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January 9, 2026

Mario Vasquez, City Manager
414 E. 12th St. #105
Kansas City, MO 64106
Mario.Vasquez@kcmo.org

Re: Northland Gateway CID FY26 Budget

Dear Mario,

Please find attached the Fiscal Year 2027 Budget for the Northland Gateway CID, as well as the approving Resolutions 2026-17. This budget is being submitted pursuant to RSMo 67.147 for your review, and comment, if applicable.

Please feel free to reach out if you need anything further.

Sincerely,



Stephanie Franklin
Records Custodian
Northland Gateway CID

Attachment
SAF
c: clerk@kcmo.org; erich.steyaert@kcmo.org

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

RESOLUTION 2025-17

**Resolution Approving the Budget for
Fiscal Year May 1, 2026 – April 30, 2027
for the Northland Gateway Community Improvement District**

WHEREAS, having provided notice of the meeting of the Board of Directors of the Northland Gateway Community Improvement District (“District”) in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 2nd day of December, 2025; and

WHEREAS, the Board of Directors desires to adopt a budget for the May 1, 2026 – April 30, 2027 Fiscal year.

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

1. The District hereby adopts as its *proposed* budget and budget message for the fiscal year beginning May 1, 2026 and ending April 30, 2027 the budget and budget message which are attached hereto as Exhibit A and which are incorporated herein by reference.
2. The District’s staff is directed and authorized to submit the budget to the City Manager or designee.
3. The Board of Directors will consider any written comments or consent received from the City Manager or designee in response of the proposed FY2027 budget.
4. Subject to the condition in Section 2 of this Resolution, the District hereby adopts as its budget for the fiscal year beginning May 1, 2026, and ending April 30, 2027, the budget which is attached hereto as Exhibit A, and which is incorporated herein by reference. In the event the District receives written comments from the City which the District desires to adopt, the Board may amend the budget by further resolution.
5. This Resolution shall take effect immediately upon its execution.

PASSED, by the Board of Directors of the Northland Gateway Community Improvement District on this 2nd day of December, 2025.

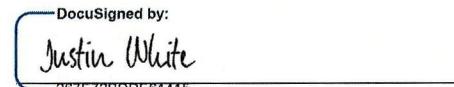

Justin White
267E72BDDE81415...
Justin White, Chair

Exhibit A

Fiscal Year May 1, 2025 – April 30, 2026

Budget and Budget Message

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

**FISCAL YEAR
MAY 1, 2026 THROUGH APRIL 30, 2027
BUDGET**

NORTHLAND GATEWAY COMMUNITY IMPROVEMENT DISTRICT

FISCAL YEAR MAY 1, 2026 THROUGH APRIL 30, 2027 BUDGET

BUDGET MESSAGE

The Northland Gateway Community Improvement District ("District") was declared established by Ordinance No. 240319 of the City Council of the City of Kansas City, Missouri ("City") on April 11, 2024. The District desires to fund, or assist in the funding of, certain services and improvements as allowed by Sections 67.1401 to 67.1571 RSMo.

On August 12, 2024, the District's Board of Directors passed Resolution No. 2024-08 which imposed, upon approval of the qualified voters of the District, a one-half of one percent (0.5%) sales tax on retail sales in the District for a minimum period of 20 years from the date on which such tax is first imposed. The sales tax was effective on January 1, 2025.

The District has entered into a Community Improvement District Cooperative Agreement, dated December 31, 2024, which provides for the reporting requirements of the District to the City and the obligation of the District to contribute towards the payment of the outstanding advanced City funds for the formation of the District.

The District completed a Technical Services Contract by and between the City of Kansas City, Missouri and Northland Gateway Community Improvement District pursuant to the City's Community Improvement District Revolving Loan Fund program for a loan in the amount of \$20,000. The loan was funded on April 11, 2025. A related loan payoff is included in the FY2026 amended budget.

The District has adopted a fiscal year beginning May 1 and ending April 30 of each year.

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET
FISCAL YEAR MAY 1, 2026 THROUGH APRIL 30, 2027**

	Proposed Budget				Previously Amended Budget	Actual (unaudited)
	Operating Fund Budget	Debt Service Budget	Project Funds Budget	Fiscal Year Ending April 30, 2027		
				Fiscal Year Ending April 30, 2026	Fiscal Year Ending April 30, 2025	
REVENUES:						
Debt Service Funds:						
Advances from Developer	\$ -	\$ 445,400	\$ -	\$ 445,400	\$ 524,400	\$ 35,000
Loan from City - Technical Services	-	-	-	-	-	20,000
Revenue Funds:						
CID Sales & Use Tax Revenues	_____ -	_____ -	500,000	500,000	450,000	33,637
TOTAL REVENUES	_____ -	445,400	500,000	945,400	974,400	88,637
EXPENDITURES:						
Debt repayment:						
NNI formation loan per Cooperative Agmnt	-	7,000	-	7,000	28,000	-
KCMO repayment of Technical Svcs loan	-	-	-	-	20,000	-
Capital expenditures:						
Design services	-	-	150,000	150,000	50,000	-
Decorative Walls & Fencing	-	-	150,000	150,000	150,000	-
Landscape & Lighting services	-	-	275,000	275,000	250,000	-
Permits and Inspections	-	-	12,000	12,000	40,000	-
Sidewalk Improvements	-	-	-	-	125,000	-
Misc capital expenses	-	-	82,000	82,000	150,000	-
Maintenance costs:						
Mowing/maintenance	-	-	100,000	100,000	75,000	-
Property management fees	-	-	28,000	28,000	-	-
Security	-	-	50,000	50,000	50,000	-
Signage	-	-	15,000	15,000	-	-
Trash/cleanup services	-	-	40,000	40,000	-	-
Administrative costs:						
CID start-up costs/formation costs	-	-	-	-	-	35,000
Repayment of debt on developers advances (including accrued interest)	-	-	-	-	-	-
Insurance costs - general liability/umbrella	-	-	6,000	6,000	6,000	-
Insurance costs - D&O	1,400	-	-	1,400	1,400	947
Legal fees	20,000	-	-	20,000	20,000	-
Accounting fees	8,000	-	-	8,000	8,000	37
KCMO review fees	1,000	-	-	1,000	1,000	-
Other operating costs of the district	_____ -	_____ -	_____ -	_____ -	_____ -	_____ -
TOTAL EXPENDITURES	30,400	7,000	908,000	945,400	974,400	35,984
TRANSFERS TO/(FROM) OTHER FUNDS	30,400	(438,400)	408,000	-	-	-
EXCESS OF REVENUES OVER EXPENDITURES AND TRANSFERS	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 52,653

**NORTHLAND GATEWAY
COMMUNITY IMPROVEMENT DISTRICT**

FISCAL YEAR MAY 1, 2026 THROUGH APRIL 30, 2027 BUDGET

BUDGET SUMMARY

The District budget is presented in accordance with the requirements of Missouri statute on a cash basis.