

ANNUAL REPORT FOR THE LANDING MALL
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: August 22 , 2023

CID Contact Information: Amy Ehlers, (816)753-6000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: February 5, 2009 Ordinance No. 090050

SECTION II

Purposes of the District

- (a) provide or cause to be provided for the benefit of the District, certain services (“the Eligible Services”) described below;
- (b) issue obligations (“Bonds”) to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the Bonds;
- (c) authorize and collect a sales tax; and
- (d) levy and collect Special Assessments.

Services

The Eligible Services shall generally include, but are not necessarily limited to:

- (a) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive Image and Marketing Plan;
- (b) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District;
- (c) providing maintenance of public areas within the District;
- (d) providing site improvement and transportation related improvements within the District; and
- (e) advocating and providing assistance to attract further investment within the District.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Russ Cline – russ@rcagroup.com

Angie Rogers – arogers@blockandco.com

Alex Block – ablock@blockandco.com

Steve Caffey – scaffey@blockandco.com

Amy Ehlers – aehlers@blockandco.com

SECTION IV

LANDING MALL COMMUNITY IMPROVEMENT DISTRICT
REVENUE AND EXPENSES (FY MAY 1, 2022 - APRIL 30, 2023):

INCOME:		
a) CID Deposits – Sales Tax		\$85,377.34
b) Local Deposits – Option Funding		\$ _____
c) Interest		
TOTAL INCOME		\$85,377.34
EXPENSES:		
I. Administrative:		
a) Administration	\$12,000.00	
b) Legal	\$4,002.50	
c)	\$ _____	
SUB-TOTAL	\$16,002.50	
II. Services:		
a) Security	\$173,165.68	
b)	\$ _____	
c)		
SUB-TOTAL	\$173,165.68	
III. Capital Improvements		
a)	\$ _____	
b)	\$ _____	
c)	\$ _____	
SUB-TOTAL	\$ _____	
IV. Other		
a) Operating Reserve	\$-103,790.84	
b)	\$ _____	
c)	\$ _____	
SUB-TOTAL	\$-103,790.84	
EXPENSE TOTAL:		
I. Administrative	\$16,002.50	
II. Services	\$173,165.68	
III. Capital Improvements		
IV. Other	\$-103,790.84	
TOTAL EXPENSES	\$85,377.34	
TOTAL INCOME		\$85,377.34
LESS TOTAL EXPENSES		\$85,377.34
BALANCE		\$0

Date Proposed Budget was submitted to City: January 28, 2022

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2022-2023:

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2023-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2023-02	Electing Officers for Fiscal Year 2024
Resolution 2023-03	Approving a Budget for Fiscal Year 2024

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

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

THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE
LANDING MALL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
NOMINATING AND CONFIRMING A SLATE SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 090050 adopted by the City Council of the City of Kansas City, Missouri on February 5, 2009, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq, RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act; and

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

WHEREAS, the terms of Amy Ehlers, Angie Rogers and Steve Caffey expired in August 2022 and the Board wishes to appoint and confirm a slate of Successor Directors; and

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

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
 - a. 4 Year Term expiring 8/2026 – Amy Ehlers, Owner;
 - b. 4 Year Term expiring 8/2026 – Angie Rogers, Owner; and
 - c. 4 Year Term expiring 8/2026 – Steve Caffey, Owner.
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
3. This Resolution shall take effect immediately.

Adopted this 17th day of February, 2023.

ATTEST:

DocuSigned by:

Amy Ehlers

Amy Ehlers, Secretary

DocuSigned by:

Steve Caffey

Steve Caffey, Chairman

THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2024

WHEREAS, the District, which was formed by Ordinance Number 090050 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq, RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act;

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

WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

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

1. Steve Caffey is appointed Chairman of the District.
2. Alex Block is appointed Vice Chairman of the District.
3. Amy Ehlers is appointed Secretary of the District.
4. Angie Rogers is appointed Treasurer of the District.
5. David Block is appointed District Manager of the District.
6. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution; and
7. This resolution shall take effect immediately.

Adopted this 17th day of February, 2023.

DocuSigned by:
Steve Caffey
Steve Caffey, Chairman

ATTEST:
Amy Ehlers
Amy Ehlers, Secretary

THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE
LANDING MALL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
APPROVING THE BUDGET FOR FISCAL YEAR 2024

WHEREAS, the District, which was formed by Ordinance Number 090050 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the "Missouri Community Improvement District Act", Sections 67.1401 et seq, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board desires to approve the District budget for fiscal year 2024, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year 2024.
- Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. This Resolution shall take effect immediately.

Adopted this 17th day of February, 2023.

DocuSigned by:
Steve Caffey
Steve Caffey, Chairman

ATTEST:
DocuSigned by:
Amy Ehlers
Amy Ehlers, Secretary

EXHIBIT A

**THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT
MAY 1, 2023 – APRIL 30, 2024 BUDGET (FY-2024)**

BUDGET MESSAGE:

The Landing Mall Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on February 5, 2009 by virtue of an ordinance approved by the City Council [Board of Alderman] of Kansas City, Missouri. The stated purpose of the District is to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements within the District. The District adopted a fiscal year of May 1st to April 30.

Important Budget Features:

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes (the "Act") and approved by the qualified voters of the District by a sales tax election held on March 10, 2009.

The District was formed to provide assistance to or to construct, reconstruct, install, repair, maintain, and equip public improvements, to provide or contract for cleaning, to support business activity and economic development in the District, to provide refuse collection and to carry out any other powers set forth in the Act.

Major Changes: None.

	<u>FYE 2024*</u>	<u>FYE 2023*</u>	<u>FYE 2022**</u>	<u>FYE 2021**</u>
FUNDS AVAILABLE:				
Cash on Hand (Beginning of Fiscal Year)	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
ESTIMATED REVENUE:				
- Sales/Use Tax (1.00% effective 7/1/2009)	\$100,000.00	\$100,000.00	\$ 99,279.75	\$ 92,878.22
-Interest Earned from [Add any CID additional income, i.e special assessments]	\$ 8,000.00	\$ 8,000.00	\$ 8,214.80	\$ 0.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$108,000.00	\$108,000.00	\$107,494.55	\$ 92,878.22
ESTIMATED EXPENDITURES:				
-Administrative costs (e.g., insurance)	\$ 8,000.00	\$ 8,000.00	\$ 7,186.50	\$ 7,500.00
-General Landscaping/Maintenance				
-Legal Fees	\$ 2,000.00	\$ 2,000.00	\$ 2,104.50	\$ 1,644.00
-Snow Removal				
-Security	\$ 25,000.00	\$ 25,000.00	\$ 25,000.00	\$ 15,000.00
-Public Improvement Maintenance				\$ 40,000.00
-Trash Removal				
-Capital Improvement				
-Promotion/Marketing				
-Reserve	\$ 73,000.00	\$ 73,000.00	\$ 73,203.55	\$28,734.22
-[Principal and/or interest due on the Notes/Bonds]**	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
-[Additional Public Improvement Fund]**	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
-[Additional Sales Tax to Bond Trustee]	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL ESTIMATED EXPENDITURES	\$108,000.00	\$108,000.00	\$107,494.55	\$ 92,878.22
FUNDS AVAILABLE:				
-Cash on Hand End of Fiscal Year	\$ 0.00	\$ 0.00	\$ 0.00	\$ 0.00

*Estimated values.

**Actual values.