

PUBLIC MEETING NOTICE
Meeting of the Board of Directors of
Crossroads Community Improvement District
Wednesday, February 11, 2026 at 2:00 p.m.
1010 Walnut, Suite 500
Kansas City, Missouri 64106

A meeting of the Board of Directors of the Crossroads Community Improvement District will take place on Wednesday, February 11, 2026 beginning at 2:00 p.m., at 1010 Walnut, Suite 500, Kansas City, Missouri 64109.

Members of the Board or the public may attend this meeting via Zoom using the link below. Any closed session may be held via exclusive videoconference or telephone conference. Persons desiring to view and participate in the open meeting may attend in person or may participate remotely via Zoom using the link below:

<https://us02web.zoom.us/j/83649304350?pwd=qFG5GQ1x1FCRsegqeWG8xlpNfuyLHb.1>

Meeting ID: 836 4930 4350 Passcode: 110728

One tap mobile: +12532050468,,83649304350#,,,,*110728# US

TENTATIVE AGENDA

The tentative agenda of this meeting is as follows:

- A. Call to Order/Roll Call
- B. Resolution 2026-1 – Approving Minutes of the November 21, 2025 Board of Directors Meeting
- C. Resolution 2026-2 – Amending the Budget for the Fiscal Year ending April 30, 2026
- D. Resolution 2026-3 – Authorizing Executive Director to Negotiate and Enter into Contracts on Behalf of the District Below Specific Cost Threshold
- E. Drone Dock Funding Status
- F. Executive Director Report
- G. Public Comments (please limit comments to two minutes per person)
- H. Other Business
- I. Adjourn

This is an open meeting and the public is invited to observe and attend the meeting.

There may be a closed session pursuant to Section 610.021.1, RSMo, as amended, to discuss confidential or privileged communications between the District and its legal counsel.

Any person with a disability desiring reasonable accommodation to attend this meeting should contact Douglas Stone at (816) 472-2539 at least 24 hours prior to the meeting.

THIS NOTICE WAS POSTED IN ACCORDANCE WITH LAW AT LEAST TWENTY FOUR HOURS PRIOR TO THE DATE OF THE MEETING, EXCLUSIVE OF WEEKENDS AND HOLIDAYS

Date and Time Posted: _____ Location posted: _____

Name of Person Posting: _____

CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION NO. 2026-1

**RESOLUTION OF THE CROSSROADS COMMUNITY IMPROVEMENT DISTRICT
APPROVING THE MINUTES OF THE NOVEMBER 21, 2025 BOARD OF DIRECTORS'
MEETING**

WHEREAS, the Bylaws of the Crossroads Community Improvement District (the "District") require the District to keep minutes of Board of Directors' meetings;

WHEREAS, the Board of Directors of the District (the "Board") conducted a Board of Directors meeting on November 21, 2025; and

WHEREAS, minutes of such meeting have been prepared and circulated to members of the Board.

NOW, THEREFORE, BE IT RESOLVED, that the minutes of the Board of Directors' meeting held on November 21, 2025, are attached hereto as Exhibit A and shall be and are hereby approved in all respects.

PASSED by the Board of Directors of Crossroads Community Improvement District on February 11, 2026.

Rick Usher, Executive Director

EXHIBIT A

NOVEMBER 21, 2025 MEETING MINUTES

[See Attached]

CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

MINUTES OF A MEETING OF THE BOARD OF DIRECTORS OF THE DISTRICT

A meeting of the Board of Directors (“**Board**”) of the Crossroads Community Improvement District (the “**District**”) was held on November 21, 2025, commencing at 10:00 a.m., at 1010 Walnut, Suite 500, Kansas City, Missouri 64106, pursuant to due notice.

The following members of the Board were present via the Zoom videoconference platform: Jeff Owens, Rick Usher, Leslie Tomlinson, Casey Osburn, Lara Gray and Ryan Gaik and Rasool Ahmed. Also present via the Zoom videoconference platform were Doug Stone and Denise Goodson of Lewis Rice, LLC, and Nicholas Grunauer and Julie Johnson of the Crossroads Community Association and Mark Ehresman, a member of the public. In addition, a participant labeled “KCTV5 News” was connected to the videoconference; however, direct queries as to who specifically was attending on behalf of such organization received no response.

After determining that a quorum of Board members was present, Mr. Stone called the meeting to order.

The first order of business to come before the meeting was approval of the minutes of the initial Board of Directors Meeting which was held on September 29, 2025. Mr. Owens made a motion to adopt Resolution No. 2025-16, approving the minutes of the September 29, 2025, initial Board of Directors meeting, which Ms. Gray seconded. A vote was held and Resolution No. 2025-16 was unanimously adopted.

The next item of business taken up by the Board was the consideration of Resolution No. 2025-17, approving a contract with the City of Kansas City, Missouri for reimbursement of public security services. Mr. Usher discussed the draft of the contract received, and his conversation with Lee Rafferty, head of the off-duty patrol program. The contract allows for a maximum of \$100,000 in reimbursements per year. He noted that there are still questions regarding insurance coverage, but that he had received an email from the City with more information. He also noted that the schedule of payments set forth in the contract would need to be revised due to the passage of time. The City’s funding ordinance for the program has been revised to allow funds for equipment, so Mr. Usher then transitioned discussion to the next agenda item, consideration of Resolution 2025-18, authorizing Negotiation and Entry into a Letter Agreement regarding a contribution to the Kansas City Police Department and Police Foundation toward the acquisition of a drone dock, as part of a Drone as First Responder program, to be permanently installed within the boundaries of the District. Extensive discussion ensued, raising questions regarding costs and whether the drone system would actually speed emergency response. Mr. Usher indicated that the Drone as First Responder is faster than standard 911 response, and that Brad Nicholson had offered to allow the drone dock to be installed on his building, which will result in faster deployment of the system. Mr. Owens noted that the drone would only operate within the Crossroads area. Discussion then circled back to the approval of the contract for public security services reimbursement. Ms. Tomlinson noted that there will no off-duty patrol personnel available during the World Cup. Mr. Usher stated that the public safety initiatives within the District will be phased in as funding comes in, but that it is intended to have the off-duty patrols in place by March 1, 2026. Mr. Stone noted that these issues are addressed in separate resolutions purposely and suggested the tabling of Resolution 2025-18 until the Board’s concerns could be addressed, and that Resolution 2025-17 be revised to limit how funds received

pursuant to the contract for public security services reimbursement may be committed without Board approval. Upon the Board's general agreement with Mr. Stone's proposed approach, Ms. Gray moved to adopt Resolution No. 2025-17, approving entry into a Contract for Reimbursement of Public Security Services with the City of Kansas City, Missouri, with the revision that use of any funds derived from the contract contemplated be limited solely to reimbursement of costs for off duty patrols unless specific Board approval for any other use is obtained. Ms. Tomlinson seconded the motion. A vote was held and Resolution No. 2025-17 was unanimously adopted.

The Board then further discussed specific additional information to be requested regarding the drone system and its proposed implementation. Mr. Stone suggested inviting a representative from the Police Department to come to the next meeting to answer questions from the Directors. Upon conclusion of the discussion, Ms. Tomlinson made a motion to table Resolution 2025-18 regarding the drone dock contribution Letter Agreement until further consideration at a future Board meeting. Ms. Osburn seconded the motion. A vote was held and the Board unanimously agreed to table Resolution 2025-18 at this time.

The next item of business to come before the Board was consideration of Resolution 2025-19, consenting to the removal of two parcels of property from the District. Mr. Stone explained necessity for removal of the specific parcels which had been included in error, and that formal Requests for Removal had been received from the owners of each of the parcels to be removed. Upon conclusion of Mr. Stone's comments, Mr. Owens made a motion to adopt Resolution No. 2025-19, consenting to the removal of the parcels described from the District. Mr. Gaik seconded the motion. A vote was held and Resolution No. 2025-19 was unanimously adopted.

The next Agenda item for the Board was the Executive Director Report, given to the Board by Mr. Usher. Before Mr. Usher spoke, Mr. Stone took a moment to share with the Board a copy of a Tax Bill for property subject to the District's special assessment for review. He then briefly discussed the timing and process of the Sales Tax Election: deadline for ballots is 7:00 PM on December 2, 2025, and the ballot count will occur on December 12, 2025. Mr. Stone finished by noting that someone from the District should be present during the vote count. Mr. Usher then reported the following: The Cooperative Agreement has been signed. The Crossroads Community Association is doing voter outreach. There was a notary event yesterday, although there was no attendance. The next notary event will be November 25, 2025 at The Bauer. The building management will send out emails announcing the event. There are 8 locations to obtain a free notary within the District. Mr. Usher and Mr. Stone encouraged Directors to let anyone they know which should have, but had not received a ballot, that ballots can be picked up at the Election Board office so long as the individual has been registered by November 2, 2026 (30 days before "Election Day"). Mr. Usher stated that the Community Newsletter with election information is being sent out to an e-list the Crossroads Community Association has. There has been one Office Hours Chat held. With regard to Requests for Information for CID services, Mr. Usher explained that he wants to form two sub-committees of Directors: the first to draft and review the Requests for Information to go out in December; and the second to be a safety and security committee. Mr. Stone explained that any sub-committee of Directors must not have more than 4 Directors involved and although Mr. Usher may obtain information requested from proposed vendors, contracting would have to be approved by the Board. Mr. Usher has information about the permitting process. There will be a First Friday the same night as a match held in Kansas City on July 3rd, with a watch party happening at the World War I Memorial. With regard to NDTF funding, the application portal opens on December 8, 2025. Mr. Usher explained that the Crossroads Community Association has applied previously for such funding for First Fridays. The CID is taking over the application process because it is taking over the

administration of First Fridays. The amount to be applied for is dependent on the results of the Sales and Use Tax Election. Mr. Usher concluded his report.

The next Agenda item asked for Public Comments. Mr. Ehresman stated that he had no comments.

There being no other business to come before the Board, Mr. Owens moved that the meeting be adjourned. Ms. Tomlinson seconded the motion. Accordingly, the meeting was adjourned at 11:11 a.m.

Respectfully submitted,

Casey Osburn, Secretary

CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2026-2

RESOLUTION OF BOARD OF DIRECTORS OF CROSSROADS COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) AMENDING THE BUDGET FOR THE FISCAL YEAR 2025-2026

WHEREAS, the District’s Board of Directors (the “**Board**”) previously adopted an annual budget for the operation of the District, Resolution No. 2025-11 (the “**Budget**”); and

WHEREAS, the Board desires to amend the Budget as more particularly set forth below.

NOW, THEREFORE, BE IT RESOLVED, as follows:

1. The District hereby amends its annual Budget with respect to the District’s fiscal year 2025-2026 (ending April 30, 2026), and approves the Amended Budget attached hereto as **Exhibit A** (the “**Amended Budget**”).
2. The Executive Director of the District is directed to provide to the City Clerk of Kansas City, Missouri a copy of the District’s Amended Budget.
3. The District hereby appropriates all District Revenues received by the District during the current fiscal year 2025-2026 to pay the costs and expenses reflected on the Amended Budget, and ratifies all expenditures previously made consistent with the Amended Budget.
4. This Resolution shall take effect immediately.

PASSED by the Board of Directors of Crossroads Community Improvement District on February 11, 2026.

Rick Usher, Executive Director

EXHIBIT A

AMENDED FYE 2026 BUDGET

(See Attached)

**Crossroads Community Improvement District
FYE April 30, 2026 Budget (Amended)**

BUDGET MESSAGE

The Crossroads Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on July 24, 2025 by the City Council of the City of Kansas City, Missouri (the "City") by Ordinance No. 250579 upon a Petition to Establish the District (the "Petition"). The District's fiscal year begins May 1 and ends on April 30 of each year, the same as the fiscal year of the City.

When the District adopted the FYE April 30, 2026 Budget, the District had no active sources of revenue other than advances made on its behalf that are subject to reimbursement from future District revenues. The Petition to establish the District authorized the District to impose a one-half of one percent (0.5%) sales and use tax (the "District Sales Tax") within the District upon qualified voter approval and to levy special assessments against real property benefitted within the District upon receipt of a qualifying petition from property owners (the "District Special Assessments"), all for the purpose of providing revenue to (1) operate and administer the District, (2) repay the formation costs of the District advanced or loaned by others prior to the formation of the District, and (3) fund the District's projects and services. In accordance with the Petition, the Board of Directors of the District (the "Board") adopted Resolution 2025-13 on September 29, 2025, which (a) acknowledged receipt of Special Assessment Peittions (the "Special Assessment Petitions") from the owners of (i) more than fifty percent (50%) per capita of all real property within the boundaries of the District, and (ii) more than 50% of the total assessed value of real property in the District, in conformance with Section 67.1521 RSMo., thereby authorizing the District to annually levy the District Special Assessments against property within the District for a period of ten (10) years, and (b) levied the District Special Assessments for the 2025 Assessment Year and approved the Special Assessment Roll for the 2025 Assessment Year. With regard to the District Sales Tax, on August 19, 2025, the Board adopted Resolution 2025-8, imposing the District Sales Tax for a period of ten years, subject to qualified voter approval. On December 2, 2025, the qualified voters approved the District Sales Tax by mail-in ballot election. Sales tax collection is anticipated to begin April 1, 2026. The Board of Directors of the District is adopting this amended budget for FYE 2026 to reflect more accurate estimates of revenues and expenditures.

	<u>FYE 4/30/2026</u>
REVENUES	
Loans and other advances by Third Parties ¹	\$29,625.00
Off-Duty Patrol Grant	\$34,000.00
CID Sales and Use Tax	\$0.00
Special Assessments	\$326,304.00
TOTAL REVENUES	<u>\$389,929.00</u>
EXPENDITURES	
Public Safety	\$67,000.00
Streetscape and Maintenance	\$23,000.00
First Fridays	\$10,000.00
Sales Tax Election Expenses	\$29,625.00
Accounting and Bookkeeping	\$0.00
Legal Fees	\$40,000.00
Insurance	\$10,000.00
Administrative Costs	\$16,000.00
Executive Director	\$50,516.00
Operating Contingency/Reserve	\$50,000.00
Reimbursement to CCA for Formation Costs Advanced	\$10,000.00
TOTAL EXPENDITURES	<u>\$306,141.00</u>
TOTAL ESTIMATED ENDING BALANCE	\$83,788.00

¹ Amount excludes advances made prior to or in connection with the formation of the District, which were approximately \$112,230.00. Reimbursement of those advances will be made from District revenues in accordance with one or more Resolutions of the Board of Directors of the District.

**Crossroads Community Improvement District
FYE April 30, 2026 Budget**

BUDGET MESSAGE

The Crossroads Community Improvement District (the “**District**”) was formed as a political subdivision of the State of Missouri on July 24, 2025 by the City Council of the City of Kansas City, Missouri (the “**City**”) by Ordinance No. 250579 upon a Petition to Establish the District (the “**Petition**”). The District's fiscal year begins May 1 and ends on April 30 of each year, the same as the fiscal year of the City.

The District currently has no active sources of revenue other than advances made on its behalf that are subject to reimbursement from future District revenues. The Petition to establish the District authorizes the District to impose a one-half of one percent (0.5%) sales and use tax (the “**District Sales Tax**”) within the District upon qualified voter approval and to levy special assessments against real property benefitted within the District upon receipt of a qualifying petition from property owners (the “**District Special Assessments**”), all for the purpose of providing revenue to (1) operate and administer the District, (2) repay the formation costs of the District advanced or loaned by others prior to the formation of the District, and (3) fund the District's projects and services. The District does not anticipate levying the District Special Assessments during this fiscal year, but reserves the right to do so. The District intends to seek qualified voter approval of the District Sales Tax during the fourth calendar quarter 2025, with sales tax collection anticipated to begin April 1, 2026.

<u>REVENUES</u>	<u>FYE 4/30/2026</u>
Loans and other advances by Third Parties ¹	\$ 60,000.00
CID Sales and Use Tax	\$ -
Special Assessments	\$ -
TOTAL REVENUES	\$ 60,000.00
<u>EXPENDITURES</u>	
District's Reimbursable Costs	\$ -
CID Operating and Administrative Costs	\$ 60,000.00
Reimbursement for Formation Costs Advanced	\$ -
Reimbursement for Operating Costs Advanced	\$ -
TOTAL EXPENDITURES	\$ 60,000.00
TOTAL ESTIMATED ENDING BALANCE	\$ -

¹ Amount excludes advances made prior to or in connection with the formation of the District, which were approximately \$112,230.00. Reimbursement of those advances will be made from District revenues in accordance with one or more Resolutions of the Board of Directors of the District

CROSSROADS COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION NO. 2026-3

**RESOLUTION OF THE CROSSROADS COMMUNITY IMPROVEMENT DISTRICT
AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE, EXECUTE AND DELIVER
SERVICE CONTRACTS UNDER A CERTAIN COST THRESHOLD**

WHEREAS, on July 24, 2025, the City Council of the City of Kansas City, Missouri (the “**City**”) adopted Ordinance Number 250579, pursuant to which the City approved the Petition for the Establishment of Crossroads Community Improvement District (the “**Petition**”), and established Crossroads Community Improvement District (the “**District**”) for the purposes set forth in the Petition;

WHEREAS, Section 67.1461, RSMo, authorizes the District to enter into agreements with public and private entities to exercise its powers and carry out its duties pursuant to Section 67.1401 to 67.1571, RSMo;

WHEREAS, it is anticipated that the District will from time to time have a need to enter contracts with third parties for various services including but not limited to sidewalk cleaning, trash removal, snow removal, and alley maintenance, or relating to grants, loans and other funding of the District or relating to administrative services being contracted for by the District (the “**District Contracts**”);

WHEREAS, to expedite the contracting process so that services to be provided pursuant to such District Contracts may commence as soon as possible, the District wishes to authorize the Executive Director to negotiate, execute and deliver District Contracts that involve dollar amounts under a certain specified amount as herein set forth.

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

1. The Executive Director is hereby authorized to negotiate, execute and deliver on behalf of the District District Contracts obligating the District for payments thereunder that do not exceed (as to each separate District Contract) \$10,000 without first obtaining specific prior approval by Board of Directors.
2. The proper officers of the District are hereby authorized and directed to take all actions and execute and deliver all such other documents and instruments necessary or appropriate, in the discretion of such officer(s) of the District, in order to consummate the transactions contemplated by such District Contracts, the taking of such actions, and the execution and delivery of such other documents and instruments on behalf of the District being conclusive evidence of such officer’s determination of the necessity or appropriateness thereof.
3. This Resolution shall take effect immediately.

PASSED by the Board of Directors of Crossroads Community Improvement District on February 11, 2026.

Rick Usher, Executive Director