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March 24, 2023

**VIA E-MAIL:** [Trisha.FowlerArcuri@cityofls.net](mailto:Trisha.FowlerArcuri@cityofls.net)

Ms. Trisha Fowler Arcuri, City Clerk  
City of Lee's Summit, MO  
220 SE Green  
Lee's Summit, MO 64063

Re: Summit Fair Community Improvement District  
Proposed Annual Budget (2023-2024)

Dear Trisha:

Pursuant to Section 67.1471.2 of the Revised Statutes of Missouri, enclosed for review and comment is the proposed annual budget for the Summit Fair Community Improvement District (the "District") for the fiscal year ending June 30, 2024. Thank you for your assistance.

If you have any questions, please call me.

Very truly yours,

A large black rectangular redaction box covers the signature area. A small blue arrow points to the left edge of the box.

Enclosures

cc: Melissa Goodson (via email: [mgoodson@reddevelopment.com](mailto:mgoodson@reddevelopment.com))  
Jeff Haney (via email: [jeff@haneycokc.com](mailto:jeff@haneycokc.com))  
Missouri Department of Revenue (via email: [LocalGov@dor.mo.gov](mailto:LocalGov@dor.mo.gov))  
Missouri State Auditor's Office (via email: [LocalGovernment@auditor.mo.gov](mailto:LocalGovernment@auditor.mo.gov))

**SUMMIT FAIR  
COMMUNITY IMPROVEMENT DISTRICT**

**SUMMIT FAIR PROJECT**

**BUDGET FOR FISCAL YEAR BEGINNING JULY 1, 2023  
AND ENDING JUNE 30, 2024  
BUDGET MESSAGE**

The Summit Fair Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri on April 17, 2008 by the City Council of the City of Lee’s Summit, Missouri (the “**City**”) by Ordinance No. 6619. The City, the District and RED Lee’s Summit East, LLC (the “**Summit Fair Developer**”) entered into a Cooperative Agreement dated October 28, 2008, as amended by the First Amendment to Cooperative Agreement and the Second Amendment to Cooperative Agreement (as amended, the “**Summit Fair Cooperative Agreement**”) pursuant to which the District agreed to undertake the “CID Improvements” (as defined in the Summit Fair Cooperative Agreement). Summit Fair Developer and City also entered into that certain Amended and Restated Tax Increment Financing Contract dated as of May 27, 2008, as the same has been amended by the First Amendment, Second Amendment to Amended and Restated Tax Increment Financing Contract, Third Amendment to Amended and Restated Contract and the Fourth Amendment to Amended and Restated Contract (as amended, the “**Summit Fair TIF Contract**”).

The District has adopted a fiscal year beginning July 1 and ending June 30 of each year, the same as the fiscal year of the City.

The District’s sources of revenue for the Summit Fair project (the “**Summit Fair District Revenues**”) are (i) special assessments levied pursuant to the Missouri Community Improvement District Act, Sections 67.1401 to 67.1571 of the Revised Statutes of Missouri (the “**CID Act**”), in an amount equal to one dollar and twenty-four cents (\$1.24) per square foot of building floor area within the Summit Fair project and (ii) a one percent (1%) sales tax imposed on sales within the Summit Fair portion of the District. The District’s one percent (1%) sales tax was imposed beginning July 1, 2009 and the District’s special assessments were assessed and collected beginning with the fiscal year ending June 30, 2011.

The Summit Fair Cooperative Agreement contemplates that “District Obligations” (as defined in the Summit Fair Cooperative Agreement) that are paid with Summit Fair District Revenues may be issued with the approval of the District and the City, the proceeds of which will be used for the purpose of funding all, or an appropriate portion of, the “CID Improvement Costs” (as defined in the Summit Fair Cooperative Agreement). District Obligations were issued by the Industrial Development Authority of Lee’s Summit, Missouri in August of 2012 in the Par Amount of \$11,850,000.00 to partially fund the CID Improvements described in the Summit Fair Cooperative Agreement. District Obligations and “TIF Obligations” (as defined in the Summit Fair TIF Contract) were issued by The City of Lee’s Summit, Missouri in December of 2017 with a total Par Amount of \$33,450,000 of which \$5,649,781 was transferred to the CID account to partially fund the CID Improvements described in the Summit Fair Cooperative Agreement.

**SUMMIT FAIR COMMUNITY IMPROVEMENT DISTRICT**  
**BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024**

**SUMMIT FAIR PROJECT**

Proposed Budget  
Fiscal Year Ending  
June 30, 2024

ESTIMATED REVENUES

CID Sales Tax Revenue <sup>(1)</sup>	\$1,116,202
CID Special Assessment Revenue <sup>(2)</sup>	\$627,396
Interest Income	\$0
Bond Issuance - Par Amount	\$0
Transfer of Funds from District Account	\$0
Developer Advanced Funds	\$0
<b>TOTAL ESTIMATED REVENUES</b>	<b>\$1,743,598</b>

PROPOSED EXPENDITURES

1. Land	\$0
2. Site/Landscape	\$0
3. Land for Ward Road (I-470 to Blue Parkway)	\$0
4. Land for Blue Pkwy Realignment N. of Chipman	\$0
5. Demolition - North of Chipman (Blue Parkway)	\$0
6. Blue Parkway (North of Chipman)	\$0
7. Ward Road & Associated Utility Relocations	\$0
8. Bond Issuance Expenses, Reserve Funds, etc.	\$0
9. Interest	\$0
10. Payments of Pledged Revenues	\$1,693,598
11. District Administrative Costs	\$50,000
12. City Previous Years Administrative Costs/Professional Fees	\$0
13. District Previous Years Administrative Costs/Professional Fees	\$0
14. District Costs of Formation	\$0
<b>TOTAL PROPOSED EXPENDITURES</b>	<b>\$1,743,598</b>

Notes:

(1) The City's 1% administrative fee has already been deducted from the amounts shown. FYE 2024 estimates per Revenue Study in 2017 Bond OS.

(2) The County's 1% collection fee for assessing and collecting the District's special assessments has already been deducted from the amounts shown.

**SUMMIT FAIR COMMUNITY IMPROVEMENT DISTRICT**  
**BUDGET FOR FISCAL YEAR ENDING JUNE 30, 2024**  
**WITH COMPARISON TO PREVIOUS TWO YEARS**

**SUMMIT FAIR PROJECT**

	Proposed Budget Fiscal Year Ending June 30, 2024	Estimated (Unaudited) Fiscal Year Ending June 30, 2023	Actual (Audited) Fiscal Year Ending June 30, 2022
<b><u>ESTIMATED REVENUES</u></b>			
CID Sales Tax Revenue <sup>(1)</sup>	\$1,116,202	\$1,099,707	\$817,819
CID Special Assessment Revenue <sup>(2)</sup>	\$627,396	\$627,396	\$627,396
Interest Income	\$0	\$0	\$5
Bond Issuance - Net Amount	\$0	\$0	\$0
Transfer of Funds from District Account	\$0	\$0	\$0
Developer Advanced Funds	\$0	\$0	\$0
<b>TOTAL ESTIMATED REVENUES</b>	<b>\$1,743,598</b>	<b>\$1,727,102</b>	<b>\$1,445,220</b>
<b><u>PROPOSED EXPENDITURES</u></b>			
1. Land	\$0	\$0	\$0
2. Site/Landscape	\$0	\$0	\$0
3. Land for Ward Road (I-470 to Blue Parkway)	\$0	\$0	\$0
4. Land for Blue Pkwy Realignment N. of Chipman	\$0	\$0	\$0
5. Demolition - North of Chipman (Blue Parkway)	\$0	\$0	\$0
6. Blue Parkway (North of Chipman)	\$0	\$0	\$0
7. Ward Road & Associated Utility Relocations	\$0	\$0	\$0
8. Bond Issuance Expenses, Reserve Funds, etc.	\$0	\$0	\$0
9. Interest	\$0	\$0	\$0
10. Payments of Pledged Revenues	\$1,693,598	\$1,677,102	\$1,392,449
11. District Administrative Costs	\$50,000	\$50,000	\$49,994
12. City Previous Years Administrative Costs/Professional Fees	\$0	\$0	\$0
13. District Previous Years Administrative Costs/Professional Fees	\$0	\$0	\$0
14. District Costs of Formation	\$0	\$0	\$0
<b>TOTAL PROPOSED EXPENDITURES</b>	<b>\$1,743,598</b>	<b>\$1,727,102</b>	<b>\$1,442,443</b>

Notes:

(1) The City's 1% administrative fee has already been deducted from the amounts shown. FYE 2023 and FYE 2024 estimates per Revenue Study in 2017 Bond OS.

(2) The County's 1% collection fee for assessing and collecting the District's special assessments has already been deducted from the amounts shown.

## **BUDGET SUMMARY**

The District anticipates that the estimated revenues for the fiscal year ending June 30, 2024 from the District's special assessments and the District's 1% sales tax for the Summit Fair Project will total \$1,743,598 and that the District's proposed expenditures for the Summit Fair Project during the fiscal year will total \$1,743,598 leaving a balance of \$0 at the end of the District's fiscal year.