

**LEWIS RICE**

1010 Walnut – Suite 500 Kansas City, Missouri 64106 t: 816-421-2500 f: 816-472-2500

Ralph E. Bellar, Jr.  
816-472-2511  
rebellar@lewisricekc.com

August 24, 2022

**U.S. MAIL and**  
**E-MAIL: Marilyn.Sanders@kcmo.org**

Kansas City, Missouri  
Attn: Marilyn Sanders  
City Hall, 25<sup>th</sup> Floor  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

*Re: Antioch Center Community Improvement District – 2022 Annual Report*

Dear Ms. Sanders:

This firm represents the Antioch Center Community Improvement District. In accordance with the provisions of Section 67.1471, R.S.Mo., enclosed is the District's Annual Report. If you have any questions, please call me.

Very truly yours,

LEWIS RICE LLC



Ralph E. Bellar, Jr.

Encl.

cc: Dave Horn (via email @ [dhorn@blueridgecrossing.com](mailto:dhorn@blueridgecrossing.com))  
Dan Horn (via email @ [DanHorn@blueridgetower.net](mailto:DanHorn@blueridgetower.net))

ANNUAL REPORT FOR  
ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)  
FISCAL YEAR ENDING APRIL 30, 2022

**SECTION I**

**Report Period:** May 1, 2021 – April 30, 2022

**Date Annual Report Submitted to City Clerk and Missouri DED:** August 24, 2022

**CID Contact Information:** Dave Horn, District Manager  
Antioch Center Community Improvement District  
c/o Income Properties Services, Inc.  
4240 Blue Ridge Blvd., Ste. 900  
Kansas City, MO 64133  
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:** Proposed Budget submitted to City on February 1, 2021  
Annual Budget approved by District on March 19, 2021

**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, 2022.

### **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 \$0.00  
Exterior Improvements: Approximately \$0.00  
Interior Improvements: Approximately \$0.00  
Other Improvements and Services: Approximately **\$271,517.36**

**SECTION V**

**REVENUE AND EXPENSES:**

<b>BEGINNING BALANCE (as of May 1, 2021)</b>		<b>\$33,943.53</b>
<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$560,444.74
b) EATS Payments to TIF Commission		(\$254,812.29)
<b>TOTAL NET INCOME</b>		<b>\$305,632.45</b>
<b>EXPENSES:</b>		
<b>I. Administrative:</b>		
a) Payroll & Benefits	\$35,076.70	
b) Office Supplies	\$23.00	
c) Insurance	\$2,500.00	
d) Bank Fees <interest>	\$0.00	
<b>SUB-TOTAL</b>	<b>\$37,599.70</b>	
<b>II. Services:</b>		
a) Parking Lot Repair and Maintenance	\$2,765.00	
b) Sweeping	\$1,827.00	
c) Trash Hauling and Litter Removal	\$2,607.83	
d) Utilities (Common Area Lighting & Irrigation)	\$95,453.74	
e) Snow Removal	\$13,002.25	
f) Landscaping/Mowing	\$44,293.48	
g) Contracted Services	\$2,646.36	
h) Legal	\$5,622.00	
i) Security	\$65,700.00	
<b>SUB-TOTAL</b>	<b>\$233,917.66</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$37,599.70	
II. Services	\$233,917.66	
<b>TOTAL EXPENSES</b>	<b>\$271,517.36</b>	
<b>TOTAL INCOME</b>		\$305,632.45
<b>LESS TOTAL EXPENSES</b>		\$271,517.36
<b>BALANCE</b>		<b>\$34,115.09</b>
<b>CARRYOVER FROM MAY 1, 2021</b>		<b>\$33,943.55</b>
<b>ENDING CASH BALANCE</b>		<b>\$68,058.64</b>

**SECTION VI**

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

RESOLUTION NUMBER	RESOLUTION TITLE
21-05	Approving and Ratifying the District's Annual Report for the Fiscal Year Ending April 30, 2021 and Authorizing Submission of the Annual Report to the City of Kansas City, Missouri and the Missouri Department of Economic Development
21-06	Approving and Ratifying the District's Annual Local Government Financial Statement and Authorizing Submission of the Local Government Financial Statement to the Missouri State Auditor
22-01	Approving the Proposed Budget for the 2022-2023 Fiscal Year and Authorizing the District Manager to Submit the Proposed Budget to the City for Approval
22-02	Authorizing the District Manager to Purchase Directors & Officers Liability Insurance
22-03	Appointing Officers for Fiscal Year Ending April 30, 2023
22-04	Approving the Budget for the 2022-2023 Fiscal Year and Directing the District Manager to Prepare and Submit to the City the District's Draft Budget for the 2023-2024 Fiscal Year, and all Subsequent Fiscal Years, in Accordance with Section 67.1471.2 of the Revised Statutes of Missouri without further Authorization or Approval of the Board of Directors

**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: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.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)

RESOLUTION NO. 21-05

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING AND RATIFYING THE DISTRICT'S ANNUAL REPORT FOR THE FISCAL YEAR ENDING APRIL 30, 2021, AND AUTHORIZING THE SUBMISSION OF THE ANNUAL REPORT TO THE CITY OF KANSAS CITY, MISSOURI, AND THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, (the "City") effective November 5, 2006; and,

WHEREAS, pursuant to Section 67.1471.4 of the Revised Statutes of Missouri, the District is required to submit, within one hundred twenty days after the end of each fiscal year, a report to the municipal clerk of the City and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during the preceding fiscal year, and providing copies of written resolutions approved by the Board during the preceding fiscal year (the "Annual Report"); and,

WHEREAS, the Directors reviewed the District's Annual Report for the fiscal year ending April 30, 2021, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2020/2021 Annual Report"), and desire to approve and ratify the 2020/2021 Annual Report, approve and ratify the expenses set forth therein and authorize the submission of the 2020/2021 Annual Report to the municipal clerk of the City and Missouri Department of Economic Development by the District Manager or the District's legal counsel.

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

1. The District hereby approves and ratifies the 2020/2021 Annual Report, approves and ratifies all expenses that were expended by the District Manager as enumerated in Section IV thereof, and authorizes the submission of the 2020/2021 Annual Report to the municipal clerk of the City and the Missouri Department of Economic Development by the District Manager or the District's legal counsel.

2. This Resolution shall take effect immediately.

Adopted this 31<sup>st</sup> day of August, 2021.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See 2020/2021 Annual Report attached hereto]



ANNUAL REPORT FOR  
ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)  
FISCAL YEAR ENDING APRIL 30, 2021

**SECTION I**

**Report Period:** May 1, 2020 – April 30, 2021

**Date:** August 28, 2021

**CID Contact Information:** Dave Horn, District Manager  
Antioch Center Community Improvement District  
c/o Income Properties Services, Inc.  
4240 Blue Ridge Blvd., Ste. 900  
Kansas City, MO 64133  
816-353-1390, ext. 301

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.

**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, funded the demolition of certain improvements on the property and paid for legal and accounting services in connection with the administration of the CID during the fiscal year ending April 30, 2021.

### **SECTION III**

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

D. Neal Whitehead  
Tracy Ryan-Hoover  
Jamie Belew  
Shannon Meyer  
Janae Nauser

**SECTION IV**

**REVENUE AND EXPENSES:**

<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$490,085.11
b) EATS Payments to TIF Commission		(\$218,350.84)
<b>TOTAL NET INCOME</b>		<b>\$271,734.27</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Payroll & Benefits	\$34,901.16	
b) Office Supplies	\$21.50	
c) Income from Investments	-\$1.36	
d) Bank Fees <interest>	\$46.00	
<b>SUB-TOTAL</b>	<b>\$34,967.30</b>	
II. Services:		
a) Parking Lot Repair and Maintenance	\$79.53	
b) Sweeping	\$1,540.00	
c) Trash Hauling and Litter Removal	\$2,236.74	
d) Utilities (Common Area Lighting & Irrigation)	\$71,365.30	
e) Snow Removal	\$15,923.75	
f) Landscaping/Mowing	\$23,155.50	
g) Contracted Services	\$8,298.69	
h) Legal	\$14,523.93	
i) Security	\$65,700.00	
<b>SUB-TOTAL</b>	<b>\$202,823.44</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$34,967.30	
II. Services	\$202,823.44	
<b>TOTAL EXPENSES</b>	<b>\$237,790.74</b>	
<b>TOTAL INCOME</b>		\$271,734.27
<b>LESS TOTAL EXPENSES</b>		\$237,790.74
<b>BALANCE</b>		<b>\$33,943.53</b>

**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
20-03	Approving the at Large Election of Three Successor Directors by the Qualified Voters in the District
20-04	Acknowledging the Election Results from the at Large Election of Three Successor Directors by the Qualified Voters in the District
20-05	Approving and Ratifying the District's Annual Report for the Fiscal Year Ending April 30, 2020 and Authorizing Submission of the Annual Report to the City of Kansas City, Missouri and the Missouri Department of Economic Development
21-01	Acknowledging the Election of an Interim Director
21-02	Appointing Officers for Fiscal Year Ending April 30, 2022
21-03	Approving the Annual Budget for the 2021-2022 Fiscal Year
21-04	Approving and Ratifying the District's Annual Local Government Financial Statement and Authorizing Submission of the Local Government Financial Statement to the Missouri State Auditor

**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: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.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)

RESOLUTION NO. 20-03

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE AT LARGE ELECTION OF THREE SUCCESSOR DIRECTORS BY THE QUALIFIED VOTERS OF THE DISTRICT.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance Number 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, the Petition to establish the District, dated August 26, 2006, sets forth the initial Directors of the District the terms of office for such Directors;

WHEREAS; Section 3.5 of the Bylaws of the District provides that successor Directors shall be elected at large;

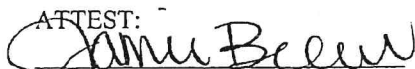
WHEREAS, the four-year terms of Directors Neal Whitehead, Tracy Ryan-Hoover and Jamie Belew expire on August 15, 2020, or when their successors are elected as provided herein; and,


WHEREAS, the Directors of the District desire to approve the election of three successor Directors by the qualified voters of the District who shall all serve for four-year terms.

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

1. That the Directors approve the at large election by the qualified voters in the District (the "Election") of three successor directors to succeed Neal Whitehead, Tracy Ryan-Hoover and Jamie Belew as Directors of the District. The Election shall be conducted pursuant to § 67.1451.4(5) of the Revised Statutes of Missouri and all other applicable law. The newly elected Directors shall serve for four-year terms expiring on August 15, 2024, or until their successors are elected in accordance with the Petition that established the District and Chapter 67 of the Revised Statutes of Missouri
2. The District Manager and legal counsel for the District are authorized and directed to take all further action necessary to carry out the purpose and intent of this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 14<sup>th</sup> day of May, 2020.

ATTEST:  
  
Jamie Belew, Secretary

  
D. Neal Whitehead, Chairman

RESOLUTION NO. 20-04

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT ACKNOWLEDGING THE ELECTION RESULTS FROM THE AT LARGE ELECTION OF THREE SUCCESSOR DIRECTORS BY THE QUALIFIED VOTERS IN THE DISTRICT AND DESIGNATING THE TERMS OF THE NEWLY ELECTED DIRECTORS.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance Number 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, the Petition to establish the District, dated August 26, 2006 (the "CID Petition"), sets forth the initial Directors of the District and the terms of office for such Directors;

WHEREAS, Section 3.5 of the Bylaws of the District provides that successor Directors shall be elected at large;

WHEREAS, the three-year terms of Directors Jamie Belew, D. Neal Whitehead, and Tracy Ryan-Hoover expired on the date their successors were elected;

WHEREAS, pursuant to Resolution 20-03, the District previously approved the election of three successor Directors for four-year terms;

WHEREAS, the election of three successor Directors by the qualified voters of the District was held on August 25, 2020;

WHEREAS, the District received notice from the Clay County Election Board (the "Election Board"), a copy of which is attached as Exhibit A, that Jamie Belew, D. Neal Whitehead, and Tracy Ryan-Hoover were elected as successor Directors and that each of the Directors received one vote; and


WHEREAS, the Directors of the District desire to acknowledge the election of three successor Directors by the qualified voters of the District.

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

1. That the Directors acknowledge the election results from the Election Board certifying that Jamie Belew, D. Neal Whitehead, and Tracy Ryan-Hoover each received one vote and were elected as successor Directors in the at-large election by the qualified voters of the District, and will serve four-year terms expiring on August 15, 2024, or until their successors are elected in accordance with the CID Petition and Chapter 67 of the Revised Statutes of Missouri.

2. This Resolution shall take effect immediately.

Adopted this 28<sup>th</sup> day of August, 2020.



D. Neal Whitehead, Chairman

ATTEST:  
  
Jamie Belew, Secretary



**Exhibit A**

[See Certification of Election Results attached hereto]



BLAKE SHERER, CHAIRMAN  
DARLA WEIRZBICKI, MEMBER  
JON M. KREBBS, ATTORNEY  
PATTY LAMB, DIRECTOR



THELMA CRAWFORD, SECRETARY  
ANTHONY BOLOGNA, MEMBER  
STEVEN B. SALMON, ATTORNEY  
TIFFANY ELLISON, DIRECTOR

**CLAY COUNTY  
BOARD OF ELECTION COMMISSIONERS**

100 W. Mississippi Street. Liberty, MO 64068 Phone: 816-415-8683 Fax: 816-792-5334  
[www.claycoelections.com](http://www.claycoelections.com)

**AUGUST 25, 2020**

**ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT  
MAIL IN BALLOTS ~~TABLE~~ BOARD OF DIRECTORS**

Total number of ballots mailed	<u>1</u>
Total number of ballots cast	<u>1</u>
Total number of ballots counted	<u>1</u>

**ELECTION OF THE SUCCESSOR DIRECTORS TO THE DISTRICTS  
BOARD OF DIRECTORS  
(Vote for Three)**

**Total number of votes:**

Jamie Belw: 1

D. Neal Whitehead: 1

Tracy Ryan-Hoover: 1

(Please attach to the Certification of Elections)

Terria Uhemann  
Republican

Robin J. Mayer  
Democrat

8-25-2020  
(Date)

RESOLUTION NO. 20-05

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING AND RATIFYING THE DISTRICT'S ANNUAL REPORT FOR THE FISCAL YEAR ENDING APRIL 30, 2020, AND AUTHORIZING THE SUBMISSION OF THE ANNUAL REPORT TO THE CITY OF KANSAS CITY, MISSOURI, AND THE MISSOURI DEPARTMENT OF ECONOMIC DEVELOPMENT

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, (the "City") effective November 5, 2006; and,

WHEREAS, pursuant to Section 67.1471.4 of the Revised Statutes of Missouri, the District is required to submit, within one hundred twenty days after the end of each fiscal year, a report to the municipal clerk of the City and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during the preceding fiscal year, and providing copies of written resolutions approved by the Board during the preceding fiscal year (the "Annual Report"); and,


WHEREAS, the Directors reviewed the District's Annual Report for the fiscal year ending April 30, 2020, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2019/2020 Annual Report"), and desire to approve and ratify the 2019/2020 Annual Report, approve and ratify the expenses set forth therein and authorize the submission of the 2019/2020 Annual Report to the municipal clerk of the City and Missouri Department of Economic Development by the District Manager or the District's legal counsel.

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

1. The District hereby approves and ratifies the 2019/2020 Annual Report, approves and ratifies all expenses that were expended by the District Manager as enumerated in Section IV thereof, and authorizes the submission of the 2019/2020 Annual Report to the municipal clerk of the City and the Missouri Department of Economic Development by the District Manager or the District's legal counsel.

2. This Resolution shall take effect immediately.

Adopted this 28<sup>th</sup> day of August, 2020.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See 2019/2020 Annual Report attached hereto]

ANNUAL REPORT FOR  
ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

**Date:** August 28, 2020

**CID Contact Information:** Dave Horn, District Manager  
Antioch Center Community Improvement District  
c/o Income Properties Services, Inc.  
4240 Blue Ridge Blvd., Ste. 900  
Kansas City, MO 64133  
816-353-1390, ext. 301

**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.

**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, funded the demolition of certain improvements on the property and paid for legal and accounting services in connection with the administration of the CID during the fiscal year ending April 30, 2020.

### SECTION III

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

D. Neal Whitehead  
Tracy Ryan-Hoover  
Jamie Belew  
Shannon Meyer  
Nicholas Ventola

SECTION IV

REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$516,811.31
b) EATS Payments to TIF Commission		(\$227,776.18)
<b>TOTAL NET INCOME</b>		<b>\$289,035.13</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Payroll & Benefits	\$51,691.76	
b) Office Supplies	\$22.00	
c) Telephone	\$0.00	
d) Bank Fees <interest>	(\$44.70)	
<b>SUB-TOTAL</b>	<b>\$51,669.06</b>	
II. Services:		
a) Parking Lot Repair and Maintenance	\$132.00	
b) Sweeping	\$1,960.00	
c) Trash Hauling and Litter Removal	\$2,509.27	
d) Utilities (Common Area Lighting & Irrigation)	\$65,834.35	
e) Snow Removal	\$22,359.00	
f) Landscaping/Mowing	\$34,006.11	
g) Contracted Services	\$5,698.46	
h) Legal	\$20,742.96	
i) Security	\$71,460.00	
<b>SUB-TOTAL</b>	<b>\$224,702.15</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$51,669.06	
II. Services	\$224,702.15	
<b>TOTAL EXPENSES</b>	<b>\$276,371.21</b>	
<b>TOTAL INCOME</b>		<b>\$289,035.13</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$276,371.21</b>
<b>BALANCE</b>		<b>\$12,663.92</b>



**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
19-01	Appointing Officers for Fiscal Year Ending April 30, 2020
19-02	Approving the Annual Budget for the 2019-2020 Fiscal Year
19-03	Approving the at Large Election of Two Successor Directors by the Qualified Voters in the District
19-04	Approving and Ratifying the District's Annual Report for the Fiscal Year Ending April 30, 2019 and Authorizing Submission of the Annual Report to the City of Kansas City, Missouri and the Missouri Department of Economic Development
19-05	Approving the at Large Election of Two Successor Directors by the Qualified Voters in the District
19-06	Acknowledging the Election Results from the at Large Election of Two Successor Directors by the Qualified Voters in the District
19-07	Approving and Ratifying the District's Annual Local Government Financial Statement and Authorizing Submission of the Local Government Financial Statement to the Missouri State Auditor
20-01	Appointing Officers for Fiscal Year Ending April 30, 2021
20-02	Approving the Annual Budget for the 2020-2021 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: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.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)

RESOLUTION NO. 21-01

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT  
ELECTING AN INTERIM DIRECTOR.

WHEREAS, on November 19, 2019, Nicholas Ventola was elected as a successor director of the Board of Directors for the Antioch Center Community Improvement District (the "District") to serve a four year term expiring August 15, 2023; and,

WHEREAS, Mr. Ventola has notified the District that he must resign his position as a Director; and,

WHEREAS, in accordance with the Section 3.4 of the District's By-Laws and Section 67.1451 of the Revised Statutes of Missouri, the remaining directors shall elect an interim director to fill any vacancies on the Board of Directors; and,

WHEREAS, PepperJax Development, LLC, a Nebraska limited liability company, has designated Janae Nauser as its legally authorized representative for purposes of serving on the District's Board of Directors; and,

WHEREAS, a majority of the remaining Directors have elected Janae Nauser, as interim Director, to fill the vacancy created by the resignation of Mr. Ventola.

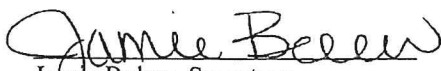
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District as follows:

1. Pursuant to the Section 3.4 of the District's By-Laws and Section 67.1451 of the Revised Statutes of Missouri, the Directors have elected Janae Nauser as interim director to serve as PepperJax Development, LLC's legally authorized representative to fill the vacancy created by the resignation of Nicholas Ventola.
2. Janae Nauser shall serve as a Director on the Board of the District for the remainder of the unexpired four (4) year term, which term shall expire on August 15, 2023, or until her successor is elected in accordance with the CID Petition and Chapter 67 of the Revised Statutes of Missouri.
3. This Resolution shall take effect immediately.

Adopted this 19<sup>th</sup> day of March, 2021.

  
\_\_\_\_\_  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

RESOLUTION NO. 21-02

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

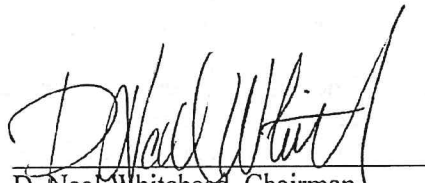
RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING APRIL 30, 2022.

WHEREAS, the Board of Directors of the Antioch Center Community Improvement District (the "District") desires to appoint a Chairman, Vice-Chairman, District Manager, Secretary and Treasurer for the fiscal year ending April 30, 2022 in accordance with the District's Bylaws.

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

1. D. Neal Whitehead is appointed Chairman of the District.
2. Tracy Ryan-Hoover is appointed Vice-Chairman of the District.
3. David Horn is appointed District Manager of the District.
4. Jamie Belew is appointed Secretary of the District.
5. Tracy Ryan-Hoover is appointed Treasurer of the District.
6. This Resolution shall take effect immediately.

Adopted this 19<sup>th</sup> day of March, 2021.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

RESOLUTION NO. 21-03

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE 2021-2022 FISCAL YEAR.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, the District is required to submit a proposed annual budget to the City Council no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year;

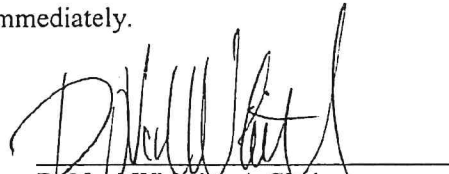
WHEREAS, the District submitted its proposed annual budget to the City for review and comment and the City did not provide any comments to the District's proposed budget for the fiscal year ending April 30, 2022; and

WHEREAS, the Directors desire to formally adopt the annual budget and appropriate the District's sales taxes that are collected during the District's fiscal year in accordance with the budget.

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

1. The District adopts the annual budget for the fiscal year ending April 30, 2022 attached hereto as Exhibit A.
2. The District hereby appropriates the revenues received from the District's sales taxes during the fiscal year ending April 30, 2022 to be used in accordance with the District's budget for the fiscal year ending April 30, 2022.
3. The District ratifies all action taken by the District Manager with respect to the budget including submission of the budget to the City for approval, review and comment.
4. This Resolution shall take effect immediately.

Adopted this 19<sup>th</sup> day of March, 2021.

  
B. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See Annual Budget attached hereto]

ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT

BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2021  
AND ENDING APRIL 30, 2022  
BUDGET MESSAGE

The Antioch Center Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri, by the City Council of the City of Kansas City, Missouri (the "City") by Ordinance No. 061128, adopted on October 26, 2006, and effective on November 5, 2006. The District was formed to provide or cause to be provided for the benefit of the District certain Eligible Services and Eligible Improvements, as those terms are defined in the Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the "Petition"). The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year for the City.

The District's sole source of revenue (the "District Revenues") is a one percent (1%) sales tax imposed on sales within the District. The District's one percent (1%) sales tax was imposed beginning October 1, 2007.

The District's initial primary purpose is to assist in funding the costs associated with the District's Eligible Services and Eligible Improvements and to pay for certain administrative and professional fees and operating costs. The District's budget for the fiscal year beginning May 1, 2021 and ending April 30, 2022, contemplates using the District Revenues generated by the 1% sales tax to pay for certain District operating costs; cleaning, maintenance and security for the District; and, certain improvements within the District. The proposed amount of the District's expenditures is based solely on the revenue projected to be generated by the District's 1% sales tax during this fiscal year and from sales tax income carried forward from previous years.

There are no significant changes between this year's budget as compared to last year's budget. A payment to the Tax Increment Financing Commission of Kansas City of 50% of the incremental economic activity taxes ("EATS") pursuant to §99.845.3 of the Revised Statutes of Missouri is included in the 2021-2022 budget. The EATS payment is to be used to reimburse eligible redevelopment project costs under the Antioch Crossing Tax Increment Financing Plan, and the EATS consist of 50% of the 1% CID sales tax generated within the boundaries of the Antioch Crossing Tax Increment Financing District (the portion of the District that is also within the boundaries of the TIF District is hereinafter referred to as the "TIF Area") over the amount of such taxes generated within the TIF Area in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project areas.

**Antioch Center Community Improvement District  
2021-2022 Annual Budget**

Estimated Carry forward income as of 4/30/21	\$69,265
Estimated Income from 1% CID Sales Tax 2021-2022 <sup>1</sup>	\$500,200
<b>Total Funds Available</b>	\$569,465
<b>Expenses</b>	
Legal Fees	\$7,500
Accountant Fees	\$2,500
Misc. Fees & Costs	\$1,500
Costs of Cleaning, Maintenance, Security and Certain Improvements within the district	\$250,000
2021 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$224,992
<b>Total Expenses</b>	\$486,492
<b>Estimated Carry forward income as of 4/30/22</b>	<b>\$82,973</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with a bond issuance.

<sup>1</sup>The boundaries of the District are larger than the boundaries of the Antioch Crossing TIF and this sales tax estimate is for all of the property within the boundaries of the District. The estimated income from the 1% CID sales tax within the boundaries of the Antioch Crossing TIF is \$498,000

<sup>2</sup>The base year for calculating economic activities taxes (EATS) for the Antioch Crossing TIF is 2013. EATS are calculated by subtracting the base year (2013) sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF from the current calendar year sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF and then dividing that amount in half. The 2013 base year sales tax revenues within the Antioch Crossing TIF are \$3,649.69 for Project 1A; \$44,366.03 for Project 2B and \$101,482.17 for Project 3. For purposes of the budget, the 2013 base year sales tax revenues are subtracted from the estimated sales tax revenues for the current fiscal year within the boundaries of the Antioch Crossing TIF (\$410,000 for Project 1A; \$88,000 for Project 2B; and \$0 for Project 3) and then dividing that resulting amount in half. Because the increment in Project 3 is a negative number, no EATS payments are included for Project 3. The estimated EATS payment for Project 1A is \$203,175 and for Project 2B is \$21,816.99. The actual 2021 EATS payment cannot be calculated until the total amount of 2020 sales tax revenue generated by the District's 1% sales tax within the Antioch Crossing TIF is known. This is estimated to occur in the first quarter of 2021 at which time the District will make the 2021 EATS payment to the TIF Commission



## Antioch Center Community Improvement District 2021-2022 Budget

	Budget 2021-2022	Budget 2020-2021	Actual 2019-2020
Estimate Carry Forward Income	\$ 69,265.00	\$ 56,657.00	\$ 87,139.00
Estimated Income from 1% CID Sales Tax <sup>1</sup>	\$ 500,200.00	\$ 500,200.00	\$ 516,811.00
<b>Total Funds Available</b>	<b>\$ 569,465.00</b>	<b>\$ 556,857.00</b>	<b>\$ 603,950.00</b>
<b>EXPENSES</b>			
Legal Fees	\$ 7,500.00	\$ 7,500.00	\$ 20,743.00
Accountant Fees	\$ 2,500.00	\$ 2,500.00	\$ -
2021 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ 224,992.00	\$ -	\$ -
2020 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ -	\$ 226,092.15	\$ -
2019 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ -	\$ -	\$ 227,776.00
Miscellaneous Fees & Costs	\$ 1,500.00	\$ 1,500.00	\$ (87.00)
Costs of Cleaning, Maintenance, Security & Certain Improvements within the District	\$ 250,000.00	\$ 250,000.00	\$ 255,715.00
<b>Total Expenses</b>	<b>\$ 486,492.00</b>	<b>\$ 487,592.15</b>	<b>\$ 504,147.00</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 82,973.00</b>	<b>\$ 69,264.85</b>	<b>\$ 99,803.00</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with bond issuance.

<sup>1</sup>The boundaries of the District are larger than the boundaries of the Antioch Crossing TIF and this sales tax estimate is for all of the property within the boundaries of the District. The estimated income from the 1% CID sales tax within the boundaries of the Antioch Crossing TIF is \$498,000

<sup>2</sup>The base year for calculating economic activities taxes (EATS) for the Antioch Crossing TIF is 2013. EATS are calculated by subtracting the base year (2013) sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF from the current calendar year sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF and then dividing that amount in half. The 2013 base year sales tax revenues within the Antioch Crossing TIF are \$3,649.69 for Project 1A; \$44,366.03 for Project 2B and \$101,482.17 for Project 3. For purposes of the budget, the 2013 base year sales tax revenues are subtracted from the estimated sales tax revenues for the current fiscal year within the boundaries of the Antioch Crossing TIF (\$410,000 for Project 1A; \$88,000 for Project 2B; and, \$0 for Project 3) and then dividing that resulting amount in half. Because the increment in Project 3 is a negative number, no EATS payments are included for Project 3. The estimated EATS payment for Project 1A is \$203,175 and for Project 2B is \$21,816.99. The actual 2021 EATS payment cannot be calculated until the total amount of 2020 sales tax revenue generated by the District's 1% sales tax within the Antioch Crossing TIF is known. This is estimated to occur in the first quarter of 2021 at which time the District will make the 2021 EATS payment to the TIF Commission.

<sup>3</sup>The redevelopment project areas for the Antioch Crossing TIF were approved in December of 2014 and beginning in 2015 the District is required to pay the TIF Commission 50% of the additional revenue (the sales tax revenue above the base year sales tax revenue) generated by the District's 1% sales tax within the Antioch Crossing TIF.

## BUDGET SUMMARY

The District anticipates that the estimated revenues for the fiscal year ending April 30, 2022 from the District's 1% sales tax and from sales tax income carried forward from previous years will total \$569,465, and that the District's proposed expenditures during the fiscal year will total \$486,492, leaving a balance of \$82,973 at the end of the District's fiscal year.

RESOLUTION NO. 21-04

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT 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

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and,

WHEREAS, pursuant to Section 105.145.2 of the Revised Statutes of Missouri, the District is required to submit an annual financial report to the state auditor; and,

WHEREAS, the Directors reviewed the District's annual financial report for the fiscal year ending April 30, 2020, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2020 Financial Report") and desire to approve and ratify the 2020 Financial Report, approve and ratify the expenses set forth therein and authorize and ratify the submission of the 2020 Financial Report to the State Auditor by the District Manager or the District's legal counsel.

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

1. The District hereby approves and ratifies the 2020 Financial Report, approves and ratifies all expenses that were expended by the District Manager as enumerated therein, and authorizes and ratifies the submission of the same to the Missouri State Auditor by the District Manager or the District's legal counsel.

2. This Resolution shall take effect immediately.

Adopted this 19<sup>th</sup> day of March, 2021.

  
D. Neal Whitehead, Chairman

ATTEST:

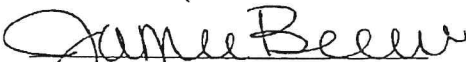
  
Jamie Belew, Secretary

Exhibit A

[See 2020 Financial Report attached hereto]



**Part I - FINANCIAL STATEMENT - Continued**

13. **Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
  14. **Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
  16. **Charges for Services** – Include fees and service revenue.
  17. **Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
  18. **Interest Earned** – Interest earned from investments.
  19. **Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
  20. **Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
  21. **Donations** – Gifts of cash or securities from private individuals or corporations.
  22. **Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.
- Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.
- B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
  - C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.
  - D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.
  - E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.
  - F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

**Part I - FINANCIAL STATEMENT**

Antioch Center CID  
**A. Receipts**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$
2. Total sales tax	516,811	516,811			
3. Amusement sales tax	0				
4. Motor fuel tax	0				
5. Public utilities sales tax	0				
6. Tobacco products tax	0				
7. Hotel/Motel and restaurant/meals tax	0				
8. Alcoholic beverages licensing and permit taxes	0				
9. Amusement licensing and permit taxes	0				
10. Motor vehicles licensing and permit taxes	0				
11. Franchise tax (public utilities tax)	0				
12. Occupation and business licensing and permit taxes	0				
13. Other licenses and permit fees	0				
14. Intergovernmental receipts					
a. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
h. _____	0				
i. <b>TOTAL</b> Sum of lines 14a-h	\$ 0	\$ 0	\$ 0	\$ 0	0
15. <b>SUBTOTAL</b> Sum of items 1-14i	\$ 516,811	\$ 516,811	\$ 0	\$ 0	0

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID  
**A. Receipts - Continued**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
<b>15. SUBTOTAL</b> <i>(from page 3)</i>	\$	516,811	516,811	0	0	0
<b>16. Charges for Services</b>						
a. _____		0				
b. _____		0				
c. _____		0				
<b>d. TOTAL</b> <i>Sum of lines 16a-c</i>	\$	0	0	0	0	0
<b>17. Utility receipts</b>						
a. _____		0				
b. _____		0				
c. _____		0				
d. _____		0				
<b>e. TOTAL</b> <i>Sum of lines 17a-d</i>	\$	0	0	0	0	0
<b>18. Interest earned</b>		87	87			
<b>19. Fines, costs, and forfeitures</b>		0				
<b>20. Rents</b>		0				
<b>21. Donations</b>		0				
<b>22. Other receipts and transfers</b>						
a. _____		0				
b. _____		0				
c. Interfund transfers		0				
<b>d. TOTAL</b> <i>Sum of lines 22a-c</i>	\$	0	0	0	0	0
<b>23. TOTAL RECEIPTS</b> Sum of items 15 through 22d	\$	516,898	516,898	0	0	0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5



**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**B. Disbursements (by function)**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	\$
2. Financial administration	0				
3. Central administration	51,756	51,756			
4. Fire	0				
5. Parks and recreation	0				
6. Solid waste management	0				
7. Sewerage	0				
8. Water supply system	0				
9. Hospitals	0				
10. Health (other than hospital)	0				
11. Police	0				
12. Judicial and legal	20,743	20,743			
13. Correctional institutions	0				
14. Probation	0				
15. General public buildings	0				
16. Libraries	0				
17. Public welfare	0				
18. Protective inspection and regulation	0				
19. Housing and community development	0				
20. Economic development	0				
21. Natural resources	0				
22. Airports	0				
<b>23. SUBTOTAL</b>					
Sum of lines 1-22	\$ 72,499	\$ 72,499	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**B. Disbursements (by function)**  
Continued

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> <i>(from page 5)</i>	\$ 72,499	\$ 72,499	\$ 0	\$ 0	\$ 0
24. Electric power system	0				
25. Parking facilities	0				
26. Gas supply system	0				
27. Transit or bus system	0				
28. Sea and inland port facilities	0				
29. Miscellaneous commercial activities	0				
30. Other - <i>Specify</i>					
a. Property Services	203,959	203,959			
CID Sales Tax Captured as					
b. TIF EATS	227,776	227,776			
c. _____	0				
31. Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> <b>(by function)</b> Sum of items 23-31	\$ 504,234	\$ 504,234	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> <b>(by object)</b>					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	504,234	504,234			
<b>4. SUBTOTAL</b> Sum of items C1-3	\$ 504,234	\$ 504,234	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL	General			
	all funds	Fund	Fund	Fund	Fund
<b>4. SUBTOTAL</b> <i>(from page 6)</i>	\$ 504,234	\$ 504,234	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
<b>6. Interfund transfers - Specify</b>					
a. _____	0				
b. _____	0				
<b>7. TOTAL DISBURSEMENTS</b> <b>(by object)</b> Sum of items 4-6b	\$ 504,234	\$ 504,234	\$ 0	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>1. General obligation bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>2. Revenue bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**D. Statement of Indebtedness  
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a. _____				0
b. _____				0
c. _____				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

- 1. Interest on water supply system debt \$ \_\_\_\_\_
- 2. Interest on electric power system debt \$ \_\_\_\_\_
- 3. Interest on gas supply system debt \$ \_\_\_\_\_
- 4. Interest on transit or bus system debt \$ \_\_\_\_\_
- 5. Interest on all other debt \$ \_\_\_\_\_

**F. Statement of Assessed Valuation  
and Tax Rates**

- 1. Real estate \$ \_\_\_\_\_
- 2. Personal property \_\_\_\_\_
- 3. State assessed railroad and utility \_\_\_\_\_

**TOTAL VALUATION**  
4. Sum of items F1-3 \$ \_\_\_\_\_ 0

**Tax Rates Funds - Specify** Tax rate  
(per \$100)

- 1. \_\_\_\_\_
- 2. \_\_\_\_\_
- 3. \_\_\_\_\_
- 4. \_\_\_\_\_
- 5. \_\_\_\_\_
- 6. \_\_\_\_\_

**Part II - FINANCIAL STATEMENT SUMMARY**

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	
A. Beginning balance	\$ 87,139	\$ 87,139	\$	\$		
B. Total receipts	516,898	516,898	0	0	0	
C. Total disbursements	504,234	504,234	0	0	0	
D. Ending balance	\$ 99,803	\$ 99,803	0	0	0	

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

**Part III - TAX ABATEMENT SUMMARY**

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

**NOTES**

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

**RESOLUTION NO. 21-06**

**THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT 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**

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and,

WHEREAS, pursuant to Section 105.145.2 of the Revised Statutes of Missouri, the District is required to submit an annual financial report to the state auditor; and,

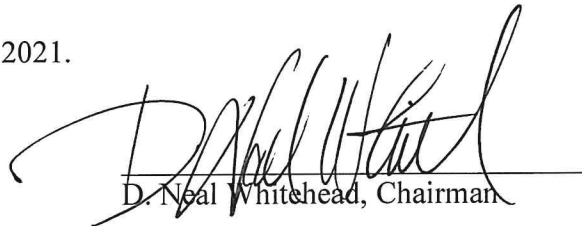
WHEREAS, the Directors reviewed the District's annual financial report for the fiscal year ending April 30, 2021, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2021 Financial Report") and desire to approve and ratify the 2021 Financial Report, approve and ratify the expenses set forth therein and authorize and ratify the submission of the 2021 Financial Report to the State Auditor by the District Manager or the District's legal counsel.

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

1. The District hereby approves and ratifies the 2021 Financial Report, approves and ratifies all expenses that were expended by the District Manager as enumerated therein, and authorizes and ratifies the submission of the same to the Missouri State Auditor by the District Manager or the District's legal counsel.

2. This Resolution shall take effect immediately.

Adopted this 9<sup>th</sup> day of November, 2021.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See 2021 Financial Report attached hereto]



# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary the Year Ended	for	Month	Year
		4	2021
2. Name of political subdivision	Antioch Center CID		
3. Political subdivision number	17-024-0009		
4. Name of county	Clay		
5. Name of contact	David P Horn		
6. Mailing address	2728 NE Vivion Road (2nd Floor) Kansas City, Missouri 64119		

7. Telephone number	8. Fax number	9. Email address
8163531390	816-454-2190	dhorn@blueridgecrossing.com

10. List up to 3 funds (other than General Fund) in the order you want them to appear in the Local Government Financial Statement (omit the word "fund")

1. _____
2. _____
3. _____

The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.

Preparer's name, title and date (required)	David P Horn Preparer's Name	District Manager Title	11/4/2021 Date
--	---------------------------------	---------------------------	-------------------

## INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS

Please mail the completed form to

State Auditor's Office P.O. Box 869 Jefferson City, MO 65102
--

OR Email to: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)

### Part I – FINANCIAL STATEMENT

#### A. Receipts (pages 3 and 4)

1. **Property Tax** – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.
2. **Sales Tax** – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.
3. **Amusement Sales Tax** – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.
4. **Motor Fuel Tax** – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.
5. **Public Utilities Sales Tax** – Taxes imposed distinctively on public utilities, and measured by gross receipts, gross earnings, or units of service sold, either as a direct tax on consumers or as a percentage of gross receipts of utility.
6. **Tobacco Products Tax** – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.
7. **Hotel/Motel and Restaurant/Meals Tax** – Sales tax on hotel/motel and restaurant/meals.
8. **Alcoholic Beverages Licensing and Permit Taxes** – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.
9. **Amusements Licensing and Permit Taxes** – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.
10. **Motor Vehicles Licensing and Permit Taxes** – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.
11. **Franchise Tax (Public Utilities Tax)** – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.
12. **Occupation and Business Licensing and Permit Taxes** – Licenses required of persons engaged in particular professions, trades, or occupations.

**Part I - FINANCIAL STATEMENT - Continued**

- 13. Other Licenses and Permit Fees** – License and inspections charges on buildings, animals, marriage, guns, etc.
- 14. Intergovernmental Receipts** – Specify source of intergovernmental grants and monies received (federal, state or local).
- 16. Charges for Services** – Include fees and service revenue.
- 17. Utility Receipts** – Gross receipts of any water, electric, gas, or transit systems operated by your government, from utility sales and charges.
- 18. Interest Earned** – Interest earned from investments.
- 19. Fines, Costs, and Forfeitures** – Receipts from penalties imposed for violations of law and civil penalties.
- 20. Rents** – Revenues from temporary possession or use of government-owned buildings, land, and other properties.
- 21. Donations** – Gifts of cash or securities from private individuals or corporations.
- 22. Other Receipts and Transfers** – Include any other receipts that your political subdivision receives that would not be included in the above categories.

**Sections B and C Disbursements** – Should be broken down by function and/or object. Governments having multiple functions, (such as police, fire, etc.) or objects (salaries, supplies, etc.) should provide both (if available) and the totals of both should agree.

**B. Disbursements By Function (pages 5 and 6)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**C. Disbursements By Object (pages 6 and 7)** – List amounts on the line pertaining to the category or write in a category on one of the blank lines.

**D. Statement Of Indebtedness (pages 7 and 8)** – This section requests information on debt issued by your political subdivision. Debt outstanding at the beginning of the fiscal year, plus debt issued less debt retired should equal the debt outstanding at the end of the fiscal year. All types of debt (e.g., general obligation bonds, revenue bonds, leases, notes) should be reported here.

**E. Interest on Debt – (page 8)** – Amounts of interest paid, including any interest paid on short-term or non-guaranteed obligations as well as general obligations.

**F. Statement of Assessed Valuation and Tax Rates (page 8)** – The assessed valuation information, will be available from your county. The tax rate information will pertain to the tax rate set for the fiscal year reported.

**Part II – FINANCIAL STATEMENT SUMMARY (page 9)** – Five columns are provided, one for the total of all funds, one for your General Fund, and three for any other funds which you may have. If you have funds in addition to your General Fund, such as a Debt Service, Street, Water, or Sewer Fund, you need to insert the name of any such fund in the blanks provided. If you have more than three funds in addition to your General Fund, you will need to attach a separate page showing the additional funds.

The beginning balance of each fund, plus total receipts, less total disbursements should equal your ending balance. Total receipts for each fund should equal the total receipts shown on page 3. Total disbursements for each fund should equal the total disbursements shown on page 6.

**Part III - TAX ABATEMENT SUMMARY (page 10)** - Amounts from tax abatements resulting from an agreement between your political subdivision and individuals or entities in which your political subdivision has agreed to forgo tax revenues it otherwise would be entitled to in return for the individuals or entities taking a specific action after the agreement is entered into for economic development or other activities that benefit your political subdivision.

If you have any questions regarding the completion of this form, please feel free to call the Missouri State Auditor's Office, telephone (573) 751-4213.

**NOTICE** – State law requires political subdivisions to file a financial report with the State Auditor's Office each year pursuant to Section 105.145, RSMo, and 15 CSR 40-3.030.

Part I - FINANCIAL STATEMENT

Antioch Center CID

A. Receipts

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	Fund
1. Total property tax	\$ 0	\$	\$	\$	\$	
2. Total sales tax	490,085	490,085				
3. Amusement sales tax	0					
4. Motor fuel tax	0					
5. Public utilities sales tax	0					
6. Tobacco products tax	0					
7. Hotel/Motel and restaurant/meals tax	0					
8. Alcoholic beverages licensing and permit taxes	0					
9. Amusement licensing and permit taxes	0					
10. Motor vehicles licensing and permit taxes	0					
11. Franchise tax (public utilities tax)	0					
12. Occupation and business licensing and permit taxes	0					
13. Other licenses and permit fees	0					
14. Intergovernmental receipts						
a. _____	0					
b. _____	0					
c. _____	0					
d. _____	0					
e. _____	0					
f. _____	0					
g. _____	0					
h. _____	0					
i. <b>TOTAL</b> Sum of lines 14a-h	\$ 0	\$ 0	\$ 0	\$ 0	\$ 0	0
15. <b>SUBTOTAL</b> Sum of items 1-14i	\$ 490,085	\$ 490,085	\$ 0	\$ 0	\$ 0	0

Part I - FINANCIAL STATEMENT - Continued

Antioch Center CID  
**A. Receipts - Continued**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
<b>15. SUBTOTAL</b> (from page 3)	\$	490,085	\$ 490,085	\$ 0	\$ 0	\$ 0
<b>16. Charges for Services</b>						
a. _____		0				
b. _____		0				
c. _____		0				
<b>d. TOTAL</b> Sum of lines 16a-c	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>17. Utility receipts</b>						
a. _____		0				
b. _____		0				
c. _____		0				
d. _____		0				
<b>e. TOTAL</b> Sum of lines 17a-d	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>18. Interest earned</b>		1	1			
<b>19. Fines, costs, and forfeitures</b>		0				
<b>20. Rents</b>		0				
<b>21. Donations</b>		0				
<b>22. Other receipts and transfers</b>						
a. _____		0				
b. _____		0				
c. Interfund transfers		0				
<b>d. TOTAL</b> Sum of lines 22a-c	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
<b>23. TOTAL RECEIPTS</b> Sum of items 15 through 22d	\$	490,086	\$ 490,086	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5

Part I - FINANCIAL STATEMENT - Continued

Antioch Center CID

**B. Disbursements (by function)**

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
1. Highways and streets	\$	0	\$	\$	\$	\$
2. Financial administration		0				
3. Central administration		34,655	34,655			
4. Fire		0				
5. Parks and recreation		0				
6. Solid waste management		0				
7. Sewerage		0				
8. Water supply system		0				
9. Hospitals		0				
10. Health (other than hospital)		0				
11. Police		0				
12. Judicial and legal		12,768	12,768			
13. Correctional institutions		0				
14. Probation		0				
15. General public buildings		0				
16. Libraries		0				
17. Public welfare		0				
18. Protective inspection and regulation		0				
19. Housing and community development		0				
20. Economic development		0				
21. Natural resources		0				
22. Airports		0				
<b>23. SUBTOTAL</b>						
<b>Sum of lines 1-22</b>	\$	47,423	\$ 47,423	\$ 0	\$ 0	\$ 0

Part I - FINANCIAL STATEMENT - Continued

Antioch Center CID

**B. Disbursements (by function)**  
Continued

FUNDS - Report in whole dollars

	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>23. SUBTOTAL</b> (from page 5)	\$ 47,423	\$ 47,423	\$ 0	\$ 0	\$ 0
<b>24.</b> Electric power system	0				
<b>25.</b> Parking facilities	0				
<b>26.</b> Gas supply system	0				
<b>27.</b> Transit or bus system	0				
<b>28.</b> Sea and inland port facilities	0				
<b>29.</b> Miscellaneous commercial activities	0				
<b>30. Other - Specify</b>					
a. Property Services	199,240	199,240			
CID Sales Tax Captured as					
b. TIF EATs	218,350	218,350			
c. _____	0				
<b>31.</b> Interfund transfers	0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$ 465,013	\$ 465,013	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> (by object)					
1. Salaries	0				
2. Fringe benefits	0				
3. Operations	465,013	465,013			
<b>4. SUBTOTAL</b> Sum of items C1-3	\$ 465,013	\$ 465,013	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**B. Disbursements (by object) - Continued**

	FUNDS - Report in whole dollars				
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>4. SUBTOTAL</b> (from page 6)	\$ 465,013	\$ 465,013	\$ 0	\$ 0	\$ 0
<b>5. Capital expenditures - Specify</b>					
a. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
<b>6. Interfund transfers - Specify</b>					
a. _____	0				
b. _____	0				
<b>7. TOTAL DISBURSEMENTS</b> (by object) Sum of items 4-6b	\$ 465,013	\$ 465,013	\$ 0	\$ 0	\$ 0

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>D. Statement of Indebtedness</b>				
<b>1. General obligation bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>2. Revenue bonds</b>				
a. _____				0
b. _____				0
c. _____				0
<b>3. SUBTOTAL</b> Sum of items D1 and 2	\$ 0	\$ 0	\$ 0	\$ 0

**Part I - FINANCIAL STATEMENT - Continued**

Antioch Center CID

**D. Statement of Indebtedness  
Continued**

	FUNDS - Report in whole dollars			
	Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
		Issued	Retired	
<b>3. SUBTOTAL</b> (from page 7)	\$ 0	\$ 0	\$ 0	\$ 0
<b>4. Other debt - Specify</b>				
a. _____				0
b. _____				0
c. _____				0
<b>5. Conduit debt</b>				0
<b>6. TOTAL STATEMENT OF INDEBTEDNESS</b> Sum of items 3-5	\$ 0	\$ 0	\$ 0	\$ 0

**E. Interest on Debt**

1. Interest on water supply system debt	\$ _____
2. Interest on electric power system debt	\$ _____
3. Interest on gas supply system debt	\$ _____
4. Interest on transit or bus system debt	\$ _____
5. Interest on all other debt	\$ _____

**F. Statement of Assessed Valuation  
and Tax Rates**

1. Real estate	\$ _____
2. Personal property	_____
3. State assessed railroad and utility	_____
<b>TOTAL VALUATION</b>	
<b>4. Sum of items F1-3</b>	\$ 0

Tax Rates Funds - Specify	Tax rate (per \$100)
1. _____	_____
2. _____	_____
3. _____	_____
4. _____	_____
5. _____	_____
6. _____	_____



Part III - TAX ABATEMENT SUMMARY

	Political Subdivision's Abatements			
	Abatement 1	Abatement 2	Abatement 3	Abatement 4
Taxes Abated				
Authority of Tax Abatement				
Abatement Rate				
Dollar Amount of Taxes Abated	\$	\$	\$	\$

NOTES

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

Part II - FINANCIAL STATEMENT SUMMARY

		FUNDS - Report in whole dollars				
TOTAL all funds		General Fund	Fund	Fund	Fund	
A. Beginning balance	\$ 99,803	\$ 99,803	\$	\$	\$	
B. Total receipts	490,086	490,086	0	0	0	
C. Total disbursements	465,013	465,013	0	0	0	
D. Ending balance	\$ 124,876	\$ 124,876	0	0	0	

NOTES

*Please use this space to provide additional explanations if the space provided for any item was not sufficient. Be sure to reference the item number.*

RESOLUTION NO. 22-01

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE PROPOSED BUDGET FOR THE 2022-2023 FISCAL YEAR AND AUTHORIZING THE DISTRICT MANAGER TO SUBMIT THE PROPOSED BUDGET TO THE CITY FOR APPROVAL.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, the District is required to submit a proposed annual budget to the City Council no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year.

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

1. The District approves the proposed annual budget for the District's fiscal year ending April 30, 2023 attached hereto as **Exhibit A**.
2. The District authorizes the District Manager to submit the proposed budget to the City for review and approval and to take all other action necessary to further the intent of this Resolution on behalf of the District.
3. This Resolution shall take effect immediately.

Adopted this 27<sup>th</sup> day of January, 2022.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**EXHIBIT A**

**PROPOSED ANNUAL BUDGET**

[See Proposed Annual Budget attached hereto]

**ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2022  
AND ENDING APRIL 30, 2023  
BUDGET MESSAGE**

The Antioch Center Community Improvement District (the “District”) was formed as a political subdivision of the State of Missouri, by the City Council of the City of Kansas City, Missouri (the “City”) by Ordinance No. 061128, adopted on October 26, 2006, and effective on November 5, 2006. The District was formed to provide or cause to be provided for the benefit of the District certain Eligible Services and Eligible Improvements, as those terms are defined in the Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the “Petition”). The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year for the City.

The District’s sole source of revenue (the “District Revenues”) is a one percent (1%) sales tax imposed on sales within the District. The District’s one percent (1%) sales tax was imposed beginning October 1, 2007.

The District’s initial primary purpose is to assist in funding the costs associated with the District’s Eligible Services and Eligible Improvements and to pay for certain administrative and professional fees and operating costs. The District’s budget for the fiscal year beginning May 1, 2022 and ending April 30, 2023, contemplates using the District Revenues generated by the 1% sales tax to pay for certain District operating costs; cleaning, maintenance and security for the District; and, certain improvements within the District. The proposed amount of the District’s expenditures is based solely on the revenue projected to be generated by the District’s 1% sales tax during this fiscal year and from sales tax income carried forward from previous years.

There are no significant changes between this year’s budget as compared to last year’s budget. A payment to the Tax Increment Financing Commission of Kansas City of 50% of the incremental economic activity taxes (“EATS”) pursuant to §99.845.3 of the Revised Statutes of Missouri is included in the 2022-2023 budget. The EATS payment is to be used to reimburse eligible redevelopment project costs under the Antioch Crossing Tax Increment Financing Plan, and the EATS consist of 50% of the 1% CID sales tax generated within the boundaries of the Antioch Crossing Tax Increment Financing District (the portion of the District that is also within the boundaries of the TIF District is hereinafter referred to as the “TIF Area”) over the amount of such taxes generated within the TIF Area in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project areas.

**Antioch Center Community Improvement District  
2022-2023 Annual Budget**

Estimated Carry forward income as of 4/30/22	\$82,973
Estimated Income from 1% CID Sales Tax 2022-2023 <sup>1</sup>	\$552,000
<b>Total Funds Available</b>	<b>\$634,973</b>
<b>Expenses</b>	
Legal Fees	\$7,500
Accountant Fees	\$2,500
Misc. Fees & Costs	\$1,500
Costs of Cleaning, Maintenance, Security and Certain Improvements within the district	\$250,000
2022 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$250,992
<b>Total Expenses</b>	<b>\$512,492</b>
<b>Estimated Carry forward income as of 4/30/23</b>	<b>\$122,481</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with a bond issuance.

<sup>1</sup>The boundaries of the District are larger than the boundaries of the Antioch Crossing TIF and this sales tax estimate is for all of the property within the boundaries of the District. The estimated income from the 1% CID sales tax within the boundaries of the Antioch Crossing TIF is \$550,000

<sup>2</sup>The base year for calculating economic activities taxes (EATS) for the Antioch Crossing TIF is 2013. EATS are calculated by subtracting the base year (2013) sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF from the current calendar year sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF and then dividing that amount in half. The 2013 base year sales tax revenues within the Antioch Crossing TIF are \$3,649.69 for Project 1A; \$44,366.03 for Project 2B and \$101,482.17 for Project 3. For purposes of the budget, the 2013 base year sales tax revenues are subtracted from the estimated sales tax revenues for the current fiscal year within the boundaries of the Antioch Crossing TIF (\$440,000 for Project 1A; \$110,000 for Project 2B; and, \$0 for Project 3) and then dividing that resulting amount in half. Because the increment in Project 3 is a negative number, no EATS payments are included for Project 3. The estimated EATS payment for Project 1A is \$218,175.15 and for Project 2B is \$32,816.99. The actual 2022 EATS payment cannot be calculated until the total amount of 2021 sales tax revenue generated by the District's 1% sales tax within the Antioch Crossing TIF is known. This is estimated to occur in the first quarter of 2022 at which time the District will make the 2022 EATS payment to the TIF Commission.

# Antioch Center Community Improvement District 2022-2023 Budget

	Budget 2022-2023	Budget 2021-2022	Actual 2020-2021
Estimate Carry Forward Income	\$ 82,973.00	\$ 69,265.00	\$ 99,803.00
Estimated Income from 1% CID Sales Tax <sup>1</sup>	\$ 552,000.00	\$ 500,200.00	\$ 490,086.00
<b>Total Funds Available</b>	<b>\$ 634,973.00</b>	<b>\$ 569,465.00</b>	<b>\$ 589,889.00</b>

## EXPENSES

Legal Fees	\$ 7,500.00	\$ 7,500.00	\$ 12,768.00
Accountant Fees	\$ 2,500.00	\$ 2,500.00	-
2022 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ 250,992.00	-	-
2021 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	-	\$ 224,992.00	-
2020 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	-	-	\$ 218,350.00
Miscellaneous Fees & Costs	\$ 1,500.00	\$ 1,500.00	-
Costs of Cleaning, Maintenance, Security & Certain Improvements within the District	\$ 250,000.00	\$ 250,000.00	\$ 233,895.00
<b>Total Expenses</b>	<b>\$ 512,492.00</b>	<b>\$ 486,492.00</b>	<b>\$ 465,013.00</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 122,481.00</b>	<b>\$ 82,973.00</b>	<b>\$ 124,876.00</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with bond issuance.

## **BUDGET SUMMARY**

The District anticipates that the estimated revenues for the fiscal year ending April 30, 2023 from the District's 1% sales tax and from sales tax income carried forward from previous years will total \$634,973, and that the District's proposed expenditures during the fiscal year will total \$512,492, leaving a balance of \$122,481 at the end of the District's fiscal year.



RESOLUTION NO. 22-02

THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT AUTHORIZING THE DISTRICT MANAGER TO PURCHASE DIRECTORS & OFFICERS LIABILITY INSURANCE.

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and,


WHEREAS, the Bylaws authorize the District to obtain such insurance as it deems appropriate to protect itself, its officers and its employees from any potential liability; and,

WHEREAS, the District desires to purchase directors and officers ("D&O") liability insurance and ratify all prior action taken with respect to the purchase of D&O liability insurance on behalf of the District.

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

1. The District directs and authorizes the District Manager to purchase D&O liability insurance on behalf of the Board of Directors and ratifies all prior action taken with respect to the purchase of D&O liability insurance on behalf of the District.
2. This Resolution shall take effect immediately.

Adopted this 27<sup>th</sup> day of January, 2022.

  
\_\_\_\_\_  
D. Neal Whitehead, Chairman

ATTEST:

  
\_\_\_\_\_  
Jamie Belew, Secretary

**RESOLUTION NO. 22-03**

**THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING APRIL 30, 2023.**

WHEREAS, the Board of Directors of the Antioch Center Community Improvement District (the "District") desires to appoint a Chairman, Vice-Chairman, District Manager, Secretary and Treasurer for the fiscal year ending April 30, 2023 in accordance with the District's Bylaws.

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

1. D. Neal Whitehead is appointed Chairman of the District.
2. Tracy Ryan-Hoover is appointed Vice-Chairman of the District.
3. David Horn is appointed District Manager of the District.
4. Jamie Belew is appointed Secretary of the District.
5. Tracy Ryan-Hoover is appointed Treasurer of the District.
6. This Resolution shall take effect immediately.

Adopted this 30<sup>th</sup> day of March, 2022.

  
D. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**RESOLUTION NO. 22-04**

**THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE ANTIOCH CENTER COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE 2022-2023 FISCAL YEAR AND DIRECTING THE DISTRICT MANAGER TO PREPARE AND SUBMIT TO THE CITY THE DISTRICT'S DRAFT BUDGET FOR THE 2023-2024 FISCAL YEAR, AND ALL SUBSEQUENT FISCAL YEARS, IN ACCORDANCE WITH SECTION 67.1471.2 OF THE REVISED STATUTES OF MISSOURI WITHOUT FURTHER AUTHORIZATION OR APPROVAL OF THE BOARD OF DIRECTORS.**

WHEREAS, the Antioch Center Community Improvement District (the "District") was established by Ordinance No. 061128 by the City Council of the City of Kansas City, Missouri, effective November 5, 2006; and

WHEREAS, pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, the District is required to submit a proposed annual budget to the City Council no earlier than 180 days and no later than 90 days prior to the first day of each fiscal year;

WHEREAS, the District submitted its proposed annual budget to the City for review and comment and the City did not provide any comments to the District's proposed budget for the fiscal year ending April 30, 2023; and

WHEREAS, the Directors desire to formally adopt the annual budget and appropriate the District's sales taxes that are collected during the District's fiscal year in accordance with the budget.

WHEREAS, the Directors desire to authorize the District Manger to prepare and submit to the City the District's draft budget for the fiscal year ending April 30, 2024, and all subsequent fiscal years, without further authorization or approval of the Board of Directors.

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

1. The District adopts the annual budget for the fiscal year ending April 30, 2023 attached hereto as **Exhibit A**.
2. The District hereby appropriates the revenues received from the District's sales taxes during the fiscal year ending April 30, 2023 to be used in accordance with the District's budget for the fiscal year ending April 30, 2023.
3. The District ratifies all action taken by the District Manager with respect to the budget including submission of the budget to the City for approval, review and comment.
4. The District hereby directs the District Manager to prepare and submit to the City

the District's draft budget for the 2023-2024 fiscal year, and all subsequent fiscal years, in accordance with Section 67.1471.2 of the Revised Statutes of Missouri without further authorization or approval of the Board of the Directors.

5. This Resolution shall take effect immediately.

Adopted this 30<sup>th</sup> day of March, 2022.



A handwritten signature in blue ink, appearing to read "D. Neal Whitehead", written over a horizontal line.

D. Neal Whitehead, Chairman

ATTEST:



A handwritten signature in blue ink, appearing to read "Jamie Belew", written over a horizontal line.

Jamie Belew, Secretary

**Exhibit A**

[See Annual Budget attached hereto]

**ANTIOCH CENTER  
COMMUNITY IMPROVEMENT DISTRICT**

**BUDGET FOR FISCAL YEAR BEGINNING MAY 1, 2022  
AND ENDING APRIL 30, 2023  
BUDGET MESSAGE**

The Antioch Center Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri, by the City Council of the City of Kansas City, Missouri (the "City") by Ordinance No. 061128, adopted on October 26, 2006, and effective on November 5, 2006. The District was formed to provide or cause to be provided for the benefit of the District certain Eligible Services and Eligible Improvements, as those terms are defined in the Petition to Establish District and Authorize a Sales Tax and Special Assessments dated August 28, 2006 (the "Petition"). The District has adopted a fiscal year beginning May 1 and ending April 30 of each year, the same as the fiscal year for the City.

The District's sole source of revenue (the "District Revenues") is a one percent (1%) sales tax imposed on sales within the District. The District's one percent (1%) sales tax was imposed beginning October 1, 2007.

The District's initial primary purpose is to assist in funding the costs associated with the District's Eligible Services and Eligible Improvements and to pay for certain administrative and professional fees and operating costs. The District's budget for the fiscal year beginning May 1, 2022 and ending April 30, 2023, contemplates using the District Revenues generated by the 1% sales tax to pay for certain District operating costs; cleaning, maintenance and security for the District; and, certain improvements within the District. The proposed amount of the District's expenditures is based solely on the revenue projected to be generated by the District's 1% sales tax during this fiscal year and from sales tax income carried forward from previous years.

There are no significant changes between this year's budget as compared to last year's budget. A payment to the Tax Increment Financing Commission of Kansas City of 50% of the incremental economic activity taxes ("EATS") pursuant to §99.845.3 of the Revised Statutes of Missouri is included in the 2022-2023 budget. The EATS payment is to be used to reimburse eligible redevelopment project costs under the Antioch Crossing Tax Increment Financing Plan, and the EATS consist of 50% of the 1% CID sales tax generated within the boundaries of the Antioch Crossing Tax Increment Financing District (the portion of the District that is also within the boundaries of the TIF District is hereinafter referred to as the "TIF Area") over the amount of such taxes generated within the TIF Area in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project areas.

**Antioch Center Community Improvement District  
2022-2023 Annual Budget**

Estimated Carry forward income as of 4/30/22	\$82,973
Estimated Income from 1% CID Sales Tax 2022-2023 <sup>1</sup>	\$552,000
<b>Total Funds Available</b>	<b>\$634,973</b>
<b>Expenses</b>	
Legal Fees	\$7,500
Accountant Fees	\$2,500
Misc. Fees & Costs	\$1,500
Costs of Cleaning, Maintenance, Security and Certain Improvements within the district	\$250,000
2022 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$250,992
<b>Total Expenses</b>	<b>\$512,492</b>
<b>Estimated Carry forward income as of 4/30/23</b>	<b>\$122,481</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with a bond issuance.

<sup>1</sup>The boundaries of the District are larger than the boundaries of the Antioch Crossing TIF and this sales tax estimate is for all of the property within the boundaries of the District. The estimated income from the 1% CID sales tax within the boundaries of the Antioch Crossing TIF is \$550,000

<sup>2</sup>The base year for calculating economic activities taxes (EATS) for the Antioch Crossing TIF is 2013. EATS are calculated by subtracting the base year (2013) sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF from the current calendar year sales tax revenue generated by the District's 1% sales tax within the boundaries of the Antioch Crossing TIF and then dividing that amount in half. The 2013 base year sales tax revenues within the Antioch Crossing TIF are \$3,649.69 for Project 1A; \$44,366.03 for Project 2B and \$101,482.17 for Project 3. For purposes of the budget, the 2013 base year sales tax revenues are subtracted from the estimated sales tax revenues for the current fiscal year within the boundaries of the Antioch Crossing TIF (\$440,000 for Project 1A; \$110,000 for Project 2B; and, \$0 for Project 3) and then dividing that resulting amount in half. Because the increment in Project 3 is a negative number, no EATS payments are included for Project 3. The estimated EATS payment for Project 1A is \$218,175.15 and for Project 2B is \$32,816.99. The actual 2022 EATS payment cannot be calculated until the total amount of 2021 sales tax revenue generated by the District's 1% sales tax within the Antioch Crossing TIF is known. This is estimated to occur in the first quarter of 2022 at which time the District will make the 2022 EATS payment to the TIF Commission.

# Antioch Center Community Improvement District 2022-2023 Budget

	Budget 2022-2023	Budget 2021-2022	Actual 2020-2021
Estimate Carry Forward Income	\$ 82,973.00	\$ 69,265.00	\$ 99,803.00
Estimated Income from 1% CID Sales Tax <sup>1</sup>	\$ 552,000.00	\$ 500,200.00	\$ 490,086.00
<b>Total Funds Available</b>	<b>\$ 634,973.00</b>	<b>\$ 569,465.00</b>	<b>\$ 589,889.00</b>

**EXPENSES**

Legal Fees	\$ 7,500.00	\$ 7,500.00	\$ 12,768.00
Accountant Fees	\$ 2,500.00	\$ 2,500.00	-
2022 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	\$ 250,992.00	-	-
2021 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	-	\$ 224,992.00	-
2020 EATS to TIFC for Antioch Crossing TIF <sup>2</sup>	-	-	\$ 218,350.00
Miscellaneous Fees & Costs	\$ 1,500.00	\$ 1,500.00	-
Costs of Cleaning, Maintenance, Security & Certain Improvements within the District	\$ 250,000.00	\$ 250,000.00	\$ 233,895.00
<b>Total Expenses</b>	<b>\$ 512,492.00</b>	<b>\$ 486,492.00</b>	<b>\$ 465,013.00</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 122,481.00</b>	<b>\$ 82,973.00</b>	<b>\$ 124,876.00</b>

Note: Any additional income may be carried over to the next fiscal year or may be used or pledged in connection with bond issuance.



## BUDGET SUMMARY

The District anticipates that the estimated revenues for the fiscal year ending April 30, 2023 from the District's 1% sales tax and from sales tax income carried forward from previous years will total \$634,973, and that the District's proposed expenditures during the fiscal year will total \$512,492, leaving a balance of \$122,481 at the end of the District's fiscal year.