

ANNUAL REPORT FOR TIFFANY SQUARE EAST
COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 26, 2024

CID Contact Information: Mark Untersee

mark@unterseelaw.net

(816) 531-1333

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: February 10, 2022, Ordinance No. 220088

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR 2024

Purpose:

- a) provide or cause to be provided for the benefit of the District, certain services described in Paragraph 3B of the Petition (the "Eligible Services");
- b) borrow money ("CID Debt") from any public or private source to finance the costs of the Eligible Services and other costs incurred by the District to carry out its purposes and for the repayment of the same, provided that the District's borrowing capacity shall be limited to \$1,581,008 ("CID Debt Cap"); and
- c) authorize and collect sales and use tax ("District Sales Tax").

Services:

The Eligible Services may generally include, but are not necessarily limited to, earthwork, installation of geo-piers, paving and construction of parking lots, water distribution, a fire line, storm drainage, sanitary sewer and sanitary sewer relocation, landscaping, green space and irrigation, construction of curbs, gutters, approaches, sidewalks and electrical distribution, streetlights, and site lighting, and overall rehabilitation of the District. The estimated initial costs of the Eligible Services are shown on Exhibit C of the Petition ("Estimated Cost of Eligible Services") annexed to and made an integral part of this Petition.

The 2024 annual budget was submitted to the City Clerk on January 24, 2023 and was adopted on February 9, 2023. The 2025 Annual Budget was submitted to the City Clerk on January 25, 2024 and adopted on March 20, 2024.

The 2023 Annual report was submitted August 15, 2023.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Kiley Brooks – kileyb@tutera.com

William Dana – bdana@centralbankkc.com

Mark Untersee – mark@unterseelaw.net

Mike Levitt – mikel@tutera.com

Esty Frakes – estyf@tutera.com

SECTION IV

TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT
REVENUE AND EXPENSES (FY MAY 1, 2023 - APRIL 30, 2024):

INCOME:		
a) Sales & Use Tax Revenue		\$19,665.96
b)		
TOTAL INCOME		\$19,665.96
EXPENSES:		
I. Administrative:		
a) Legal	\$6,915.41	
b) Accounting	211.14	
c)		
SUB-TOTAL	\$7,126.55	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL		
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL		
IV. Other		
a) Debt Service	\$12,539.41	
b)		
c)		
SUB-TOTAL	\$12,539.41	
EXPENSE TOTAL:		
I. Administrative	\$7,126.55	
II. Services		
III. Capital Improvements		
IV. Other	\$12,539.41	
TOTAL EXPENSES	\$19,665.96	
TOTAL INCOME		\$19,665.96
LESS TOTAL EXPENSES		\$19,665.96
BALANCE		\$0.00

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024 (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2024 - 01	Nomination and Confirming Successor Directors
2024 - 02	Appointing Officers for Fiscal Year 2025
2024 - 03	Approving the Budget for Fiscal Year 2025

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

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

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: localgovernment@auditor.mo.gov

RESOLUTION NO. 2024-01

THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING AND CONFIRMING A COMMUNITY IMPROVEMENT DISTRICT SLATE SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 220088 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act; and is transacting business and exercising powers granted by the Act;

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

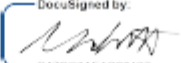
WHEREAS, terms of William Dana, Esty Frakes and Mark Untersee have expired and the Board wishes to reappoint William Dana, Esty Frakes and Mark Untersee to another four (4) year term ending February 2028; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

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

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
 - a. 4 Year Term expiring 2/2028 – William Dana;
 - b. 4 Year Term expiring 2/2028 – Esty Frakes;
 - c. 4 Year Term expiring 2/2028 – Mark Untersee;
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
3. This Resolution shall take effect immediately.

Adopted this 20th day of March, 2024.

DocuSigned by:


Mike Levitt, Chairman

Attest:

DocuSigned by:
Kiley Brooks
Kiley Brooks, Secretary

RESOLUTION NO. 2024-02

THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS FOR FISCAL YEAR 2025

WHEREAS, the District, which was formed by Ordinance Number 220088 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act; and is transacting business and exercising powers granted by the Act;

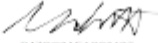
WHEREAS, in accordance with the District's bylaws the Board is to elect officers at the annual meeting of the District; and

WHEREAS, the Board of Directors (the "Board") of the District desires to appoint a Chairman, Vice Chairman, Secretary, Treasurer and District Manager in accordance with the District's bylaws.

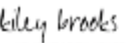
NOW, THEREFORE, BE IT RESOLVED by the Board of the District as follows:

1. Mike Levitt is appointed Chairman of the District.
2. William Dana is appointed Vice Chairman of the District.
3. Kiley Brooks is appointed Secretary of the District.
4. Kiley Brooks is appointed Treasurer of the District.
5. Mark Untersee is appointed District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 20th day of March, 2024.

DocuSigned by:

Mike Levitt, Chairman

Attest:

DocuSigned by:

Kiley Brooks, Secretary

RESOLUTION NO. 2024-03

THE TIFFANY SQUARE EAST COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 220088 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising powers granted by the Act; and is transacting business and exercising powers granted by the Act;

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


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

Section 1. The Board approves the proposed budget for fiscal year end 2025.

Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 20th day of March, 2024.

DocuSigned by:

Mike Levitt, Chairman

Attest:

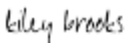
DocuSigned by:

Kiley Brooks, Secretary

EXHIBIT A

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

The Tiffany Square East Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on February 10, 2022 by virtue of Ordinance No. 220088 approved by the City Council of Kansas City, Missouri. The District will serve as an economic development tool that allows landowners in the District to provide public and private improvements. The District has adopted a fiscal year of May 1st to April 30th.

Important Budget Features:

The District's source of revenue is a 1.0% sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by a sales tax election held on August 19, 2022.

The District was formed for the purpose of providing revenue for the following district purposes (collectively the "District Purposes"): (1) provide or cause to be provided, within and for the benefit of the District, (a) construction of vehicular and pedestrian accessibility improvements, (b) remediation of subsurface conditions which are presently unsuitable for fill and development, and shall specifically include earthwork, installation of geo-piers, paving and construction of parking lots, water distribution, a fire line, storm drainage, sanitary sewer and sanitary sewer relocation, landscaping, green space and irrigation, and (c) construction of curbs, gutters, approaches, sidewalks and electrical distribution, street lights, and site lighting (collectively, the "Eligible Services"); (2) issue obligations ("CID Debt") to finance (a) the costs of the Eligible Services, (b) other costs incurred by the District to carry out its purposes, (c) costs of issuance, (d) capitalized interest and (e) a debt service reserve fund related to the issuance of the CID Debt; (3) authorize and collect a sales and use tax; and (4) provide for any other actions required in the furtherance of the above stated objectives, as the District's Board of Directors deems necessary, and as authorized pursuant to Section 67.1401, *et seq.*, RSMo, as may be amended.

Major Changes: None

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

*Estimated values.

**Actual values