report. Until then, the CID is operating with no anticipated revenues or expenditures, and thus could not create and propose a substantive budget for FY 2022 and cannot presently create and propose a substantive budget for FY 2023.

The CID does not currently anticipate revenue or expense activity during the remainder of FY 2023. Therefore, to the extent required for purposes of this report and otherwise required by applicable statute, the CID hereby formally projects a budget for FY 2023 \$0.00 in revenue, \$0.00 in expenditures, and a \$0.00 account balance. By this report, the CID also submits its \$0.00 proposed annual budget for FY 2023 to the City of Kansas City, Missouri DOR, and the state auditor, as required by statute.

No Board actions since creation

As mentioned above, the CID was only recently created. The Board did not hold any meetings, take any actions, or approve any written resolutions during FY 2022. Given its recent creation, this is the CID’s first annual report submitted to the municipal clerk.

[Additional pages: district legal description, assessment by parcel, and map showing outline of district.]

EXHIBIT A

LEGAL DESCRIPTION OF DISTRICT

(Generally bounded by 18th Street on the north, 19th Street on the south, Vine Street on the east, and The Paseo on the west in Kansas City, Jackson County, Missouri):

PROPERTY OF THE CITY OF KANSAS CITY, MISSOURI

1501 E 18TH ST / LOT 44 BLK 3 H W ARMFIELDS ADDITION

1505 E 18TH ST / LOT 45 BLK 3 H W ARMFIELDS ADDITION

1507 E 18TH ST H W ARMFIELDS ADD LOT 46 & 47 BLK 3

1511 E 18TH/LOT 48-LOT 49 BLK 3 H W ARMFIELDS ADDITION & TH N 1/2 OF TH EW VAC ALLEY LY S & SD LOTS

1517 E 18TH ST / VAC LOT H W ARMFIELDS ADD LOT 50 & TH W 19.25 FT LOT 51 BLK 3 ALSO ALL TH PRT OF EW VAC ALLEY LY S & ADJ SD LOTS

1519-21-23 E 18TH ST/VAC LOT H W ARMFIELDS ADD E 5.75 FT OF LOT 51 & ALL LOTS 52 & 53 BLK 3 ALSO ALL THAT PRT OF TH EW VAC ALLEY LY S & ADJ SD LOTS

/PARKING LOT LOT 54 BLK 3 H W ARMFIELDS ADD & ALL TH PRT OF TH EW VAC ALLEY LY N & ADJ SD LOT

1814 VINE / LOT 55 BLK 3 H W ARMFIELDS ADDITION

ARMFIELD'S H W ADD E 52' MOL OF LOT 56

JAZZ DISTRICT APARTMENTS BLOCK 4 LOT 2

1510-20 E 19TH ST / & 1824-38 VINE ST H W ARMFIELDS ADD LOT 61 BLK 3 & LOTS 1 & 2 BLK 1 MURDOCK'S ADDITION

EXHIBIT A (continued)

LEGAL DESCRIPTION OF DISTRICT

PROPERTY OF 1900 VINE STREET, LLC

TRACT 1:

LOTS 1 AND 2, EXCEPT THAT PART OF SAID LOTS NOW IN VINE STREET, BLOCK 2, MURDOCK'S ADDITION, TOGETHER WITH THE EAST 1/2 OF THE VACATED ALLEY WEST OF AND ADJACENT THERETO, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 2:

LOTS 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17 AND THE EAST HALF OF VACATED ALLEY WEST OF AND ADJOINING SAID LOTS, EXCLUDING VINE STREET AND LOTS 26, 27, 28, 29, 30, 31, 32, 33 AND 34 AND THE WEST 1/2 OF VACATED ALLEY EAST OF AND ADJOINING SAID LOTS, EXCLUDING PART IN PASEO, BLOCK 2, MURDOCK'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 3:

LOTS 20, 21, 22, 23, 24 AND 25 AND THE WEST 1/2 OF VACATED ALLEY EAST OF AND ADJOINING SAID LOTS, EXCEPT THAT PART OF SAID LOTS IN THE PASEO, BLOCK 2, MURDOCK'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF.

TRACT 4:

THE FOLLOWING DESCRIBED PORTIONS OF LOTS 35 AND 36, BLOCK 2, MURDOCK'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF:

COMMENCING AT THE INTERSECTION OF THE CENTER LINE OF THE PASEO WITH THE SOUTH LINE OF 19TH STREET; THENCE EAST ALONG THE SOUTH LINE OF 19TH STREET, A DISTANCE OF 50 FEET TO THE EAST LINE OF THE PASEO;

THENCE SOUTH ALONG THE EAST LINE OF THE PASEO, A DISTANCE OF 375 FEET TO THE TRUE POINT OF BEGINNING, ON THE NORTH LINE OF SAID LOT 35; THENCE EAST ALONG THE NORTH LINE OF LOT 35, A DISTANCE OF 107.5 FEET; THENCE SOUTH ALONG THE EAST LINE OF LOT 35, A DISTANCE OF 20 FEET; THENCE WEST, PARALLEL TO THE NORTH LINE OF LOT 35, A DISTANCE OF 18 FEET TO A POINT; THENCE SOUTH, PARALLEL TO THE EAST LINE OF THE PASEO A DISTANCE OF 30 FEET TO A POINT ON THE SOUTH LINE OF LOT 36; THENCE WEST ALONG THE SOUTH LINE OF LOT 36, A DISTANCE OF 89.5 FEET TO THE EAST LINE OF THE PASEO; THENCE NORTH ALONG THE EAST LINE OF THE PASEO, A DISTANCE OF 50 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH THE WEST 1/2 OF THE VACATED ALLEY, INCLUDING THE ALLEY TURNAROUND LYING EAST OF AND ADJOINING SAID LOTS.

TRACT 5:

ALL THAT PART OF LOTS 13, 15, 17, 19, 21, 23 AND 25 TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOTS 17, 19, 21, 23, AND 25, AND PARTS OF LOTS 27 TO 40, BOTH INCLUSIVE TOGETHER WITH ALL OF THE VACATED NORTH-SOUTH ALLEY LYING BETWEEN SAID LOTS, AND PART OF LOT 41,

TOGETHER WITH THE WEST HALF OF THE VACATED ALLEY LYING EAST OF AND ADJOINING SAID LOT, ALL IN ELDER'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI, ACCORDING TO THE RECORDED PLAT THEREOF, AND ALL MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE EAST LINE OF VINE STREET, AS NOW ESTABLISHED, 10 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 13, MEASURED ALONG THE NORTH LINE OF SAID LOT; THENCE SOUTH ALONG SAID EAST LINE OF VINE STREET, 375 FEET TO A POINT ON THE SOUTH LINE OF SAID LOT 41, 10 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE EAST ALONG SAID SOUTH LINE, AND ITS PROLONGATION EAST, 134.46 FEET TO A POINT OF THE EAST LINE OF THE WEST HALF OF THE AFOREMENTIONED VACATED ALLEY; THENCE NORTH ALONG SAID EAST LINE, 25 FEET TO A POINT ON THE PROLONGATION WEST OF THE SOUTH LINE OF SAID LOT 40; THENCE EAST ALONG SAID PROLONGATION WEST, AND ALONG SAID SOUTH LINE, 42.77 FEET TO A POINT 101.69 FEET WEST OF THE WEST LINE OF HIGHLAND AVENUE, AS NOW ESTABLISHED, BEING ALSO THE SOUTHEAST CORNER OF SAID LOT, THENCE NORTH, PARALLEL WITH AND 101.69 FEET DISTANT WEST FROM SAID WEST LINE OF HIGHLAND AVENUE, 175 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 28; THENCE WEST, ALONG SAID NORTH LINE, AND ITS PROLONGATION WEST, 42.90 FEET TO A POINT ON THE WEST LINE OF THE EAST HALF OF THE AFOREMENTIONED VACATED ALLEY; THENCE NORTH ALONG SAID WEST LINE, 125 FEET TO A POINT OF THE PROLONGATION EAST OF THE SOUTH LINE OF SAID LOT 15; THENCE WEST ALONG SAID PROLONGATION EAST, 7.75 FEET TO THE SOUTHEAST CORNER OF SAID LOT 15; THENCE NORTH ALONG THE EAST LINE OF SAID LOTS 15 AND 13, 50 FEET TO THE NORTHEAST CORNER OF SAID LOT 13; THENCE WEST ALONG THE NORTH LINE OF SAID LOT, 126.97 FEET TO THE POINT OF BEGINNING, COLLECTIVELY REFERRED TO AS "PROPERTY", INTENDED TO BE ALL OF THE PROPERTY CONVEYED TO THE GRANTOR PURSUANT TO THAT SPECIAL WARRANTY DEED RECORDED APRIL 11, 2013, AS INSTRUMENT NO. 2013E0036429 FROM THE LAND TRUST OF JACKSON COUNTY, MISSOURI, WHICH ITSELF OBTAINED TITLE PURSUANT TO THE COURT ADMINISTRATOR'S DEED RECORDED MARCH 26, 2012, AS INSTRUMENT NO. 2012E0031238; COMMONLY KNOWN AS 1905-1927 VINE STREET, EXCEPT THAT PORTION OF THE ABOVE DESCRIBED TRACT LOCATED WITHIN LOT 1, BASIE COURT ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

TRACT 6:

THE EAST 127 FEET OF LOTS 9 AND 11, ELDER'S ADDITION, A SUBDIVISION IN KANSAS CITY, JACKSON COUNTY, MISSOURI.

EXHIBIT B

MAP OF DISTRICT (Boundaries)



EXHIBIT D

DISTRICT ASSESSMENT, BY PARCEL

ADDRESS	LEGAL DESCRIPTION	PARCEL NUMBER	ASSESSMENT
OWNER: CITY OF KANSAS CITY, MISSOURI			
1501 E 18th St	1501 E 18TH ST / LOT 44 BLK 3 H W ARMFIELDS ADDITION	29-620-11-06-00-0-00-000	\$1,808
1505 E 18th St	1505 E 18TH ST / LOT 45 BLK 3 H W ARMFIELDS ADDITION	29-620-11-05-00-0-00-000	\$12,027
1507 E 18th St	1507 E 18TH ST H W ARMFIELDS ADD LOT 46 & 47 BLK 3	29-620-11-04-00-0-00-000	\$4,157
1511 E 18th St	1511 E 18TH/LOT 48-LOT 49 BLK 3 H W ARMFIELDS ADDITION & TH N 1/2 OF TH EW VAC ALLEY LY S & SD LOTS	29-620-11-03-00-0-00-000	\$13,087
1517 E 18th St	1517 E 18TH ST / VAC LOT H W ARMFIELDS ADD LOT 50 & TH W 19.25 FT LOT 51 BLK 3 ALSO ALL TH PRT OF EW VAC ALLEY LY S & ADJ SD LOTS	29-620-11-02-00-0-00-000	\$3,966
1523 E 18th St	1519-21-23 E 18TH ST/VAC LOT H W ARMFIELDS ADD E 5.75 FT OF LOT 51 & ALL LOTS 52 & 53 BLK 3 ALSO ALL THAT PRT OF TH EW VAC ALLEY LY S &ADJ SD LOTS	29-620-11-01-00-0-00-000	\$4,613
1812 Vine St	/PARKING LOT LOT 54 BLK 3 H W ARMFIELDS ADD & ALL TH PRT OF TH EW VAC ALLEY LY N & ADJ SD LOT	29-620-11-25-00-0-00-000	\$1,920
1814 Vine St	1814 VINE / LOT 55 BLK 3 H W ARMFIELDS ADDITION	29-620-11-24-00-0-00-000	\$5,136
1816 Vine St	ARMFIELD'S H W ADD E 52' MOL OF LOT 56	29-620-11-30-00-0-00-000	\$3,481
1822 Vine St	JAZZ DISTRICT APARTMENTS BLOCK 4 LOT 2	29-620-11-29-00-0-00-000	\$5,984

ADDRESS	LEGAL DESCRIPTION	PARCEL NUMBER	ASSESSMENT
1510 E 19th St	1510-20 E 19TH ST / & 1824-38 VINE ST H W ARMFIELDS ADD LOT 61 BLK 3 & LOTS 1 & 2 BLK 1 MURDOCKS ADDITION	29-620-11-26-00-0-00-000	\$22,186
Total Assessed Value of City of Kansas City, Missouri Property			\$78,365
OWNER: 1900 VINE STREET, LLC			
1903 Paseo	1903 PASEO/VAC LOT MURDOCKS ADD E 107.5 FT LOTS 20 THRU 25 BLK 2 ALSO W 1/2 VAC ALLEY LY E & ADJ	29-620-16-02-00-0-00-000	\$6,560
1900 Vine St Land	1900-08 VINE MURDOCKS ADD W 124.5 FT LOTS 1 THRU 17 & E 107.5 FT LOTS 26 THRU 34 BLK 2 ALSO E 1/2 VAC ALLEY W & ADJ LOTS 1 THRU 17 & W 1/2 VAC ALLEY LY E & ADJ LOTS 26 THRU 34	29-620-16-08-00-0-00-000	\$31,097
1931 Paseo	MURDOCK'S ADD---LOTS 35 & 36 BLK 2 & W 1/2 VAC ALLEY LY E & ADJ	29-620-16-09-00-0-00-000	\$3,104
1901 Vine St	1901 VINE ELDERS ADD ALL E OF VINE ST OFLOT 9 ALL E OF VINE ST LOT 11	29-620-15-02-00-0-00-000	\$2,912
1905 Vine St	1905-27 VINE ELDERS ADD E 127 FT OF LOTS 13 15 17 19 21 23 25 27 29 31 33 35 37 39 & 41 & W 1/2 VAC ALLEY LY E & ADJ TO LOT 41	29-620-15-05-05-0-00-000	\$38,272
Total Assessed Value of 1900 Vine Street, LLC Property			\$81,945
TOTAL ASSESSED VALUE OF ALL OF THE DISTRICT			\$160,310