

ANNUAL REPORT FOR
METRO NORTH CROSSING
COMMUNITY IMPROVEMENT DISTRICT (“CID”)
Fiscal Year Ended April 30, 2023

SECTION I

Report Period: May 1, 2022 – April 30, 2023

**Date Annual Report Submitted to City Clerk and Missouri DED
(with copies to the Missouri DOR and State Auditor’s Office):** August 28, 2023

CID Contact Information: Dan Horn, District Manager
Metro North Crossing Community Improvement District
c/o Income Properties Services, Inc.
470 NW Legacy Drive
Kansas City, MO 64155
816-979-1829

Additional Contact Person:
Ralph E. Bellar, Jr.
Lewis Rice LLC
One Petticoat Lane
1010 Walnut, Suite 500
Kansas City, Missouri 64106
816-421-2500

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: Committee Substitute for Ordinance No. 170975 was passed by the City Council of Kansas City, Missouri on December 14, 2017.

District Budget:

FYE 4/30/2023 Proposed Budget submitted to City on January 27, 2022
FYE 4/30/2023 Annual Budget approved by District on March 30, 2022

FYE 4/30/2024 Proposed Budget submitted to City on January 25, 2023
FYE 4/30/2024 Annual Budget approved by District on March 28, 2023

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

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 entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Barry 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 North Jefferson Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and North Wyandotte Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Construct new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (e) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) 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; (j) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; and (k) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District.

The District completed the following improvements and services in Fiscal Year 2022-2023: site work, grading, public street lighting, improvements to N Wyandotte Street Entrance at Barry Road Intersection, and architectural, engineering and surveying all as discussed in the Petition to Establish the Metro North Crossing Community Improvement District, and the District paid for District administration expenses including legal services.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

D. Neal Whitehead	EMAIL: dnwhitehead@blueridgetower.net
Tracy Ryan-Hoover	EMAIL: thoover@blueridgetower.net
Jamie Belew	EMAIL: jbelew@blueridgetower.net
Shannon Meyer	EMAIL: ssperry@blueridgecrossing.com
Janae Nauser	EMAIL: jnauser@blueridgetower.net

SECTION IV

CID EXPENDITURES FOR IMPROVEMENTS AND SERVICES:

The District's revenues were expended on the following:

Public Infrastructure: Approximately \$0
Exterior Improvements: Approximately \$0
Interior Improvements: Approximately \$0
Architecture/Engineering/Surveying: Approximately \$150,419.91

SECTION V

REVENUE AND EXPENSES:

BEGINNING BALANCE (as of May 1, 2022)		\$199,170.13
INCOME:		
a) Local Sales Tax Revenue		\$184,522.50
b) EATS Payments to TIF Commission		(\$79,418.52)
TOTAL NET INCOME		\$105,103.98
EXPENSES:		
I. Administrative:		
a) Payroll & Benefits	\$	
b) Office Supplies	\$8.00	
c) Income from Investments	\$	
d) Insurance	\$2,500.00	
e) Dues, Permits, Licenses	\$1,000.50	
f) Bank Fees <interest>	\$	
SUB-TOTAL	\$	
II. Services:		
a) Parking Lot Repair and Maintenance	\$	
b) Sweeping	\$	
c) Trash Hauling and Litter Removal	\$	
d) Utilities (Common Area Lighting & Irrigation)	\$	
e) Snow Removal	\$	
f) Landscaping/Mowing	\$	
g) Contracted Services	\$	
h) Legal	\$7,784.00	
i) Security	\$	
j) Cost Reimbursement to Developer	\$150,419.91	
SUB-TOTAL	\$	
EXPENSE TOTAL:		
I. Administrative	\$3,508.50	
II. Services	\$158,203.91	
TOTAL EXPENSES	\$161,712.41	
TOTAL INCOME		\$105,104.00

LESS TOTAL EXPENSES		\$161,712.40
BALANCE		(\$56,608.43)
CARRYOVER FROM MAY 1, 2022		\$199,170.13
ENDING CASH BALANCE		\$142,561.70

SECTION VI

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

RESOLUTION NUMBER	RESOLUTION TITLE
2022-04	Approving and Ratifying the District's Annual Report for the Fiscal Year ending April 30, 2022, and Authorizing the Submission of the Annual Report to the City of Kansas City, Missouri, and the Missouri Department of Economic Development and Directing the District Manager to Prepare and Submit to the City the District's Annual Report for the 2022-2023 Fiscal Year, and All Subsequent Fiscal Years, in accordance with Section 67.1471.4 of the Revised Statutes of Missouri without further Authorization or Approval of the Board of Directors
2022-05	Approving and Ratifying the District's Annual Local Government Financial Statement and Authorizing and Ratifying Submission of the Local Government Financial Statement to the Missouri State Auditor
2023-01	Appointing Offices for Fiscal Year ending April 30, 2023
2023-02	Approving the Budget for the 2023-2024 Fiscal Year
2023-03	Approving the Reimbursement of District Costs Paid by Developer
2023-04	Designating the New Principal Office

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: 573-526-8004
Fax: 573-522-9462
Email: missouridevelopment@ded.mo.gov

Missouri Dept of Revenue
Harry S. Truman Office Building
301 W High St.
Jefferson City, MO 65101
Phone: 573-751-4450
Email: localgov@dor.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-3360
Fax: 816-513-3353
Email: marilyn.sanders@kcmo.org

Missouri State Auditor's Office
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213 (ext. 4)
Fax: 573-751-7984
Email: localgovernment@auditor.mo.gov