

PROPOSED BUDGET FOR  
TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT (“CID”)

Date: \_\_\_\_\_, 2024

CID Contact Information: Mark Untersee

[mark@unterseelaw.net](mailto:mark@unterseelaw.net)

(816) 531-1333

**TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2024 – APRIL 30, 2025 BUDGET (FY-2025)  
BUDGET MESSAGE:**

The Tiffany Square East Community Improvement District (the “District”) was formed as a political subdivision of the State of Missouri on February 10, 2022 by virtue of Ordinance No. 220088 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 1<sup>st</sup> to April 30<sup>th</sup>.

**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

	FYE 2025*	FYE 2024*	
FUNDS AVAILABLE:	\$4,500.00		
- Cash on Hand (Beginning of Fiscal Year)			
ESTIMATED REVENUE:	\$45,000.00	\$ 45,000.00	
- Sales/Use Tax (1% effective January 1, 2023)			
-Interest Income	\$0.00	\$ 0.00	
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$49,500.00	\$ 0.00	
ESTIMATED EXPENDITURES:			
-Administrative & Legal Costs	\$ 3,000.00	\$ 3,000.00	
-Insurance	\$ 1,500.00	\$ 1,500.00	
-CID Revenue Note	\$ 40,000.00	\$ 36,000.00	
TOTAL ESTIMATED EXPENDITURES:	\$ 44,500.00	\$ 40,500.00	
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$5,000.00	\$ 4,500.00	

\*Estimated values.

\*\*Actual values

**SUBMIT FORM AND ANY ATTACHMENTS TO:**

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street Kansas City, MO  
64106 Phone: 816-513-6401  
Email: [clerk@kcmo.org](mailto:clerk@kcmo.org)

Missouri Dept. of Revenue  
Attn: CID Proposed Budget  
P.O. Box 3380  
Jefferson City, MO 65105-3380  
Phone: 573-751-4876  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

Missouri State Auditor  
Attn: CID Proposed Budget  
P.O. Box 869  
Jefferson City, MO 65102  
Phone: 573-751-4213  
Email: [moaudit@auditor.mo.gov](mailto:moaudit@auditor.mo.gov)