

ANNUAL REPORT FOR  
ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)  
FISCAL YEAR ENDING 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  
Antioch Center 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. 061128 was passed by the City Council of Kansas City, Missouri on October 26, 2006.

**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 Purposes of the District are to: (1) provide or cause to be provided for the benefit of the CID, certain services as set forth in the Antioch Center Community Improvement District Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the “Petition”); (2) provide or cause to be provided for the benefit of the CID, certain improvements as set forth in the Petition; (3) authorize and collect a sales tax on all retail sales within the CID, except sales of motor vehicles, trailers, boats and outboard motors and sales to public utilities, to finance the costs of the eligible services and eligible improvements and other costs incurred by the CID to carry out its purposes; (4) levy and collect special assessments, if authorized by the Directors of the CID and; (5) issue obligations to finance the costs of 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 such obligations.

The CID provided maintenance and security services to the district and paid for legal and accounting services in connection with the administration of the CID during the fiscal year ending April 30, 2023.

## SECTION III

### **BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

|                   |   |
|-------------------|---|
| D. Neal Whitehead | EMAIL: <a href="mailto:dnwhitehead@blueridgetower.net">dnwhitehead@blueridgetower.net</a> |
| Tracy Ryan-Hoover | EMAIL: <a href="mailto:thoover@blueridgetower.net">thoover@blueridgetower.net</a>         |
| Jamie Belew       | EMAIL: <a href="mailto:jbelew@blueridgetower.net">jbelew@blueridgetower.net</a>           |
| Shannon Meyer     | EMAIL: <a href="mailto:ssperry@blueridgecrossing.com">ssperry@blueridgecrossing.com</a>   |
| Janae Nauser      | EMAIL: <a href="mailto:jnauser@blueridgetower.net">jnauser@blueridgetower.net</a>         |

## 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  
Other Improvements and Services: Approximately \$290,113.99

**SECTION V**

**REVENUE AND EXPENSES:**

|   |                     |                     |
|---|---------------------|---------------------|
| <b>BEGINNING BALANCE</b><br>(as of May 1, 2022)     |                     | <b>\$167,862.53</b> |
| <b>INCOME:</b>                                      |                     |                     |
| a) Local Sales Tax Revenue                          |                     | \$646,590.20        |
| b) EATS Payments to TIF<br>Commission               |                     | (\$282,486.23)      |
|   |                     |                     |
| <b>TOTAL NET INCOME</b>                             |                     | <b>\$364,103.97</b> |
|   |                     |                     |
| <b>EXPENSES:</b>                                    |                     |                     |
|   |                     |                     |
| I. Administrative:                                  |                     |                     |
| a) Payroll & Benefits                               | \$60,094.75         |                     |
| b) Office Supplies                                  | \$21.00             |                     |
| c) Income from Investments                          | \$0.00              |                     |
| d) Insurance  | \$2,500.00          |                     |
| e) Dues, Permits, Licenses                          | \$1,000.50          |                     |
| f) Bank Fees <interest>                             | \$                  |                     |
| <b>SUB-TOTAL</b>                                    | <b>\$63,616.25</b>  |                     |
|   |                     |                     |
| II. Services:                                       |                     |                     |
| a) Parking Lot Repair and<br>Maintenance            | \$3,250.00          |                     |
| b) Sweeping   | \$1,710.80          |                     |
| c) Trash Hauling and Litter Removal                 | \$2,909.27          |                     |
| d) Utilities (Common Area Lighting<br>& Irrigation) | \$101,267.91        |                     |
| e) Snow Removal                                     | \$9,531.40          |                     |
| f) Landscaping/Mowing                               | \$35,768.43         |                     |
| g) Contracted Services                              | \$7,738.93          |                     |
| h) Legal  | \$5,893.00          |                     |
| i) Security   | \$58,428.00         |                     |
| <b>SUB-TOTAL</b>                                    | <b>\$226,497.74</b> |                     |
|   |                     |                     |
|   |                     |                     |
| <b>EXPENSE TOTAL:</b>                               |                     |                     |
| I. Administrative                                   | \$63,616.25         |                     |
| II. Services  | \$226,497.74        |                     |
| <b>TOTAL EXPENSES</b>                               | <b>\$290,113.99</b> |                     |
| <b>TOTAL INCOME</b>                                 |                     | \$364,103.97        |
| <b>LESS TOTAL EXPENSES</b>                          |                     | \$290,113.99        |
| <b>BALANCE</b>                                      |                     | <b>\$73,989.98</b>  |
|   |                     |                     |

|                                   |  |                     |
|-----------------------------------|--|---------------------|
| <b>CARRYOVER FROM MAY 1, 2022</b> |  | <b>\$167,862.53</b> |
| <b>ENDING CASH BALANCE</b>        |  | <b>\$241,852.41</b> |

## SECTION VI

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

| RESOLUTION NUMBER | RESOLUTION TITLE  |
|-------------------|---|
| 22-05             | 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. |
| 22-06             | 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   |
| 23-01             | Appointing Officers for the Fiscal Year ending April 30, 2024   |
| 23-02             | Approving the Budget for the 2023-2024 Fiscal Year  |
| 23-03             | Designating Another Office for the District   |

**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](mailto: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](mailto:localgov@dor.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: 816-513-3360  
Fax: 816-513-3353  
Email: [marilyn.sanders@kcmo.org](mailto: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](mailto:localgovernment@auditor.mo.gov)