

2025 ANNUAL REPORT FOR
THE UPTOWN COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: August 20, 2025

CID Contact Information: Larry Sells
larryesells@gmail.com

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 27, 2016 Ordinance No. 160806

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Larry Sells	larryesells@gmail.com	10/2025	10/2029
Matt Hoefer	mhoefer@greatambank.com	10/2025	10/2029
Fred Cannon	fcannon@uptowntheater.com	10/2023	10/2027
Mark McHugh	mark@sunflowerkc.com	10/2023	10/2027
Jason Swords	jswords@sunflowerkc.com	10/2025	10/2029

SECTION III

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

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 in Paragraph B of this Article; (b) issue obligations (“Bonds”) 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 Bonds and to provide additional revenue to service outstanding revenue bonds benefitting property within the District, which is intended to include contributions towards debt service on existing revenue bonds benefitting prior redevelopment within the District; and (c) authorize and collect a 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) coordinate efforts to improve the District and meet the District purposes; (b) plan Eligible Services and/or any other public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District; (c) implement the Eligible Services and any other public improvements; (d) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition

and the Act; and (e) support the financing of other economic development undertakings within the boundaries of the District.

The Eligible Services shall generally include, but are not necessarily limited to: (a) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive Image and Marketing Plan; (d) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District; (c) providing maintenance of public areas within the District; (d) providing site improvement and transportation related improvements within the District; and (e) advocating and providing assistance to attract further investment within the District.

SECTION IV

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2025 submitted to City Clerk: January 31, 2024

Annual budget for FYE 2025 adopted: March 24, 2025

Annual Report for FYE 2024 submitted: August 13, 2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR

MAY 1, 2024 – APRIL 30, 2025 (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2025-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2025-02	Electing Officers for Fiscal Year 2026
Resolution 2025-03	Approving a Budget for Fiscal Year 2026

CID BYLAW AMENDMENTS: _____ ATTACHED ____X____ NONE APPROVED

SECTION VI

REVENUE AND EXPENSES – MAY 1, 2024 – APRIL 30, 2025

INCOME:		
a) Sales & Use Tax		\$104,676.75
b)		
c)		
TOTAL INCOME		\$104,676.75
EXPENSES:		
I. Administrative:		
a) Legal Fees	\$2,126.50	
b) Bank Fees	\$60.00	
c) Insurance		
SUB-TOTAL	\$2,186.50	
II. Services:		
a) Security	\$118,041.25	
b) Security Lighting		
c) Ground Maintenance	\$133,092.92	
SUB-TOTAL		
III. Capital Improvements		
a) Developer Costs		
b)		
c)		
SUB-TOTAL		
IV. Other		
a) Kansas City, MO – annual submission review fee	\$2,200.00	
b)		
SUB-TOTAL		
EXPENSE TOTAL:	\$2,200.00	
I. Administrative		
II. Services		
III. Capital Improvements		
IV. Other		
TOTAL EXPENSES	\$137,479.42	
TOTAL INCOME		\$104,676.75
LESS TOTAL EXPENSES		\$137,479.42
BALANCE		(\$32,802.67)

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: reddevelopment@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
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

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

RESOLUTION NO: 2025-01

THE UPTOWN COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 160669 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended (the "Act"); and is transacting business and exercising the powers granted by the Act; and

WHEREAS, the Petition authorizes the Board to select qualified individuals to serve as an Interim Director in accordance with the qualifications set forth in the Petition to establish the District (the "Petition"); and

WHEREAS, the terms of Larry Sells, Jason Swords and Matt Hoefer expire October 2025; and

WHEREAS, the Board wishes to reappoint Larry Sells, Jason Swords and Matt Hoefer to a four year term; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, 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 of Directors of the Uptown Community Improvement District, as follows:

1. The Board appoints Larry Sells, Jason Swords and Matt Hoefer as Successor Directors to serve a four (4) year term, expiring October 2029.
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
3. This Resolution shall take effect immediately.

Adopted this 24th day of March, 2025.

DocuSigned by:

Larry Sells

Larry Sells, Chairman

ATTEST:

Signed by:

Fred Cannon

Fred Cannon, Secretary

RESOLUTION NO: 2025-02

THE UPTOWN COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE
UPTOWN COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
APPOINTING OFFICERS FOR THE FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 160806 adopted by the City Council of the City 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 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 Directors of the Uptown Community Improvement District, as follows:

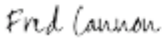
1. Larry Sells is appointed Chairman of the District.
2. Matt Hoefer is appointed Vice Chairman of the District.
3. Fred Cannon is appointed Secretary of the District.
4. Jason Swords is appointed Treasurer of the District.
5. Larry Sells is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 24th day of March, 2025.

DocuSigned by:

LARRY SELLS
Larry Sells, Chairman

ATTEST:

Signed by:

FRED CANNON
Fred Cannon, Secretary

RESOLUTION NO. 2025-03

THE UPTOWN COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE UPTOWN
COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE
BUDGET FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 160806 adopted by the City Council of the City 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 budget for fiscal year 2026, as amended, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of Directors of the Uptown Community Improvement District, as follows:

Section 1. The Board approves the amended proposed budget for fiscal year 2026.

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 24th day of March, 2025.

DocuSigned by:

Larry Sells

Larry Sells, Chairman

ATTEST:

Signed by:

Fred Cannon

Fred Cannon, Secretary

EXHIBIT A

THE UPTOWN COMMUNITY IMPROVEMENT DISTRICT AMENDED

MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026) BUDGET MESSAGE:

The Uptown Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on October 27, 2016 by virtue of an ordinance approved by City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public improvements and implement Eligible Services deemed necessary and desirable to the economic viability of 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 and approved by the qualified voters of the District by a sale tax election held on December 13, 2016.

The District was formed to (i) coordinate efforts to improve the District and meet the District purposes, (ii) plan Eligible Services and/or any other public improvements which are deemed by the District to be necessary and desirable to the economic viability of the District, (iii) implement the Eligible Services and any other public improvements, (iv) share the costs incurred by the District through sales taxes, fees, rents and other charges which are imposed and collected in accordance with this Petition and the Act, and (v) support the financing of other economic development undertakings within the boundaries of the District.

In the FYE 2025, the focus of activity was to provide safety and security, public area maintenance, management and operations within the District.

Major Changes: None.

	<u>FY 2026*</u>	<u>FY 2025*</u>	<u>FY 2024**</u>
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$3,551.00	\$84,751.00	\$126,525.00
ESTIMATED REVENUE:			
- Sales/Use Tax (1% effective October 27, 2016)	\$80,000.00	\$80,000.00	\$94,365.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$83,551.00	\$164,751.00	\$220,890.00
ESTIMATED EXPENDITURES:			
- Legal & Administrative Costs	\$5,000.00	\$5,000.00	\$3,972.00
- Insurance	\$1,200.00	\$1,200.00	\$1,200.00
- Business Activity & Support	\$0.00	\$0.00	\$0.00
- Accounting	\$0.00	\$0.00	\$0.00
- Snow Removal	\$15,000.00	\$30,000.00	\$0.00
- Landscaping	\$10,000.00	\$30,000.00	\$0.00
- Security Costs	\$10,000.00	\$30,000.00	\$4,000.00
- Public Improvements, Maintenance & Capital Improvements/Obligation Support	\$40,000.00	\$65,000.00	\$126,967.00
TOTAL ESTIMATED EXPENDITURES	\$81,200.00	\$161,200.00	\$136,139.00
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$2,351.00	\$3,551.00	\$84,751.00
*Estimated values			
**Actual values			