

2025 ANNUAL REPORT FOR WEST BOTTOMS CENTRAL
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: July 24, 2025

CID Contact Information: Mark Horne

Mark.Horne@hok.com

(816) 472-2014

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: July 25, 2024, Ordinance No. 240581

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Jake Baker	jake.baker@hok.com	07/2024	12/2026
Trevor Stevens	trevor.stevens@jedunn.com	07/2024	12/2026
Tripp Mohr	tripp@someraroadinc.com	07/2024	12/2026
Mark Horne	mark.horne@hok.com	07/2024	12/2028
Lynn Carlton	lhcarter@burnsmcd.com	07/2024	12/2028

SECTION III

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR 2025

The Purposes of the District are:

- 1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- 2) Provide or cause to be provided for the benefit of the District, certain improvements and services described herein;
- 3) Obtain financing for the costs, expenditures, and undertakings of the District;
- 4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, or to pledge toward the repayment of CID Obligations issued to finance the District Projects; and
- 5) Such other purposes authorized by the Act.

The Services of the District are:

The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the recruitment of businesses. As the District did not provide such services, the estimated costs for District Services is \$0.

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: July 25, 2024

Annual budget for FYE 2025 adopted: July 25, 2024

Annual Report for FYE 2024 submitted: N/A

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2025 (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2025 - 01	Appointing Officers for Fiscal Year 2026
2025 - 02	Approving the Budget for Fiscal Year 2026

CID BYLAW AMENDMENTS: _____ ATTACHED ___X___ NONE APPROVED

SECTION VI
WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT
REVENUE AND EXPENSES (FY MAY 1, 2024 - APRIL 30, 2025):

INCOME:		
a) Sales & Use Tax Revenue		**\$0.00
b)		
TOTAL INCOME		\$0.00
EXPENSES:		
I. Administrative:		
a) Legal		
b) Accounting		
c)		
SUB-TOTAL	\$0.00	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL	\$0.00	
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL	\$0.00	
IV. Other		
a) Debt Service		
b)		
c)		
SUB-TOTAL	\$0.00	
EXPENSE TOTAL:		
I. Administrative	\$0.00	
II. Services	\$0.00	
III. Capital Improvements	\$0.00	
IV. Other	\$0.00	
TOTAL EXPENSES	\$0.00	
TOTAL INCOME		\$0.00
LESS TOTAL EXPENSES		\$0.00
BALANCE		\$0.00

**The CID did not start receiving sales and use tax income until after the end of the fiscal year.

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

Kansas City - 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

WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Ordinance No. 240581, adopted by the City Council 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 of Directors (the "Board") of the District 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 the District as follows:

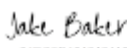
1. Mark Horne is appointed Chairman of the District.
2. Trevor Stevens is appointed Vice Chairman of the District.
3. Jake Baker is appointed Secretary of the District.
4. Tripp Mohr is appointed Treasurer of the District.
5. Lynn Carlton is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

Signed by:


Mark Horne, Chairman

ATTEST:

Signed by:


Jake Baker, Secretary

RESOLUTION NO. 2025-02

WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance No. 240581, adopted by the City Council 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's proposed budget for fiscal year end 2026, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

Section 1. The Board approves the proposed budget for fiscal year end 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 27th day of March, 2025.

Signed by:

Mark Home

Mark Home, Chairman

ATTEST:

Signed by:

Jake Baker

Jake Baker, Secretary

Exhibit A

WEST BOTTOMS CENTRAL COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026)

BUDGET MESSAGE:

The West Bottoms Central Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on July 25, 2024 by virtue of Ordinance No. 240581 approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District has adopted a fiscal year of May 1st to April 30th.

Important Budget Features:

The District's source of revenue is a 1.0% 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 sales tax election held on August 19, 2022.

The District was formed for the purpose of providing revenue for the following district purposes (collectively the "District Purposes"): (1) provide or cause to be provided, within and for the benefit of the District, (a) construction of vehicular and pedestrian accessibility improvements, (b) remediation of subsurface conditions which are presently unsuitable for fill and development, and shall specifically include earthwork, installation of geo-piers, paving and construction of parking lots, water distribution, a fire line, storm drainage, sanitary sewer and sanitary sewer relocation, landscaping, green space and irrigation, and (c) construction of curbs, gutters, approaches, sidewalks and electrical distribution, street lights, and site lighting (collectively, the "Eligible Services"); (2) issue obligations ("CID Debt") to finance (a) the costs of the Eligible Services, (b) other costs incurred by the District to carry out its purposes, (c) costs of issuance, (d) capitalized interest and (e) a debt service reserve fund related to the issuance of the CID Debt; (3) authorize and collect a sales and use tax; and (4) provide for any other actions required in the furtherance of the above stated objectives, as the District's Board of Directors deems necessary, and as authorized pursuant to Section 67.1401, *et seq.*, RSMo, as may be amended.

Major Changes: None

	<u>FYE 2026*</u>	<u>FYE 2025*</u>
FUNDS AVAILABLE:		
- Cash on Hand (Beginning of Fiscal Year):	\$0.00	\$0.00
ESTIMATED REVENUE:		
- Sales/Use Tax (1% effective April 1, 2025)	\$245,498.00	\$27,602.00
- Special Assessments	\$0.00	\$503,474.00
- Interest Income	\$0.00	\$0.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$245,498.00	\$531,076.00
ESTIMATED EXPENDITURES:		
- Administrative & Legal Costs	\$5,000.00	\$3,000.00
- Initial one-time set-up	\$0.00	\$30,000.00
- TIF Captured Sales Tax	\$122,749.00	\$13,801.00
- TIF Pledged Sales Tax	\$98,199.00	\$11,041.00
- City Admin Fee	\$1,500.00	\$1,000.00
- Security	\$16,550.00	\$470,734.00
- Insurance	\$1,500.00	\$1,500.00
TOTAL ESTIMATED EXPENDITURES:	\$245,498.00	\$531,076.00
FUNDS AVAILABLE:		
- Cash on Hand End of Fiscal Year	\$0.00	\$0.00
*Estimated values.		
**Actual values		