

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

**SECTION I**

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

CID Contact Information: Jeff Keeley [jkeeley@kansascityic.com](mailto:jkeeley@kansascityic.com)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 6, 2016 Ordinance No. 160669

**SECTION II**

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 below; (b) issue obligations ("CID Debt") 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 CID Debt; and (c) authorize and collect a sales and use tax.

The Eligible Services may generally include, but are not necessarily limited to, the interior and exterior renovations of the InterContinental Hotel and structural improvements to its parking garage. The District provided repair services for guestroom wall vinyl renovation, mechanical, electrical and plumbing in those selected guestrooms as well as roof repairs, and stucco repair/replacement on the exterior of the building.

The District’s source of revenue is a one percent (1.0%) sales and use tax (the “District Sales Tax”) imposed 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 20, 2016. The District Sales Tax commenced on April 1, 2017 and shall continue for a period of forty (40) years. On May 10<sup>th</sup>, 2017, the Board of Directors of the District adopted Resolution No. 2017-03 which authorized the District to issue a CID Revenue Note in an aggregate principal amount equal to Sixteen Million One-Hundred Five Thousand Nine Hundred One and 46/100 Dollars (\$16,105,901.46) (the “Revenue Note”) for the purpose of reimbursing TPG KC MO I, LLC (the “Developer”) for the cost of the Eligible Services incurred by Developer.

### **SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Charles Hughes

[chughes@kansascityic.com](mailto:chughes@kansascityic.com)

James Halloran

[jhalloran@kansascityic.com](mailto:jhalloran@kansascityic.com)

Jeff Keeley

[jkeeley@kansascityic.com](mailto:jkeeley@kansascityic.com)

Samantha Turley

[sturley@kansascityic.com](mailto:sturley@kansascityic.com)

**SECTION IV**

REVENUE AND EXPENSES (FY MAY 1, 2023 - APRIL 30, 2024)

<b>INCOME:</b>		
a) Beginning Balance		\$0.00
b) Sales & Use Tax (Rate of Assessment: 1%)		\$278,865.48
c)		
<b>TOTAL INCOME</b>		<b>\$278,865.48</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Legal Fees	\$1,653.79	
b) Bank fees		
c) Insurance		
<b>SUB-TOTAL</b>	<b>\$1,653.79</b>	
II. Services:		
a)		
b)		
<b>SUB-TOTAL</b>		
III. Capital Improvements		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) CID Revenue Note Payment**	\$277,211.69	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$277,211.69</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$1,653.79	
II. Services		
III. Capital Improvements		
IV. Other	\$277,211.69	
<b>TOTAL EXPENSES</b>	<b>\$278,865.48</b>	
<b>TOTAL INCOME</b>		<b>\$278,865.48</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$278,865.48</b>
<b>BALANCE</b>		<b>\$0.00</b>

\*\* District issued a CID Revenue Note to the Developer for the purpose of reimbursing the Developer for the cost of interior and exterior renovations of the InterContinental Hotel and structural improvements to its parking garage.

\*The proposed Budget for FYE 2024-2025 was submitted to the City Clerk on January 31, 2024 and adopted June 10, 2024.

## SECTION V

### LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES)

RESOLUTION NUMBER	RESOLUTION TITLE
2024-01	Nominating and Confirming a Slate of Successor Directors
2024-02	Tabled
2024-03	Appointing Officers
2024-04	Approving the Budget for Fiscal Year 2025

### **SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
P. O. Box 1157  
Jefferson City, MO 65102  
Phone: 573-522-8004  
Email: [redvelopment@ded.mo.gov](mailto:redvelopment@ded.mo.gov)

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

Missouri Dept. of Revenue  
Attn: CID Annual Report  
P.O. Box 3380  
Jefferson City, MO 65102  
Phone: 573-751-4876  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

Missouri State Auditor  
Attn: CID Annual Report  
P.O. Box 869  
Jefferson City, MO 65105-3380  
Phone: 573-751-4213  
Email: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

**THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A SLATE OF INTERIM 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," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act; and

WHEREAS, the Petition authorizes the Board of Directors of the District (the "Board") to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

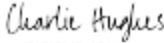
WHEREAS, Jane Scheid has resigned from the Board and the Board desires to appoint and confirm a slate of Interim Directors; and


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 Interim Directors in accordance with the qualifications set forth in the Petition.

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

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
  - a. 4 Year Term expiring 10/2025 – Jeff Keeley.
2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 10<sup>th</sup> day of June, 2024.

DocuSigned by:  
  
Charlie Hughes, Chairman

ATTEST:  
DocuSigned by:  
  
James Halloran, Secretary

**THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS**

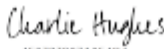
WHEREAS, the District, which was formed by Ordinance Number 160669 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and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

WHEREAS, the Board of Directors of the District (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 the District as follows:

1. Charlie Hughes is appointed Chairman of the District.
2. James Halloran is appointed Vice Chairman of the District.
3. James Halloran is appointed Secretary of the District.
4. Samantha Turley is appointed Treasurer of the District.
5. Jeff Keeley is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 10<sup>th</sup> day of June, 2024.

DocuSigned by:  
  
Charlie Hughes, Chairman

ATTEST:

DocuSigned by:  
  
James Halloran, Secretary

RESOLUTION NO. 2024-04

THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025

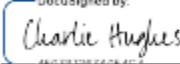
WHEREAS, the District, which was formed by Ordinance Number 160669 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the "Missouri Community Improvement District Act", Sections 67.1401 et seq, RSMo, as amended (the "Act"), and is transacting business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

WHEREAS, the Board desires to approve the District budget for fiscal year 2025, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year 2025.
- 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 10<sup>th</sup> day of June, 2024.

DocuSigned by:  
  
\_\_\_\_\_  
Charlie Hughes, Chairman

ATTEST:

DocuSigned by:  
  
\_\_\_\_\_  
James Halloran, Secretary

**EXHIBIT A**

**THE INTERCONTINENTAL COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2024 – APRIL 30, 2024 BUDGET (FYE-2025)**

**BUDGET MESSAGE:**

The InterContinental Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on October 6, 2016 by virtue of an ordinance 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 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 20, 2016 and the CID Revenue Note approved by the Board of Directors of the District (the "Board") on May 10, 2017.

The District was formed to (i) provide or cause to be provided for the benefit of the District, certain services ("the Eligible Services"), (ii) issue obligations ("CID Debt") 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 CID Debt, (iii) authorize and collect a sales and use tax ("District Sales Tax"), (iv) plan Eligible Services and/or public and private improvements which are deemed by the District to be necessary and desirable to the economic viability of the District, (v) implement the Eligible Services and public improvements; and (vi) share the costs incurred by the District through sales and use taxes. The Eligible Services may generally include, but are not necessarily limited to, the interior and exterior renovations of the InterContinental Hotel and structural improvements to its parking garage.

**Major Changes: None.**

	<u>FYE 2025*</u>	<u>FYE 2024*</u>	<u>FYE 2023**</u>
<b>FUNDS AVAILABLE:</b>			
Cash on Hand (Beginning of Fiscal Year)	\$0.00	\$0.00	\$56,467.00
<b>ESTIMATED REVENUE:</b>			
- Sales/Use Tax (1.00% effective 7/1/2009)	\$150,000.00	\$100,000.00	\$267,803.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$150,000.00</b>	<b>\$100,000.00</b>	<b>\$324,270.00</b>
<b>ESTIMATED EXPENDITURES:</b>			
-Administrative costs (e.g., insurance)	\$2,200.00	\$2,200.00	\$3,351.00
- CID Revenue Note Payment	\$147,800.00	\$97,800.00	\$320,919.00
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$150,000.00</b>	<b>\$100,000.00</b>	<b>\$324,270.00</b>
<b>FUNDS AVAILABLE:</b>			
-Cash on Hand End of Fiscal Year	\$0.00	\$0.00	\$0.00

\*Estimated values.

\*\*Actual values.