

Thomson, LLC
Attorneys at Law

November 7, 2024

Missouri Department of Economic Development
Attn: CID Annual Report
301 W. High Street
P.O. Box 118
Jefferson City, Missouri 65102

City of Kansas City, Missouri
Attn: City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, Missouri 64106

**Re: Edgewood Farms Community Improvement District
Annual Report for Fiscal Year Ending April 30, 2024**

Dear Clerk and Department of Economic Development:

On behalf of the Edgewood Farms Community Improvement District (the "District"), enclosed please find the District's Annual Report for the Fiscal Year ending April 30, 2024, as required by R.S.Mo. § 67.1471.4 ("Annual Report").

Should you have any questions, please do not hesitate to contact the undersigned as the District's legal counsel at 816-875-3313.

Best regards,

Spencer R. Thomson

Spencer R. Thomson, Esq.

Annual Report
Edgewood Farms Community Improvement District
Fiscal Year Ended April 30, 2024

Section I: General Information

1. Name of CID (“District”): Edgewood Farms Community Improvement District
2. Date of Submission: November 7, 2024
3. Report Period: May 1, 2023 – April 30, 2024
4. Contact Information:
 - a. District Chairman: Gregory D. Thomson
10010 Freedom Circle
Liberty, Missouri 64068
816.476.7103
gthomson@thomsonaffinity.com
 - b. District Legal Counsel: Thomson , LLC
4700 Belleview Avenue, Suite 404
Kansas City, Missouri 64112
816.875.3313
sthomson@thomsonkc.com
5. Political Subdivision or Not For Profit: Political Subdivision
6. Date of and Ordinance No: January 14, 2016 / Ordinance No. 151076

Section II: Purpose of CID and Services Performed during Fiscal Year 2023-2024

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the “Project”). The Project envisioned by the District plan entailed the creation, construction, reconstruction, installation of: (a) Public road improvements to Roanridge Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of Roanridge Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and Barrybrooke Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to Barrybrooke Drive to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (e) Site improvements including rock

removal, soil grading and reinforcement necessary to construct public improvements; (f) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (g) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (h) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (i) Costs associated with undertaking the “Purposes” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District; and (j) Costs associated with undertaking the “Services” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Edgewood Farms Community Improvement District

The District completed the following improvements and services in Fiscal Year 2023-2024 or in prior fiscal years: all infrastructure improvements (roads, sidewalks, and stop lights), the detention basin, all utility lines, and a major portion of site work on all lots. Some additional site work on Lots 3 and 4 remains to be completed once users for those lots are determined.

Section III: Board Members/Directors

As of the date of the most recent meeting of the Board (March 29, 2024), the Officers and Directors of the Board are as follows:

Gregory D. Thomson	Chairman
E-Mail Address:	gthomson@thomsonaffinity.com
Clayton M. Thomson	Vice-Chairman
E-Mail Address:	cthomson@thomsonaffinity.com
Nicole Bechard	Secretary
E-Mail Address:	nicole@whrlawfirm.com
Matthew D. Thomson	Treasurer
E-Mail Address:	mthomson@thomsonaffinity.com
Steven Warger	Director
E-Mail Address:	stevewarger@gmail.com

Section IV: Revenues and Expenses/Financial Statement

Four businesses are open within the District as follows: Main Event Entertainment, Texas Roadhouse Restaurant, Freddy’s Custard and Steakhurgers and Discount Tire. The revenue generated during the Fiscal Year 2023-2024 totaled \$184,896.66 and was enough to continue reimbursement under the Reimbursement Agreement in the amount of \$125,000.00. The District expended a total of \$156,250.00 in Fiscal Year 2023-2024 which included \$30,250.00 in professional fees incurred as a result of certain real estate transactions involving District owned land and excess detention areas. The District continued to incur liability for future reimbursement under the Reimbursement Agreement. The District is under contract with

Turn Key Realty, LLC to manage the District owned real property (i.e., roadway, detention and green space) which contract includes the responsibility for the property manager to bill all property owners within the District their prorated share of maintenance and management expenses. Because of the lag time between incurring expenses and billing and receiving reimbursements from the various property owners the District has in previous fiscal years provided a reserve fund with the property manager to fund expenses until such time as owner reimbursements are received.

INCOME		
a) Interest earned on Bank Acct		\$ 45.55
b) Sales and Use Tax Income		\$184,851.11
TOTAL INCOME		\$184,896.66
EXPENSES¹		
a) Professional Fees	\$ 30,250.00	
b) Reimbursement to Developer	\$125,000.00	
c) City of KCMO Fees	\$ 1,000.00	
TOTAL EXPENSES	\$156,250.00	
INCOME LESS EXPENSES		\$ 28,646.66

Section V: Resolutions Adopted

The below is a list of all Resolutions adopted by the Board during Fiscal Year 2023-2024:

1. Resolution 2024-01: Adoption of 2022-2023 Annual Report
2. Resolution 2024-02: Adoption of 2022-2023 Financial Statement
3. Resolution 2024-03: Adoption of 2024-2025 Annual Budget

¹ The expenses detailed indicate those expenses actually paid out of the District’s bank account, but do not detail all of those expenses incurred by the Developer for the District under the Reimbursement Agreement since only a portion of those expenses have been paid by the District.