

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: Metro North Crossing Community Improvement District – 2022 Annual Report*

Dear Ms. Sanders:

This firm represents the Metro North Crossing 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  
METRO NORTH CROSSING  
COMMUNITY IMPROVEMENT DISTRICT ("CID")  
Fiscal Year Ended 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  
Metro North Crossing 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. 170975 was passed by the City Council of Kansas City, Missouri on December 14, 2017.

**District Budget:** Proposed Budget submitted to City on March 5, 2021  
Annual Budget approved by District on March 19, 2021

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the "Project"). The Project envisioned by the District plan entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Barry Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road

and Barry Road; (b) Public road improvements to the intersection of Barry Road and North Wyandotte Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Construct new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (e) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; and (k) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District.

The District completed the following improvements and services in Fiscal Year 2021-2022: site work, grading, public street lighting, improvements to N Wyandotte Street Entrance at Barry Road Intersection, and architectural, engineering and surveying all as discussed in the Petition to Establish the Metro North Crossing Community Improvement District, and the District paid for District administration expenses including legal services.

### **SECTION III**

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

D. Neal Whitehead	EMAIL: <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@blueridgexcrossing.com">ssperry@blueridgexcrossing.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 **\$13,142.00**



**SECTION V**

**REVENUE AND EXPENSES:**

<b>BEGINNING BALANCE</b> (as of May 1, 2021)		<b>\$196,650.33</b>
<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$179,454.92
b) EATs Payment to TIF Commission for Prior Years (Sep 21)		(\$90,532.34)
c) EATs Payment to TIF Commission (March 2022)		(\$74,260.78)
d)		
<b>TOTAL NET INCOME</b>		<b>\$14,661.80</b>
<b>EXPENSES:</b>		
<b>I. Administrative:</b>		
a) Payroll & Benefits	\$	
e) Postage	\$	
f) Insurance	\$2,500	
g) Bank Fees <interest>	\$	
h) Office Supplies	\$9.00	
<b>SUB-TOTAL</b>	<b>\$2,509.00</b>	
<b>II. Services:</b>		
a) Parking Lot Repair and Maintenance	\$	
b) Sweeping	\$	
c) Trash Hauling and Litter Removal	\$	
d) Utilities (Common Area Lighting & Irrigation)	\$	
e) Snow Removal	\$	
f) Landscaping/Mowing	\$	
g) Contracted Services	\$	
h) Legal	\$10,633.00	
i) Security	\$	
<b>SUB-TOTAL</b>	<b>\$10,633.00</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$2,509.00	
II. Services	\$10,633.00	
<b>TOTAL EXPENSES</b>	<b>\$13,142</b>	
<b>TOTAL INCOME</b>		<b>\$14,662.30</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$13,142.00</b>

<b>BALANCE</b>		<b>\$1,519.80</b>
<b>CARRYOVER FROM MAY 1, 2021</b>		<b>\$196,650.33</b>
<b>ENDING CASH BALANCE</b>		<b>\$198,170.13</b>

## SECTION VI

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-07	Acknowledging the City's Appointment of Two Successor Directors for a Term of Four Years
2021-08	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
2021-09	Approving a Slate of Directors to be sent to the City of Kansas City, Missouri
2021-10	Acknowledging the City's Appointment of Three Successor Directors for a Term of Four Years
2021-11	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
2022-01	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
2022-02	Appointing Officers for Fiscal Year Ending April 30, 2023
2022-03	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. 2021-07**

**THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT ACKNOWLEDGING THE CITY'S APPOINTMENT OF TWO SUCCESSOR DIRECTORS FOR A TERM OF FOUR YEARS**

WHEREAS, on December 14, 2017, the City Council of Kansas City, Missouri (the "City") adopted Committee Substitute for Ordinance Number 170975, pursuant to which the City approved the Petition to Establish the Metro North Crossing Community Improvement District (the "Petition"), and established the Metro North Crossing Community Improvement District ("District") for the purposes set forth in the Petition; and

WHEREAS, the terms of Garry Johnson and Jamie Belew, as initial directors for the District, expired on December 13, 2019; and

WHEREAS, the Petition provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk; and

WHEREAS, the District Manager of the District submitted a proposed slate of successor directors to the City on March 22, 2021; and

WHEREAS, pursuant to Resolution No. 210414, attached hereto as Exhibit A, the City Council approved the Mayor's appointment of Jamie Belew and Janae Nausar as successor directors for four year terms commencing December 14, 2019 and expiring December 13, 2023.

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

1. The Directors acknowledge the City's appointment of Jamie Belew and Janae Nausar as directors for the District for a term of four years commencing December 14, 2019 and expiring December 13, 2023.
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 attached Resolution 210414]

RESOLUTION NO. 210414

Appointing Jamie Belew and Janae Nauser as successor directors to the Metro North Crossing Community Improvement District.

WHEREAS, the Metro North Crossing Community Improvement District (the "CID") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 170975; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the CID; and

WHEREAS, the Board of Directors of the CID has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed to the Board of Directors of the Metro North Crossing Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

Jamie Belew  
Janae Nauser



Authenticated as Passed

Quinton News, Mayor

Marilyn Sanders, City Clerk

JUN 10 2021

Date Passed

RESOLUTION NO. 2021-08

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE METRO NORTH CROSSING 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 Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; 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 and 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  
METRO NORTH CROSSING  
COMMUNITY IMPROVEMENT DISTRICT ("CID")  
Fiscal Year Ended April 30, 2021

**SECTION I**

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

**Date:** August 28, 2021

**CID Contact Information:** D. Neal Whitehead, Chairman  
Metro North Crossing Community Improvement District  
4240 Blue Ridge Blvd., Ste. 900  
Kansas City, MO 64133  
816-353-1390  
[DNWhitehead@blueridgetower.net](mailto:DNWhitehead@blueridgetower.net)

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

**Political Subdivision or Not for Profit:** Political Subdivision

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

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the "Project"). The Project envisioned by the District plan entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Barry Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and North Wyandotte Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to

extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Construct new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (e) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; and (k) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District.

The District completed the following improvements and services in Fiscal Year 2020-2021: site work, grading, improvements to Jefferson Street Entrance at Barry Road Intersection, and architectural, engineering and surveying, all as discussed in the Petition to Establish the Metro North Crossing Community Improvement District, and the District paid for District administration expenses including legal services.

### **SECTION III**

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

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

**SECTION IV****REVENUE AND EXPENSES:**

<b>BEGINNING BALANCE</b> (as of May 1, 2020)		<b>\$121,767.50</b>
<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$94,995.88
b) EATs Payment to TIF Commission		(\$5,344.95)
<b>TOTAL NET INCOME</b>		<b>\$89,650.93</b>
<b>EXPENSES:</b>		
<b>I. Administrative:</b>		
a) Payroll & Benefits	\$0.00	
c) Postage	\$0.00	
d) Telephone	\$0.00	
e) Bank Fees <interest>	\$0.00	
f) Office Supplies	\$0.00	
<b>SUB-TOTAL</b>	<b>\$0.00</b>	
<b>II. Services:</b>		
a) Parking Lot Repair and Maintenance	\$0.00	
b) Sweeping	\$0.00	
c) Trash Hauling and Litter Removal	\$0.00	
d) Utilities (Common Area Lighting & Irrigation)	\$0.00	
e) Snow Removal	\$0.00	
f) Landscaping/Mowing	\$0.00	
g) Contracted Services	\$0.00	
h) Legal	\$14,768.10	
i) Security	\$0.00	
<b>SUB-TOTAL</b>	<b>\$14,768.10</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$0.00	
II. Services	\$0.00	
<b>TOTAL EXPENSES</b>	<b>\$0.00</b>	
<b>TOTAL INCOME</b>		\$89,650.93
<b>LESS TOTAL EXPENSES</b>		\$14,768.10
<b>BALANCE</b>		<b>\$74,882.83</b>
<b>CARRYOVER FROM MAY 1, 2020</b>		<b>\$121,767.50</b>
<b>ENDING CASH BALANCE</b>		<b>\$196,650.33</b>



**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-01	Approving the Engagement of Legal Counsel
2021-02	Approving the Annual Budget for the 2021-2022 Fiscal Year
2021-03	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
2021-04	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
2021-05	Appointing Officers for the Fiscal Year Ending April 30, 2022
2021-06	Approving a Slate of Directors to be sent to the City of Kansas City, Missouri

**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. 2021-01

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT EXPRESSING THE DISTRICT'S INTENT TO ENGAGE LEGAL COUNSEL AND AUTHORIZING AND RATIFYING THE DISTRICT MANAGER'S EXECUTION OF AN ENGAGEMENT LETTER BETWEEN THE DISTRICT AND LEWIS RICE LLC

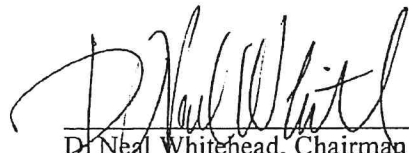
WHEREAS, the Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; and

WHEREAS, the District desires to engage the law firm of Lewis Rice LLC as counsel for legal services.

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

1. The District authorizes the engagement of Lewis Rice LLC as the District's legal counsel, and hereby ratifies the District Manager's execution of the Engagement Letter attached to this Resolution to engage services of Lewis Rice LLC as legal counsel for the District.
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 Engagement Letter attached hereto]



# 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

January 18, 2021

**VIA EMAIL:** [dhorn@blueridgexcrossing.com](mailto:dhorn@blueridgexcrossing.com)

Metro North Crossing Community Improvement District  
2728 NE Vivion Road, 2nd Floor  
Kansas City, Missouri 64119

Attn: Dave Horn, District Manager

**Re: Engagement of Lewis Rice LLC**

Dear Dave:

Thank you for selecting Lewis Rice to represent Metro North Crossing Community Improvement District in connection with the Engagement described in the attached Terms of Engagement. We look forward to working with you.

The Terms of Engagement set forth important matters and information governing this Engagement, including the scope of the services we intend to provide, the staffing for this Engagement within Lewis Rice, the basis for our charges, and when payments for services are due. Please read them carefully. If you have any questions about the Terms of Engagement, please call me.

As we have discussed, our firm has represented, and continues to represent, MD Management and entities related to or affiliated with MD Management (collectively the "MD Entities") on various matters, including matters involving the sale of the former Metro North Shopping Center to Metro North Crossing, LLC (the "Developer") and matters involving an ongoing dispute between the Developer and certain MD Entities with respect to the enforcement of certain provisions of a Restrictive Use and Development Agreement (the "RUDA") between Developer and certain MD Entities. Notwithstanding that Developer is the owner of the property within the District and was the party that petitioned the City to establish the District and notwithstanding that the board of directors of the District has members who are employees of entities related to or affiliated with Developer, the District would like to engage our firm to represent the District in connection with its general affairs. As you will see, in order to be as transparent as possible, the Terms of Engagement contain an express acknowledgement by the District of our firm's ongoing representation of the MD Entities, including representation on matters related to the dispute under the RUDA, and waiver of any associated conflicts of interest.

# LEWIS RICE

Metro North Crossing Community Improvement District  
Attn: Dave Horn, District Manager  
January 18, 2021  
Page 2

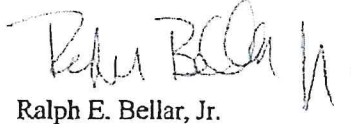
Please understand that we are not aware of any conflict of interest between any of the MD Entities and the District. However, if such a conflict should arise, the Firm would need to withdraw from its representation of the District and would continue to represent the relevant MD Entities.

I intend to keep in regular contact with you respecting our progress on the Engagement, but should you ever have questions or concerns, feel free to contact me by phone or email at the addresses set forth above.

When you authorize us to begin work, orally or in writing, this Engagement will be governed by the Terms of Engagement. For our records, we ask that you sign at the end of the Terms of Engagement and return the executed document to me.

Very truly yours,

LEWIS RICE LLC



Ralph E. Bellar, Jr.

REB:jmr

Enclosure

# LEWIS RICE

Metro North Crossing Community Improvement District  
Attn: Dave Horn, District Manager  
January 18, 2021  
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## TERMS OF ENGAGEMENT

These Terms of Engagement ("Terms") set forth the terms that will apply to the engagement of Lewis Rice with respect to the matters described below (the "Engagement"). In these Terms and in the letter to which these Terms are attached, the pronoun "you" means the person(s) or entity(ies) specifically identified in these Terms and in such letter as our client(s) and does not include any other person or entity having any relationship or affiliation whatever with the person or entity identified as our client. These Terms and the attached letter set out the contractual terms of our employment on your behalf, and supersede any other engagement letter or outside counsel guidelines. Please carefully read both of them.

### **Client**

Metro North Community Improvement District ("District" or Client") will be our client.

We have not been engaged to represent any person or entity other than Client, and we do not represent the interests of any person or entity other than Client. Specifically, we do not represent Metro North Crossing, LLC or any of its members. If an individual executed this engagement letter on behalf of an entity, we represent the entity, not the individual.

### **Description of Engagement**

The scope of the Engagement is as follows: Lewis Rice will represent Client in connection with its general affairs including, without limitation, schedule, prepare for and attend District Board of Directors meetings; prepare agendas, resolutions and draft minutes for Board meetings; assist with director elections and appointments; advise and assist the District with reporting and compliance matters; provide advice and counsel for on-going operations of the District; assist in reviewing, preparing and negotiating agreements the District may enter into in connection with the project in Kansas City, Missouri commonly known as Metro North Crossing (the "Project"); and such additional duties the District reasonably deems necessary in connection with the operation of the affairs of the District.

Although we may be engaged from time to time to handle other matters for you, this Engagement is limited to the matter described above.

### **Disclosure of Representation of MD Management and Related Entities**

We have advised you that our firm has represented, and continues to represent, MD Management and entities related to or affiliated with MD Management (collectively the "MD Entities") on various matters, including matters involving the sale of the former Metro North Shopping Center to Metro North Crossing, LLC (the "Developer") and matters involving an

# LEWIS RICE

Metro North Crossing Community Improvement District  
Attn: Dave Horn, District Manager  
January 18, 2021  
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ongoing dispute between the Developer and certain MD Entities with respect to the enforcement of certain provisions of a Restrictive Use and Development Agreement (the "RUDA") between Developer and certain MD Entities. Notwithstanding that Developer is the owner of the property within the District and was the party that petitioned the City to establish the District and notwithstanding that the board of directors of the District has members who serve on the board as a representative of Developer, in Developer's capacity as an owner of property within the District, and who are employees of entities related to or affiliated with Developer, the District would like to engage our firm to represent the District in connection with its general affairs as described in the **Description of Engagement**. Given that some or all of the District's board members are employed by entities affiliated with Developer, and may have information or knowledge of facts related to the dispute between the MD Entities and Developer under the RUDA, we wanted to disclose our representation of the MD Entities to the District and the District's board of directors and request that the District and the District's board members take appropriate measures to make sure documents and information related to the dispute with the MD Entities are not inadvertently disclosed to the firm.

## **Attorneys Performing Work**

Ralph Bellar will perform the bulk of the work on this matter. If appropriate, we will delegate selected responsibilities to other persons in the firm, who because of special expertise or experience, time constraints, or other reasons, are better suited to perform them. Therefore, other attorneys at Lewis Rice may also work on this Engagement.

## **Financial Terms**

*Hourly Rate Billing:* Ralph Bellar's currently hourly rate is \$395. With respect to other attorneys who may work on the Engagement, our current hourly rates for partners vary between \$300 and \$500, and for associates (dependent upon experience level) between \$225 and \$295. On February 1 of each year, we adjust our hourly rates, and the rates quoted in the attached letter are subject to those adjustments.

We will issue monthly invoices via electronic mail detailing the work performed on this Engagement. Our monthly statements are due upon receipt. We record and bill our time in 1/10 hour (six minute) increments. If you prefer to receive paper copies of our invoices, you must notify the undersigned in writing of this preference.

Unless otherwise clearly stated in these Terms or the attached letter as a fixed or maximum amount, any figure given by us regarding a fee amount or expenses for a matter is an estimate only based on facts known to us at the time and our experience in similar matters and is not a guaranteed or final amount. The actual amount of fee may vary substantially since in many situations we cannot control the amount of professional time required of us.



# LEWIS RICE

Metro North Crossing Community Improvement District  
Attn: Dave Horn, District Manager  
January 18, 2021  
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*Expenses:* In addition to legal fees, our statements may include out-of-pocket expenses that we have advanced on your behalf and our internal charges (which may exceed direct costs) for certain support activities. Advanced costs generally will include such items as postage, filing, recording, certification, and registration fees charged by governmental bodies. Our internal charges typically include such items as long distance telephone charges, deliveries by our messengers, secretarial overtime (but only if required by the time constraints or exigencies of the work we are performing for you), and charges for photocopying materials sent to the client or third parties or required for our use. We may request an advance cost deposit or require that our client be billed directly when we expect that we will be required to incur substantial costs on behalf of the client.

## **Nature of Services**

We will provide services of a strictly legal nature of the kind generally described under **Description of Engagement**. You must provide us with such factual information and materials as we require in order for us to perform such services, and you or your clients will make such business or technical decisions and determinations as are appropriate. You are not relying on us for business, investment, or accounting decisions, or to investigate the character or credit of persons with whom you or we may be dealing, unless otherwise specified in the attached letter. Occasionally, some of our lawyers will, at the request of clients, offer business or other non-legal advice. To the extent that we provide such advice to you, please be aware that we are offering non-expert advice outside the scope of our legal services.

We will keep you advised of developments as necessary to perform our services and will consult with you as necessary to ensure the timely, effective, and efficient completion of our work.

Nothing in this agreement or any statement by an attorney or staff member of our office will be construed as a promise or guarantee regarding the outcome of your matter. No attorney or staff member of our office makes any such promises or guarantees. Any statement regarding the outcome of your matter is an expression of opinion only.

## **Confidential Information**

As a matter of professional responsibility, we are required to preserve the confidences and secrets of our clients. This professional obligation and the legal privilege for attorney-client communications exist to encourage candid and complete communication between lawyer and client. We can perform truly beneficial services for a client only if we are aware of all information that might be relevant to our representation. Consequently, we trust that our attorney-client relationship with you will be based on mutual confidence and unrestrained communication that will facilitate our proper representation of you.

# LEWIS RICE

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## Termination of Engagement

You may terminate our representation at any time.

Our relationship with you will be concluded when we have completed the services we are engaged to perform. In addition and without limiting the preceding sentence, you agree that our attorney-client relationship will terminate automatically (and without separate notice) in the event we have performed no work for you or on your behalf for six consecutive months, unless we notify you to the contrary. If you retain us to perform further or additional services, our attorney-client relationship will be renewed pursuant to the terms of the new engagement.

In the unlikely event that unforeseen circumstances should cause the ethical rules governing lawyers to preclude us from continuing to represent you or if you fail to cooperate with us or otherwise fails to perform these Terms or any in the attached letter, we may immediately withdraw as your counsel.

In the event that you fail to pay our invoices in a timely manner, we reserve the right to terminate further representation of you.

In the event of termination or withdrawal, you will remain liable for fees and expenses incurred (billed and unbilled) prior to withdrawal.

## Possible Future Conflicts of Interest

Because we are a large, full-service law firm with offices located in Kansas, Missouri and Illinois, lawyers in one office or practice area may be (and often are) asked to represent a client with respect to interests that are adverse to those of another client who is represented by the firm in connection with another matter. Just as you would not wish to be foreclosed in an appropriate situation from retaining a law firm that competes with Lewis Rice, our firm wishes to be able to consider the representation of multiple competitors in your industry or other clients who may have interests that are potentially adverse to yours but with respect to matters that are unrelated in any way to our representation of you. The ethics governing the legal profession permit law firms to accept such multiple representations assuming certain criteria are met as discussed below.

During the term of the Engagement, we agree that we will not accept representation of another client to pursue interests that are directly adverse to your interests unless and until we have made full disclosure to you of all the relevant facts, circumstances and implications of our undertaking the two representations. You agree, however, that we may represent a client adverse to you on an unrelated matter if the following criteria are met: (i) there is no substantial relationship between any matter in which we are representing you and the matter for the other



# LEWIS RICE

Metro North Crossing Community Improvement District

Attn: Dave Horn, District Manager

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client; (ii) our representation of the other client will not impair the confidentiality of any secret or confidential information we have received from you; (iii) our effective representation of you and the discharge of our professional responsibilities to you will not be prejudiced by our representation of the other client; and (iv) the other client has also consented in writing based on our full disclosure of the relevant facts, circumstances and implications of our undertaking the two representations.

In addition, as we have discussed, due to the relationship between the District and the Developer and the Firm's current and continued representation of the MD Entities, a possibility exists that a conflict of interest preventing our representation of the District could arise. While we are not aware of any conflict of interest between any of the MD Entities and the District, if such a conflict should arise, the Firm would need to withdraw from its representation of the District and would continue to represent the relevant MD Entities.

## **E-mail Communications**

We are happy to communicate with your personnel or representatives via e-mail. However, we would like to alert you to certain risks that may accompany the use of e-mail. The principal risks to the use of e-mail are that the message could be intercepted by a third party and that the attorney-client privilege could be impaired. Additionally, although we do try to scan our e-mails for viruses using an updated virus protection program, there is always the possibility that a virus could be passed in an e-mail (or other electronic format) sent from our office causing significant damage to your computer system.

With respect to the issue of e-mail and the attorney-client privilege, you should be aware that an e-mail message may be intercepted at different stages, including while traveling from the sender to the recipient. A third party could also obtain the e-mail from your computer or your computer network. Further, many computer systems copy messages and store them in multiple off-site locations as part of their backup systems, making the messages potentially accessible to others.

Accessibility to e-mail by others, including family members, may infringe on your privacy and could impair the attorney-client privilege. In order to protect the privacy of e-mail we send to your personnel or representatives and preserve the attorney-client privilege for our communications with you, please provide us with the e-mail address of accounts that are accessible only by your authorized representatives:

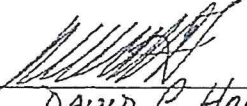
LEWIS RICE

Metro North Crossing Community Improvement District  
Attn: Dave Horn, District Manager  
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The undersigned has read, understood, and is in full agreement with the Terms of Engagement.

Date: 1/22/2021

**METRO NORTH CROSSING COMMUNITY  
IMPROVEMENT DISTRICT**

By:   
Name: DAVID P. HORN  
Title: District Manager

RESOLUTION NO. 2021-02

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING THE BUDGET FOR THE 2021-2022 FISCAL YEAR.

WHEREAS, the Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; 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.

  
D. Neal Whitehead, Chairman

ATTEST:

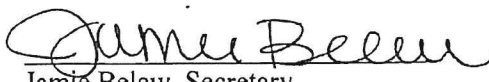
  
Jamie Belew, Secretary

Exhibit A

[See Annual Budget attached hereto]

**METRO NORTH CROSSING  
COMMUNITY IMPROVEMENT DISTRICT**

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

**BUDGET MESSAGE**

The Metro North Crossing Community Improvement District (“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. 170975, adopted on December 14, 2017. 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 was formed to provide, or cause to be provided, for the benefit of the District, certain eligible services and eligible improvements, all as described in the Petition to Establish the Metro North Community Improvement District, filed December 6, 2017 (the “Petition”).

The District’s sole source of revenue (the “District Revenues”) is a one percent (1%) sales and use tax imposed on sales within the District. The District’s one percent (1%) sales and use tax became effective October 1, 2018.

The District’s primary purpose is to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of certain public improvements associated therewith (the “Project”). The Project envisioned by the District as set forth in the Petition entails the creation, construction, reconstruction, and installation of: (a) public road improvements to Barry Road, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road and Barry Road; (b) public road improvements to the intersection of Barry Road and North Wyandotte Drive, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) public road improvements to extend the road throughout the proposed development, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) construct a new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street; (e) drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) any other useful, necessary, or desired improvements to be built and arranged in a manner consistent with neighboring properties, and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including, as desirable or appropriate, the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) costs associated with undertaking the “Purposes” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; (k) costs associated with undertaking the “Services” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District. The District also desires to pay for certain administrative expenses, professional fees and operating costs of the District, all as reflected in the District’s budget.

The District and Metro North Crossing, LLC (the “Developer”) entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District, and the District has agreed, subject to annual appropriation, to reimburse Developer for the “District Costs” (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement.

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 one percent (1%) sales and use tax to (i) pay for certain District Services, and (ii) to pay for certain administrative and professional fees and operating costs of the District. The proposed amount of the District’s expenditures is based solely on the revenue projected to be generated by the District’s one percent (1%) sales and use tax during the fiscal year and from sales tax income carried forward from previous years.

The only significant changes between this year's budget, as compared to previous years' budgets, is how the District Costs associated with the Project are reflected. In previous years, those District Costs the Developer was expected to incur pursuant to the Reimbursement Agreement were shown as expenses to the District that were incurred during that fiscal year, and not paid, resulting in a loss to the District. That loss was then carried forward to the next fiscal year. The District has changed how those District Costs will be reflected in the budget, beginning with the budget for the FYE 4/30/22, to reflect the District's obligations under the Reimbursement Agreement. Under the Reimbursement Agreement, the Developer is advancing funds on behalf of the District, and the District is to reimburse the Developer for the District Costs from the District's revenues as those revenues are generated and become available. The amounts Developer advances to pay Project costs during the fiscal year will not be shown as an expense to the District for that fiscal year, but will instead be reflected in a footnote to the budget and noted as District Costs Developer has advanced on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not requested certification of District Costs.

A payment to the Tax Increment Financing Commission of Kansas City of fifty percent (50%) of the incremental economic activity taxes ("EATS") pursuant to Section 99.845.3 of the Revised Status of Missouri is included in the 2021-2022 budget. The EATS payment is required by the TIF statute and is to be used to reimburse eligible redevelopment project costs under the Metro North Crossing Tax Increment Financing Plan. The EATS consist of fifty percent (50%) of the one percent (1%) CID sales tax generated within the boundaries of the Metro North Crossing TIF District over the amount of such taxes generated within the TIF District in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project area. The District intends to also make EATS payments to the TIF Commission for prior years' EATS as reflected in the Budget.

<b>Metro North Crossing</b>		
<b>Community Improvement District Budget</b>		
<b>May 1, 2021- April 30, 2022</b>		
<b>Estimated Carry Forward Income as of 4/30/21</b>		\$ 135,848
<b>Estimated Income from 1% CID Sales &amp; Use Tax</b>		\$ 200,000
<b>Total Funds Available</b>		\$ 335,848
<b>Expenses</b>		
Legal Fees		\$ 10,000
Accountant Fees		\$ 2,100
Misc. Fees & Costs		\$ 1,750
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)		\$ 27,500
Payment to Developer (Reimbursement of District Costs) <sup>1</sup>		\$ -
2021 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>		\$ 100,000
2020 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>		\$ 45,000
Professional Fees		\$ -
Contingency		\$ -
<b>Total Expenses</b>		\$ 186,350.00
<b>Estimated Carry Forward Income</b>		\$ 149,498.00
<sup>1</sup> The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not submitted any District Costs to the District for certification and this budget does not contemplate any payments to Developer for District Costs.		
<sup>2</sup> The 2020 EATS payment to the TIFC is expected to be paid during the FYE 4/30/22 after the District's sales tax revenues for the FYE 4/30/21 are determined. The 2021 EATS payment to the TIFC is expected to be paid during the FYE 4/30/23 after the District's sales tax revenues for the FYE 4/30/22 are determined.		



## Metro North Crossing Community Improvement District 2021-2022 Budget

	Budget 2021-2022	Budget 2020-2021	Actual 2019-2020
Estimate Carry Forward Income	\$ 135,848.00	\$ 121,768.00	\$ 32,535.00
Estimated Income from 1% CID Sales Tax	\$ 200,000.00	\$ 90,000.00	\$ 92,349.00
<b>Total Funds Available</b>	<b>\$ 335,848.00</b>	<b>\$ 211,768.00</b>	<b>\$ 124,884.00</b>

### EXPENSES

Legal Fees	\$ 10,000.00	\$ 6,500.00	\$ 3,103.00
Accountant Fees	\$ 2,100.00	\$ 2,100.00	\$ -
Miscellaneous Fees & Costs	\$ 1,750.00	\$ 1,750.00	\$ 13.00
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)	\$ 27,500.00	\$ -	\$ -
Payment to Developer (Reimbursement of District Costs) <sup>1</sup>	\$ -	\$ -	
2021 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ 100,000.00		
2020 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ 45,000.00		
2019 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ -	\$ 46,175.00	
2018 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ -	\$ 19,395.00	
Professional Fees	\$ -	\$ -	
Contingency	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ 186,350.00</b>	<b>\$ 75,920.00</b>	<b>\$ 3,116.00</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 149,498.00</b>	<b>\$ 135,848.00</b>	<b>\$ 121,768.00</b>

<sup>1</sup>The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not submitted any District Costs to the District for certification and this budget does not contemplate any payments to Developer for District Costs.

<sup>2</sup>The 2018 EATS payment of \$19,395 and the 2019 EATS payment of \$46,174.50 are expected to be paid during the FYE 4/30/21. The 2020 EATS payment to the TIFC is expected to be paid during the FYE 4/30/22 after the District's sales tax revenues for the FYE 4/30/21 are determined. The 2021 EATS payment to the TIFC is expected to be paid during the FYE 4/30/23 after the District's sales tax revenues for the FYE 4/30/22 are determined.



### BUDGET SUMMARY

The District anticipates the estimated revenues for the fiscal year ending April 30, 2022, from the District's one percent (1%) sales and use tax being \$200,000. The District's total expenses are anticipated to be \$186,350, leaving a balance of \$149,498 at the end of the District's fiscal year for the fiscal year ending April 30, 2022.

RESOLUTION NO. 2021-03

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING 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 Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; 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,

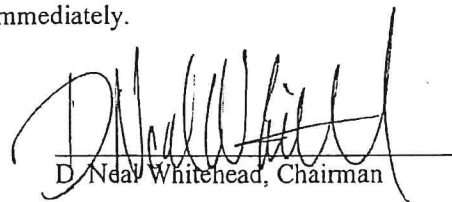
WHEREAS, the Directors reviewed the District's Annual Report for the fiscal year ending April 30, 2020, prepared by the District Manager which is attached hereto as Exhibit A and incorporated herein by this reference (the "2019/2020 Annual Report"), and desire to approve and ratify the 2019/2020 Annual Report, approve and ratify the expenses set forth therein, authorize and ratify 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, and ratify all actions taken to date with respect to the filing of the 2019/2020 Annual Report.

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

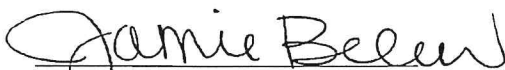
1. The District hereby approves and ratifies the 2019/2020 Annual Report, approves and ratifies all expenses that were expended by the District Manager as enumerated in Section IV thereof, authorizes the submission of the 2019/2020 Annual Report to the municipal clerk of the City and the Missouri Department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

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 2019/2020 Annual Report attached hereto]

ANNUAL REPORT FOR  
METRO NORTH CROSSING  
COMMUNITY IMPROVEMENT DISTRICT ("CID")  
Fiscal Year Ended April 30, 2020

**SECTION I**

**Report Period:** May 1, 2019 – April 30, 2020

**Date Filed:** February 28, 2021

**CID Contact Information:** D. Neal Whitehead, Chairman  
Metro North Crossing Community Improvement District  
4240 Blue Ridge Blvd., Ste. 900  
Kansas City, MO 64133  
816-353-1390  
[DNWhitehead@blueridgetower.net](mailto:DNWhitehead@blueridgetower.net)

**Additional Contact Person:**

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

**Political Subdivision or Not for Profit:** Political Subdivision

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

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

The District is intended to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of any and all public improvements associated therewith (the "Project"). The Project envisioned by the District plan entails the creation, construction, reconstruction, installation of: (a) Public road improvements to Barry Road, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road and Barry Road; (b) Public road improvements to the intersection of Barry Road and North Wyandotte Drive, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) Public road improvements to

extend the road throughout the proposed development, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) Construct new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street, including but not limited to sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (e) Drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) Site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) Lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) Installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) Any other useful, necessary, or desired improvement to be built and arranged in a manner consistent with neighboring properties and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including as desirable or appropriate the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) Costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; and (k) Costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District.

The District completed the following improvements and services in Fiscal Year 2019-2020: site work, grading, improvements to Metro North Drive, and architectural, engineering and surveying, all as discussed in the Petition to Establish the Metro North Crossing Community Improvement District, and the District paid for District administration expenses including legal services.

### **SECTION III**

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

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

**SECTION IV**

**REVENUE AND EXPENSES:**

<b>BEGINNING BALANCE</b> (as of May 1, 2019)		\$32,534.76
<b>INCOME:</b>		
a) Local Sales Tax Revenue		\$92,348.52
<b>TOTAL NET INCOME</b>		\$92,348.52
<b>EXPENSES:</b>		
I. Administrative:		
a) Payroll & Benefits	\$0.00	
b) Postage	\$0.00	
c) Telephone	\$0.00	
d) Bank Fees <interest>	\$0.00	
e) Office Supplies	\$13.28	
<b>SUB-TOTAL</b>	<b>\$13.28</b>	
II. Services:		
a) Parking Lot Repair and Maintenance	\$0.00	
b) Sweeping	\$0.00	
c) Trash Hauling and Litter Removal	\$0.00	
d) Utilities (Common Area Lighting & Irrigation)	\$0.00	
e) Snow Removal	\$0.00	
f) Landscaping/Mowing	\$0.00	
g) Contracted Services	\$0.00	
h) Legal	\$3,102.50	
i) Security	\$0.00	
<b>SUB-TOTAL</b>	<b>\$3,102.50</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$13.28	
II. Services	\$3,102.50	
<b>TOTAL EXPENSES</b>	<b>\$3,115.78</b>	
<b>TOTAL INCOME</b>		\$92,348.52
<b>LESS TOTAL EXPENSES</b>		\$3,115.78
<b>BALANCE</b>		<b>\$89,232.74</b>
<b>CARRYOVER FROM MAY 1, 2019</b>		<b>\$32,534.76</b>
<b>ENDING CASH BALANCE</b>		<b>\$121,767.50</b>

## SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-01	Ratifying Past Actions
2020-02	Approving the Annual Budget for the 2020-2021 Fiscal Year
2020-03	Approving Administrative Matters and Ratifying Past Administrative Matters
2020-04	Adopting the Annual Report for the Fiscal Year Ending April 30, 2019
2020-05	Adopting the Annual Financial Statement for Fiscal Year Ending April 30, 2019



**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. 2021-04

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING 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 Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; 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.

  
Dr. Neal Whitehead, Chairman

ATTEST:

  
Jamie Belew, Secretary

**Exhibit A**

[See 2020 Financial Report attached hereto]

# MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT

1. Financial Statement Summary for Month Year the Year Ended 4 2020	
2. Name of political subdivision Metro North Crossing CID	
3. Political subdivision number 17-024-0032	
4. Name of county Clay	
5. Name of contact David P. Horn	6. Mailing address 4240 Blue Ridge Blvd, Ste 900 Kansas City, MO 64133
7. Telephone number 816-353-1390	8. Fax number
9. Email address 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 12/14/2020  
Title 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

Metro North Crossing 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	92,349	92,349			
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. TOTAL					
Sum of lines 14a-h	\$ 0	\$ 0	\$ 0	\$ 0	0
15. SUBTOTAL					
Sum of items 1-14i	\$ 92,349	\$ 92,349	\$ 0	\$ 0	0

# Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID  
A. Receipts - Continued

		FUNDS - Report in whole dollars				
		TOTAL all funds	General Fund	Fund	Fund	Fund
15. SUBTOTAL (from page 3)	\$	92,349	\$ 92,349	\$ 0	\$ 0	\$ 0
16. Charges for Services						
a. _____		0				
b. _____		0				
c. _____		0				
d. TOTAL Sum of lines 16a-c	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
17. Utility receipts						
a. _____		0				
b. _____		0				
c. _____		0				
d. _____		0				
e. TOTAL Sum of lines 17a-d	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
18. Interest earned		0				
19. Fines, costs, and forfeitures		0				
20. Rents		0				
21. Donations		0				
22. Other receipts and transfers						
a. _____		0				
b. _____		0				
c. Interfund transfers		0				
d. TOTAL Sum of lines 22a-c	\$	0	\$ 0	\$ 0	\$ 0	\$ 0
23. TOTAL RECEIPTS Sum of items 15 through 22d	\$	92,349	\$ 92,349	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 5



Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

B. Disbursements (by function)

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	
2. Financial administration	0				
3. Central administration	13	13			
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	3,103	3,103			
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				
23. SUBTOTAL Sum of lines 1-22	\$ 3,116	\$ 3,116	\$ 0	\$ 0	0

**Part I - FINANCIAL STATEMENT - Continued**

Metro North Crossing 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)	\$	3,116	\$ 3,116	\$ 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. _____		0				
b. _____		0				
c. _____		0				
<b>31.</b> Interfund transfers		0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$	3,116	\$ 3,116	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> (by object)						
<b>1.</b> Salaries		0				
<b>2.</b> Fringe benefits		0				
<b>3.</b> Operations		3,116	3,116			
<b>4. SUBTOTAL</b> Sum of items C1-3	\$	3,116	\$ 3,116	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH DISBURSEMENTS ON PAGE 7



# Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

## D. Statement of Indebtedness Continued

3. SUBTOTAL  
(from page 7)

4. Other debt - Specify

a.

b.

c.

5. Conduit debt

6. TOTAL STATEMENT OF INDEBTEDNESS  
Sum of Items 3-5

FUNDS - Report in whole dollars

Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
	Issued	Retired	
\$ 0	\$ 0	\$ 0	\$ 0
\$ 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	Fund
A. Beginning balance	\$ 32,535	\$ 32,535	\$	\$	
B. Total receipts	92,349	92,349	0	0	0
C. Total disbursements	3,116	3,116	0	0	0
D. Ending balance	\$ 121,768	\$ 121,768	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. 2021-05

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

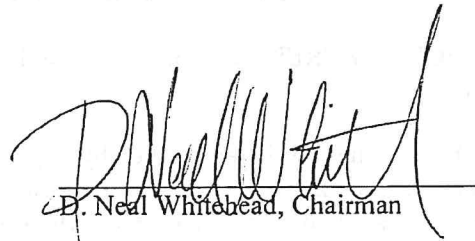
RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY  
IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING  
APRIL 30, 2022.

WHEREAS, the Board of Directors of the Metro North Crossing 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.

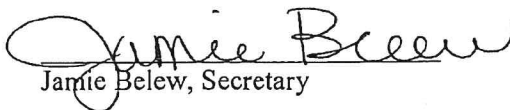
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District as follows:

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. 2021-06

THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING A SLATE OF DIRECTORS TO BE SENT TO THE CITY OF KANSAS CITY, MISSOURI.

WHEREAS, on December 14, 2017, the City Council of Kansas City, Missouri (the "City") adopted Committee Substitute for Ordinance Number 170975, pursuant to which the City approved the Petition to Establish the Metro North Crossing Community Improvement District (the "Petition"), and established the Metro North Crossing Community Improvement District ("District") for the purposes set forth in the Petition; and

WHEREAS, the terms of Garry Johnson and Jamie Belew, as initial directors for the District, expired on December 13, 2019; and

WHEREAS, the Petition provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk; and

WHEREAS, two sitting Directors nominated Jamie Belew and Janae Nauser as the proposed successor directors; and,

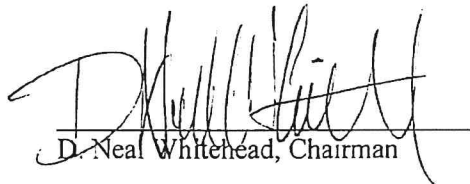
WHEREAS, the Directors desire to approve the proposed slate of directors, and authorize the District Manager or the District's legal counsel to submit the slate of directors to the City Clerk for approval by the Mayor and the City Council pursuant to the Petition.

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

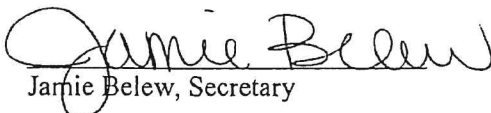
1. That the Directors hereby approve Jamie Belew and Janae Nauser as the proposed successor directors, and authorize the District Manager or the District's legal counsel to submit the slate of directors to the City Clerk for approval by the Mayor and the City Council pursuant to the Petition.

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

**RESOLUTION NO. 2021-09**

**THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT APPROVING A SLATE OF DIRECTORS TO BE SENT TO THE CITY OF KANSAS CITY, MISSOURI.**

WHEREAS, on December 14, 2017, the City Council of Kansas City, Missouri (the "City") adopted Committee Substitute for Ordinance Number 170975, pursuant to which the City approved the Petition to Establish the Metro North Crossing Community Improvement District (the "Petition"), and established the Metro North Crossing Community Improvement District ("District") for the purposes set forth in the Petition; and

WHEREAS, the terms of D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover, as initial directors for the District, expire on December 13, 2021; and

WHEREAS, the Petition provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk; and

WHEREAS, the Directors nominated D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover as the proposed successor directors; and,

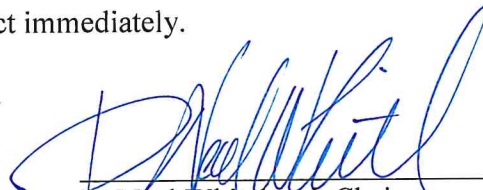
WHEREAS, the Directors desire to approve the proposed slate of directors, and authorize the District Manager or the District's legal counsel to submit the slate of directors to the City Clerk for approval by the Mayor and the City Council pursuant to the Petition.

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

1. That the Directors hereby approve D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover as the proposed successor directors, and authorize the District Manager or the District's legal counsel to submit the slate of directors to the City Clerk for approval by the Mayor and the City Council pursuant to the Petition.

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

**RESOLUTION NO. 2021-10**

**THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT ACKNOWLEDGING THE CITY'S APPOINTMENT OF THREE SUCCESSOR DIRECTORS FOR A TERM OF FOUR YEARS**

WHEREAS, on December 14, 2017, the City Council of Kansas City, Missouri (the "City") adopted Committee Substitute for Ordinance Number 170975, pursuant to which the City approved the Petition to Establish the Metro North Crossing Community Improvement District (the "Petition"), and established the Metro North Crossing Community Improvement District ("District") for the purposes set forth in the Petition; and

WHEREAS, the terms of D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover, as initial directors for the District, expire on December 13, 2021; and

WHEREAS, the Petition provides that successor directors shall be appointed by the Mayor with the consent of the City Council by resolution according to a slate submitted by the Board to the City Clerk; and


WHEREAS, the District Manager of the District submitted a proposed slate of successor directors to the City on October 15, 2021; and

WHEREAS, pursuant to Resolution No. 210977, attached hereto as Exhibit A, the City Council approved the Mayor's appointment of D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover as successor directors for four year terms commencing December 14, 2021 and expiring December 13, 2025.

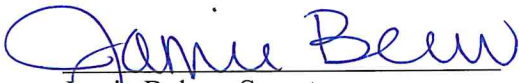
NOW, THEREFORE, BE IT RESOLVED, by the Directors of the District, as follows:

1. The Directors acknowledge the City's appointment of D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover as directors for the District for a term of four years commencing December 14, 2021 and expiring December 13, 2025.
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 attached Resolution 210977]



# Kansas City

414 E. 12th Street  
Kansas City, MO  
64106

## Legislation Text

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File #: 210977

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### RESOLUTION NO. 210977

Appointing D. Neal Whitehead, Shannon Meyer, and Tracy Ryan-Hoover as successor directors to the Metro North Crossing Community Improvement District.

WHEREAS, the Metro North Crossing Community Improvement District (the "CID") was established by petition of the property owners (the "Petition") and approved by the City Council by Ordinance No. 170975; and

WHEREAS, the Petition provides for successor directors to be appointed by the Mayor, with the consent of the City Council, according to slates which have been submitted by the CID; and

WHEREAS, the Board of Directors of the CID has submitted a slate to the City Clerk as provided by the Petition; NOW, THEREFORE,

BE IT RESOLVED BY THE COUNCIL OF KANSAS CITY:

That the following persons are hereby appointed to the Board of Directors of the Metro North Crossing Community Improvement District to serve such terms as is provided for by the Petition, each term to commence the date upon which the preceding term shall have expired:

D. Neal Whitehead  
Shannon Meyer  
Tracy Ryan-Hoover



Authenticated as Passed

  
Quinton Lucas, Mayor

  
Marilyn Sanders, City Clerk

NOV 04 2021

Date Passed



**RESOLUTION NO. 2021-11**

**THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE METRO NORTH CROSSING 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 Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; 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]



<h1 style="margin: 0;">MISSOURI LOCAL GOVERNMENT FINANCIAL STATEMENT</h1>		1. Financial Statement Summary for Month Year the Year Ended 4 2021					
		2. Name of political subdivision Metro North Crossing CID					
		3. Political subdivision number 17-024-0032					
		4. Name of county Clay					
5. Name of contact David P Horn		6. Mailing address 4240 Blue Ridge Boulevard, Ste 900 Kansas City, MO 64133					
7. Telephone number 8163531390		8. Fax number					
		9. Email address 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") <table style="width: 100%; border: none;"> <tr><td style="width: 50%;">1. _____</td></tr> <tr><td>2. _____</td></tr> <tr><td>3. _____</td></tr> </table>				1. _____	2. _____	3. _____	
1. _____							
2. _____							
3. _____							
<p>The undersigned attests that this report is a true and accurate account of all financial transactions for the political subdivision listed above.</p> <table style="width: 100%; border: none;"> <tr> <td style="width: 40%;">Preparer's name, title and date (required)</td> <td style="width: 20%;">David P Horn Preparer's Name</td> <td style="width: 20%;">District Manager Title</td> <td style="width: 20%;">11/4/2021 Date</td> </tr> </table>				Preparer's name, title and date (required)	David P Horn Preparer's Name	District Manager Title	11/4/2021 Date
Preparer's name, title and date (required)	David P Horn Preparer's Name	District Manager Title	11/4/2021 Date				
<h2 style="margin: 0;">INSTRUCTIONS FOR COMPLETING FINANCIAL REPORT FOR POLITICAL SUBDIVISIONS</h2>							
<table style="width: 100%; border: none;"> <tr> <td style="width: 30%; border: 1px solid black; padding: 5px;">           Please mail the completed form to         </td> <td style="width: 30%; border: 1px solid black; padding: 5px;">           State Auditor's Office            P.O. Box 869            Jefferson City, MO 65102         </td> <td style="width: 40%; padding: 5px;">           OR Email to: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a> </td> </tr> </table>				Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102	OR Email to: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>	
Please mail the completed form to	State Auditor's Office P.O. Box 869 Jefferson City, MO 65102	OR Email to: <a href="mailto:localgovernment@auditor.mo.gov">localgovernment@auditor.mo.gov</a>					
<h3 style="margin: 0;">Part I – FINANCIAL STATEMENT</h3> <h4 style="margin: 0;">A. Receipts (pages 3 and 4)</h4> <ol style="list-style-type: none"> <li>1. <b>Property Tax</b> – Include real, personal, and other property tax, but do not include any tax revenues which you collect as agent for another governmental entity.</li> <li>2. <b>Sales Tax</b> – Include any and all sales taxes by fund and type. Municipalities in St. Louis County should report their share of the county sales tax.</li> <li>3. <b>Amusement Sales Tax</b> – Taxes on admission tickets and on gross receipts of all or specified types of amusement businesses.</li> <li>4. <b>Motor Fuel Tax</b> – Taxes on gasoline, diesel oil, aviation fuel, gasohol, "ethanol," and any other fuels used in motor vehicles or aircraft.</li> <li>5. <b>Public Utilities Sales Tax</b> – 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.</li> <li>6. <b>Tobacco Products Tax</b> – Taxes on tobacco products and synthetic cigars and cigarettes, including related products like cigarette tubes and paper.</li> <li>7. <b>Hotel/Motel and Restaurant/Meals Tax</b> – Sales tax on hotel/motel and restaurant/meals.</li> <li>8. <b>Alcoholic Beverages Licensing and Permit Taxes</b> – Licenses for manufacturing, importing, wholesaling, and retailing of alcoholic beverages.</li> <li>9. <b>Amusements Licensing and Permit Taxes</b> – Licenses on amusement businesses generally and on specific types of amusement enterprises or devices.</li> <li>10. <b>Motor Vehicles Licensing and Permit Taxes</b> – Licenses imposed on owners or operators of motor vehicles for the right to use public roads.</li> <li>11. <b>Franchise Tax (Public Utilities Tax)</b> – Licenses distinctively imposed on public utilities, whether distinctively imposed on public utilities, whether privately or publicly owned.</li> <li>12. <b>Occupation and Business Licensing and Permit Taxes</b> – Licenses required of persons engaged in particular professions, trades, or occupations.</li> </ol>							



## 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

Metro North Crossing 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		94,995	94,995			
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. TOTAL						
Sum of lines 14a-h	\$	0	\$ 0	\$ 0	\$ 0	0
15. SUBTOTAL						
Sum of items 1-14i	\$	94,995	\$ 94,995	\$ 0	\$ 0	0



Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

**A. Receipts - Continued**

FUNDS - Report in whole dollars					
	TOTAL all funds	General Fund	Fund	Fund	Fund
<b>15. SUBTOTAL</b> (from page 3)	\$ 94,995	\$ 94,995	\$ 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>	0				
<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	\$ 94,995	\$ 94,995	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 5

## Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing CID

## B. Disbursements (by function)

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
1. Highways and streets	\$ 0	\$	\$	\$	
2. Financial administration	0				
3. Central administration	2	2			
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	15,928	15,928			
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				
23. SUBTOTAL Sum of lines 1-22	\$ 15,930	\$ 15,930	\$ 0	\$ 0	\$ 0

## Part I - FINANCIAL STATEMENT - Continued

Metro North Crossing 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)	\$	15,930	\$ 15,930	\$ 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.</b> Other - Specify CID Sales Tax Captured As						
a. TIF EATs		5,345	5,345			
b.		0				
c.		0				
<b>31.</b> Interfund transfers		0				
<b>32. TOTAL DISBURSEMENTS</b> (by function) Sum of items 23-31	\$	21,275	\$ 21,275	\$ 0	\$ 0	\$ 0
<b>C. Disbursements</b> (by object)						
<b>1.</b> Salaries		0				
<b>2.</b> Fringe benefits		0				
<b>3.</b> Operations		21,275	21,275			
<b>4. SUBTOTAL</b> Sum of items C1-3	\$	21,275	\$ 21,275	\$ 0	\$ 0	\$ 0

PLEASE CONTINUE WITH **DISBURSEMENTS** ON PAGE 7



**Part I - FINANCIAL STATEMENT - Continued**

Metro North Crossing CID

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

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
4. SUBTOTAL (from page 6)	\$ 21,275	\$ 21,275	\$ 0	\$ 0	\$ 0
5. Capital expenditures - Specify					
a. _____	0				
b. _____	0				
c. _____	0				
d. _____	0				
e. _____	0				
f. _____	0				
g. _____	0				
6. Interfund transfers - Specify					
a. _____	0				
b. _____	0				
7. TOTAL DISBURSEMENTS (by object) Sum of items 4-6b	\$ 21,275	\$ 21,275	\$ 0	\$ 0	\$ 0

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



**Part I - FINANCIAL STATEMENT - Continued**

Metro North Crossing CID

**D. Statement of Indebtedness**  
**Continued**

**3. SUBTOTAL**  
(from page 7)

4. Other debt - Specify

a. \_\_\_\_\_

b. \_\_\_\_\_

c. \_\_\_\_\_

5. Conduit debt

**6. TOTAL STATEMENT OF INDEBTEDNESS**  
Sum of items 3-5

FUNDS - Report in whole dollars			
Outstanding Beginning of Fiscal Year	During Fiscal Year --		Outstanding End of Fiscal Year
	Issued	Retired	
\$ 0	\$ 0	\$ 0	\$ 0
			0
			0
			0
			0
			0
\$ 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

Tax Rates Funds - Specify

1. \_\_\_\_\_

2. \_\_\_\_\_

3. \_\_\_\_\_

4. \_\_\_\_\_

5. \_\_\_\_\_

6. \_\_\_\_\_

\$ \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\$ 0  
**Tax rate**  
**(per \$100)**

# Part II - FINANCIAL STATEMENT SUMMARY

FUNDS - Report in whole dollars					
TOTAL all funds	General Fund	Fund	Fund	Fund	Fund
A. Beginning balance	\$ 121,768	\$ 121,768	\$	\$	\$
B. Total receipts	94,995	94,995	0	0	0
C. Total disbursements	21,275	21,275	0	0	0
D. Ending balance	\$ 195,488	\$ 195,488	\$ 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. 2022-01**

**THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE METRO NORTH CROSSING 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.**

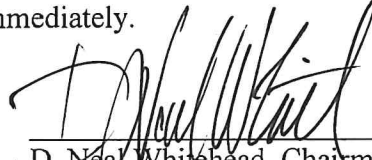
WHEREAS, the Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; and

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]



**METRO NORTH CROSSING  
COMMUNITY IMPROVEMENT DISTRICT**

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

**BUDGET MESSAGE**

The Metro North Crossing Community Improvement District (“**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. 170975, adopted on December 14, 2017. 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 was formed to provide, or cause to be provided, for the benefit of the District, certain eligible services and eligible improvements, all as described in the Petition to Establish the Metro North Community Improvement District, filed December 6, 2017 (the “**Petition**”).

The District’s sole source of revenue (the “**District Revenues**”) is a one percent (1%) sales and use tax imposed on sales within the District. The District’s one percent (1%) sales and use tax became effective October 1, 2018.

The District’s primary purpose is to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of certain public improvements associated therewith (the “**Project**”). The Project envisioned by the District as set forth in the Petition entails the creation, construction, reconstruction, and installation of: (a) public road improvements to Barry Road, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road and Barry Road; (b) public road improvements to the intersection of Barry Road and North Wyandotte Drive, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) public road improvements to extend the road throughout the proposed development, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) construct a new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street; (e) drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) any other useful, necessary, or desired improvements to be built and arranged in a manner consistent with neighboring properties, and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including, as desirable or appropriate, the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) costs associated with undertaking the “**Purposes**” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; (k) costs associated with undertaking the “**Services**” as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District. The District also desires to pay for certain administrative expenses, professional fees and operating costs of the District, all as reflected in the District’s budget.

The District and Metro North Crossing, LLC (the “**Developer**”) entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District, and the District has agreed, subject to annual appropriation, to reimburse Developer for the “**District Costs**” (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. The amounts Developer advances to pay Project costs during the fiscal year will not be shown as an expense to the District for that fiscal year, but will instead be reflected in a footnote to the budget and noted as District Costs. Developer has advanced on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not requested certification of District 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 one percent (1%) sales and use tax to (i) pay for certain District Services, and (ii) to pay for certain administrative and professional fees and operating costs of the District. The proposed amount of



the District's expenditures is based solely on the revenue projected to be generated by the District's one percent (1%) sales and use tax during the fiscal year and from sales tax income carried forward from previous years.

A payment to the Tax Increment Financing Commission of Kansas City of fifty percent (50%) of the incremental economic activity taxes ("EATS") pursuant to Section 99.845.3 of the Revised Status of Missouri is included in the 2022-2023 budget. The EATS payment is required by the TIF statute and is to be used to reimburse eligible redevelopment project costs under the Metro North Crossing Tax Increment Financing Plan. The EATS consist of fifty percent (50%) of the one percent (1%) CID sales tax generated within the boundaries of the Metro North Crossing TIF District over the amount of such taxes generated within the TIF District in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project area.

<b>Metro North Crossing</b>		
<b>Community Improvement District Budget</b>		
<b>May 1, 2022- April 30, 2023</b>		
Estimated Carry Forward Income as of 4/30/22		\$ 149,498
Estimated Income from 1% CID Sales & Use Tax		\$ 200,000
<b>Total Funds Available</b>		<b>\$ 349,498</b>
<b>Expenses</b>		
Legal Fees		\$ 10,000
Accountant Fees		\$ 2,100
Misc. Fees & Costs		\$ 1,750
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)		\$ 27,500
Payment to Developer (Reimbursement of District Costs) <sup>1</sup>		\$ -
2022 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>		\$ 100,000
Professional Fees		\$ -
Contingency		\$ -
<b>Total Expenses</b>		<b>\$ 141,350.00</b>
<b>Estimated Carry Forward Income</b>		<b>\$ 208,148.00</b>
<sup>1</sup> The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not submitted any District Costs to the District for certification and this budget does not contemplate any payments to Developer for District Costs.		
<sup>2</sup> The 2021 EATS payment to the TIFC is expected to be paid during the FYE 4/30/23 after the District's sales tax revenues for the FYE 4/30/22 are determined. The 2022 EATS payment to the TIFC is expected to be paid during the FYE 4/30/24 after the District's sales tax revenues for the FYE 4/30/23 are determined.		

## Metro North Crossing Community Improvement District 2022-2023 Budget

	Budget 2022-2023	Budget 2021-2022	Actual 2020-2021
Estimate Carry Forward Income	\$ 149,498.00	\$ 135,848.00	\$ 121,767.50
Estimated Income from 1% CID Sales Tax	\$ 200,000.00	\$ 200,000.00	\$ 94,995.88
<b>Total Funds Available</b>	<b>\$ 349,498.00</b>	<b>\$ 335,848.00</b>	<b>\$ 216,763.38</b>
<b>EXPENSES</b>			
Legal Fees	\$ 10,000.00	\$ 10,000.00	\$ 14,768.10
Accountant Fees	\$ 2,100.00	\$ 2,100.00	\$ -
Miscellaneous Fees & Costs	\$ 1,750.00	\$ 1,750.00	\$ -
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)	\$ 27,500.00	\$ 27,500.00	\$ -
Payment to Developer (Reimbursement of District Costs) <sup>1</sup>	\$ -	\$ -	
2022 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ 100,000.00	\$ -	
2021 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ -	\$ 100,000.00	
2020 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ -	\$ 45,000.00	\$ 5,344.95
Professional Fees	\$ -	\$ -	
Contingency	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ 141,350.00</b>	<b>\$ 186,350.00</b>	<b>\$ 20,113.05</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 208,148.00</b>	<b>\$ 149,498.00</b>	<b>\$ 196,650.33</b>

<sup>1</sup>The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not submitted any District Costs to the District for certification and this budget does not contemplate any payments to Developer for District Costs.

<sup>2</sup>The 2018 EATS payment of \$19,395 and the 2019 EATS payment of \$46,174.50 are expected to be paid during the FYE 4/30/21. The 2021 EATS payment to the TIFC is expected to be paid during the FYE 4/30/23 after the District's sales tax revenues for the FYE 4/30/22 are determined. The 2022 EATS payment to the TIFC is expected to be paid during the FYE 4/30/24 after the District's sales tax revenues for the FYE 4/30/23 are determined.

### **BUDGET SUMMARY**

The District anticipates the estimated revenues for the fiscal year ending April 30, 2023 from the District's one percent (1%) sales and use tax being \$200,000, which, when combined with the estimated carry over income from the previous fiscal year of \$149,498, equals a total of \$349,498. The District's total expenses are anticipated to be \$141,350, leaving a balance of \$208,148 at the end of the District's fiscal year.

**RESOLUTION NO. 2022-02**

**THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT**


**RESOLUTION OF THE METRO NORTH CROSSING COMMUNITY  
IMPROVEMENT DISTRICT APPOINTING OFFICERS FOR FISCAL YEAR ENDING  
APRIL 30, 2023.**

WHEREAS, the Board of Directors of the Metro North Crossing 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. 2022-03

### THE METRO NORTH CROSSING COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE METRO NORTH CROSSING 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 Metro North Crossing Community Improvement District (the "District") was formed on December 14, 2017, by Committee Substitute for Ordinance Number 170975, adopted by the City of Kansas City, Missouri (the "City") City Council; 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 Manager 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 from 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 Directors.

5. This Resolution shall take effect immediately.

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

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

ATTEST:

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

**Exhibit A**

[See Annual Budget attached hereto]

**METRO NORTH CROSSING  
COMMUNITY IMPROVEMENT DISTRICT**

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

**BUDGET MESSAGE**

The Metro North Crossing Community Improvement District ("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. 170975, adopted on December 14, 2017. 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 was formed to provide, or cause to be provided, for the benefit of the District, certain eligible services and eligible improvements, all as described in the Petition to Establish the Metro North Community Improvement District, filed December 6, 2017 (the "Petition").

The District's sole source of revenue (the "District Revenues") is a one percent (1%) sales and use tax imposed on sales within the District. The District's one percent (1%) sales and use tax became effective October 1, 2018.

The District's primary purpose is to assist the owner or owners of property within the District to finance the development of such property, specifically the installation and construction of certain public improvements associated therewith (the "Project"). The Project envisioned by the District as set forth in the Petition entails the creation, construction, reconstruction, and installation of: (a) public road improvements to Barry Road, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals and improvements to the public street infrastructure at the intersection of North Jefferson Road and Barry Road; (b) public road improvements to the intersection of Barry Road and North Wyandotte Drive, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (c) public road improvements to extend the road throughout the proposed development, including, but not limited to, sidewalks, curbs, gutters, streetscaping, lighting, traffic signs and/or signals; (d) construct a new public road (Metro North Crossing Drive) to extend North Jefferson Street to North Wyandotte Street; (e) drainage and water utilities, including water lines, storm sewers, detention basins, and appurtenant improvements thereto; (f) site improvements including rock removal, soil grading and reinforcement necessary to construct public improvements; (g) lawns, trees, landscaping and monument signage to improve aesthetic appearance; (h) installation of fire hydrants and other public health, safety and welfare improvements or benefits; (i) any other useful, necessary, or desired improvements to be built and arranged in a manner consistent with neighboring properties, and as may be allowed by the Community Improvement District Act under Sections 67.1401 to 67.1571, RSMo, including, as desirable or appropriate, the acquisition of all types of real estate interests, including but not limited to easements, licenses, leases and fee simple title; (j) costs associated with undertaking the "Purposes" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District; (k) costs associated with undertaking the "Services" as set forth in the Five Year Plan attached as Exhibit C to the Petition to Establish the Metro North Crossing Community Improvement District. The District also desires to pay for certain administrative expenses, professional fees and operating costs of the District, all as reflected in the District's budget.

The District and Metro North Crossing, LLC (the "Developer") entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District, and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. The amounts Developer advances to pay Project costs during the fiscal year will not be shown as an expense to the District for that fiscal year, but will instead be reflected in a footnote to the budget and noted as District Costs Developer has advanced on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not requested certification of District 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 one percent (1%) sales and use tax to (i) pay for certain District Services, and (ii) to pay for certain administrative and professional fees and operating costs of the District. The proposed amount of

the District's expenditures is based solely on the revenue projected to be generated by the District's one percent (1%) sales and use tax during the fiscal year and from sales tax income carried forward from previous years.

A payment to the Tax Increment Financing Commission of Kansas City of fifty percent (50%) of the incremental economic activity taxes ("EATS") pursuant to Section 99.845.3 of the Revised Status of Missouri is included in the 2022-2023 budget. The EATS payment is required by the TIF statute and is to be used to reimburse eligible redevelopment project costs under the Metro North Crossing Tax Increment Financing Plan. The EATS consist of fifty percent (50%) of the one percent (1%) CID sales tax generated within the boundaries of the Metro North Crossing TIF District over the amount of such taxes generated within the TIF District in the calendar year prior to the adoption of the ordinance designating the TIF redevelopment project area.

<b>Metro North Crossing</b>		
<b>Community Improvement District Budget</b>		
<b>May 1, 2022- April 30, 2023</b>		
Estimated Carry Forward Income as of 4/30/22		\$ 149,498
Estimated Income from 1% CID Sales & Use Tax		\$ 200,000
<b>Total Funds Available</b>		<b>\$ 349,498</b>
<b>Expenses</b>		
Legal Fees		\$ 10,000
Accountant Fees		\$ 2,100
Misc. Fees & Costs		\$ 1,750
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)		\$ 27,500
Payment to Developer (Reimbursement of District Costs) <sup>1</sup>		\$ -
2022 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>		\$ 100,000
Professional Fees		\$ -
Contingency		\$ -
<b>Total Expenses</b>		<b>\$ 141,350.00</b>
<b>Estimated Carry Forward Income</b>		<b>\$ 208,148.00</b>
<sup>1</sup> The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not submitted any District Costs to the District for certification and this budget does not contemplate any payments to Developer for District Costs.		
<sup>2</sup> The 2021 EATS payment to the TIFC is expected to be paid during the FYE 4/30/23 after the District's sales tax revenues for the FYE 4/30/22 are determined. The 2022 EATS payment to the TIFC is expected to be paid during the FYE 4/30/24 after the District's sales tax revenues for the FYE 4/30/23 are determined.		

## Metro North Crossing Community Improvement District 2022-2023 Budget

	Budget 2022-2023	Budget 2021-2022	Actual 2020-2021
Estimate Carry Forward Income	\$ 149,498.00	\$ 135,848.00	\$ 121,767.50
Estimated Income from 1% CID Sales Tax	\$ 200,000.00	\$ 200,000.00	\$ 94,995.88
<b>Total Funds Available</b>	<b>\$ 349,498.00</b>	<b>\$ 335,848.00</b>	<b>\$ 216,763.38</b>

### EXPENSES

Legal Fees	\$ 10,000.00	\$ 10,000.00	\$ 14,768.10
Accountant Fees	\$ 2,100.00	\$ 2,100.00	\$ -
Miscellaneous Fees & Costs	\$ 1,750.00	\$ 1,750.00	\$ -
District Services (e.g. public area maintenance, lawn maintenance, snow removal, landscaping, monument signs, utilities, security, road maintenance and replacement, sidewalks, trail system, and District beautification)	\$ 27,500.00	\$ 27,500.00	\$ -
Payment to Developer (Reimbursement of District Costs) <sup>1</sup>	\$ -	\$ -	
2022 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ 100,000.00	\$ -	
2021 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ -	\$ 100,000.00	
2020 EATS to TIFC for Metro North Crossing TIF <sup>2</sup>	\$ -	\$ 45,000.00	\$ 5,344.95
Professional Fees	\$ -	\$ -	
Contingency	\$ -	\$ -	
<b>Total Expenses</b>	<b>\$ 141,350.00</b>	<b>\$ 186,350.00</b>	<b>\$ 20,113.05</b>
<b>Estimated Carry Forward Income</b>	<b>\$ 208,148.00</b>	<b>\$ 149,498.00</b>	<b>\$ 196,650.33</b>

<sup>1</sup>The District and Metro North Crossing, LLC (the "Developer") have entered into a Reimbursement Agreement dated February 22, 2018, pursuant to which Developer has agreed to advance funds in connection with construction, reconstruction, and installation of the Project and the creation of the District and the District has agreed, subject to annual appropriation, to reimburse Developer for the "District Costs" (as that term is defined in the Reimbursement Agreement) Developer has incurred on behalf of the District pursuant to the Reimbursement Agreement. To date, Developer has not submitted any District Costs to the District for certification and this budget does not contemplate any payments to Developer for District Costs.

<sup>2</sup>The 2018 EATS payment of \$19,395 and the 2019 EATS payment of \$46,174.50 are expected to be paid during the FYE 4/30/21. The 2021 EATS payment to the TIFC is expected to be paid during the FYE 4/30/23 after the District's sales tax revenues for the FYE 4/30/22 are determined. The 2022 EATS payment to the TIFC is expected to be paid during the FYE 4/30/24 after the District's sales tax revenues for the FYE 4/30/23 are determined.



### **BUDGET SUMMARY**

The District anticipates the estimated revenues for the fiscal year ending April 30, 2023 from the District's one percent (1%) sales and use tax being \$200,000, which, when combined with the estimated carry over income from the previous fiscal year of \$149,498, equals a total of \$349,498. The District's total expenses are anticipated to be \$141,350, leaving a balance of \$208,148 at the end of the District's fiscal year.