

2025 ANNUAL REPORT FOR THE FLINTLOCK PLAZA
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: August 25, 2025

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

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: March 31, 2011 Ordinance No. 110208

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Russ Cline	russ@rcagroup.com	06/01/2023	06/01/2027
Angie Rogers	arogers@blockandco.com	06/01/2025	06/01/2029
Ryan Cline	rcline@blockandco.com	03/01/2025	06/01/2027
Jamie Block	jblock@blockandco.com	03/01/2025	06/01/2029
Amy Ehlers	aehlers@blockandco.com	06/01/2025	06/01/2029

SECTION III

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 IV

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2026 submitted to City Clerk: January 30, 2025

Annual budget for FYE 2026 adopted: March 27, 2025

Annual Report for FYE 2024 submitted: August 1, 2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024-2025:

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2025-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2025-02	Nominating and Confirming a Slate of Interim Directors
Resolution 2025-03	Electing Officers for Fiscal Year 2026
Resolution 2025-04	Approving the Budget for Fiscal Year 2026

CID BYLAW AMENDMENTS: _____ ATTACHED ___X___ NONE APPROVED

SECTION IV

FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT REVENUE AND EXPENSES (FY MAY 1, 2024 - APRIL 30, 2025)

INCOME:		
a) CID Deposits		\$159,740.76
b) Local Deposits		\$8,320.83
c) Interest		\$0
TOTAL INCOME		\$168,061.59
EXPENSES:		
I. Administrative:		
a) Prof Fee Admin	\$4,800.00	
b) Prof Fee Legal	\$3,014.94	
c)		
SUB-TOTAL	\$7,814.94	
II. Services:		
a)		
b)		
c)		
SUB-TOTAL		
III. Capital Improvements		
a)		
b)		
c)		
SUB-TOTAL		
IV. Other		
a) Operating Reserve	\$160,246.65	
b)		
c)		
SUB-TOTAL	\$160,246.65	
EXPENSE TOTAL:		
I. Administrative	\$7,814.94	
II. Services		
III. Capital Improvements		
IV. Other	\$160,246.65	
TOTAL EXPENSES	\$168,061.59	
TOTAL INCOME		\$168,061.59
LESS TOTAL EXPENSES		\$168,061.59
BALANCE		\$0

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: reddevelopment@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

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

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

RESOLUTION NO. 2025-01

THE FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 110208 adopted by the City Council of the City of Kansas City, Missouri, 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 terms of Steve Caffey, Angie Rogers and Amy Ehlers will expire in June 2025, and the Board desires to appoint and confirm the following slate of Successor Directors; and

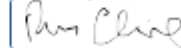
WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

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

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
 - a. 4 Year Term expiring 6/2029 – Jamie Block, Owner;
 - b. 4 Year Term expiring 6/2029 – Angie Rogers, Owner; and
 - c. 4 Year Term expiring 6/2029 – Amy Ehlers, 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 27th day of March, 2025.

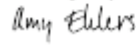
DocuSigned by:



Russ Cline, Chairman

ATTEST:

DocuSigned by:



Amy Ehlers, Secretary

RESOLUTION NO. 2025-02

THE FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE
FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
NOMINATING AND CONFIRMING A SLATE OF INTERIM DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 110208 adopted by the City Council of the City of Kansas City, Missouri, 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, Alex Block has resigned from the Board and the Board desires to appoint and confirm the following slate of Interim Directors; and

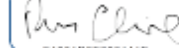
WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Interim Directors in accordance with the qualifications set forth in the Petition.

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

4. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Interim Directors:
 - d. 4 Year Term expiring 06/2027 – Ryan Cline.
5. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
6. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

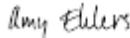
DocuSigned by:



Russ Cline, Chairman

ATTEST:

DocuSigned by:



Amy Ehlers, Secretary

RESOLUTION NO. 2025-03

THE FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE
FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
ELECTING OFFICERS FOR FISCAL YEAR 2025

WHEREAS, the District, which was formed by Ordinance Number 110208 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

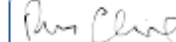
WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

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

1. Russ Cline is appointed Chairman of the District.
2. Ryan Cline 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 27th day of March, 2025.

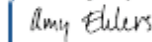
DocuSigned by:



Russ Cline, Chairman

ATTEST:

DocuSigned by:



Amy Ehlers, Secretary

RESOLUTION NO. 2025-04

THE FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE
FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
APPROVING THE BUDGET FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance Number 110208 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 2026, in substantially the form attached hereto as Exhibit A.

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

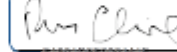
Section 1. The Board approves the proposed budget for fiscal year 2026.

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 27th day of March, 2025.

DocuSigned by:



Russ Cline, Chairman

ATTEST:

DocuSigned by:



Amy Ehlers, Secretary

EXHIBIT A

FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026)

BUDGET MESSAGE:

Flintlock Plaza Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on Sept 09, 2010 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 June 14, 2011.

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 2026*</u>	<u>FYE 2025*</u>	<u>FYE 2024**</u>
ESTIMATED FUNDS:			
Cash on Hand (Beginning of Fiscal Year)	\$372,276.00	\$298,776.00	\$224,350.00
- Sales/Use Tax (1.00% effective 10/1/2011)	\$180,000.00	\$180,000.00	\$159,794.00
-Interest Earned [Add any CID additional income, i.e. special assessments]	\$0.00	\$0.00	\$0.00
TOTAL ESTIMATED FUNDS AVAILABLE:	\$552,276.00	\$478,776.00	\$384,144.00
ESTIMATED EXPENDITURES:			
-General Landscape/Maintenance	\$100,000.00	\$100,000.00	\$78,921.00
-Snow Removal/Lot clean up			
-Security			
-Public Improvement Maintenance			
-Trash Removal/Curb & Utility Rep			
-Common Area Maintenance/Improvements			
-Promotion/Marketing/Improvements			
-Business Activity Support			
-Waterway ongoing maintenance			
-Administrative costs (e.g., insurance)	\$4,000.00	\$4,000.00	\$3,600.00
-Signage			
-Legal Fees	\$2,500.00	\$2,500.00	\$2,848.00
-Principal and/or interest due on the Notes/Bonds**			
TOTAL ESTIMATED EXPENDITURES	\$106,500.00	\$106,500.00	\$85,368.00
FUNDS AVAILABLE:			
-Cash on Hand End of Fiscal Year	\$445,776.00	\$372,276.00	\$298,776.00

*Estimated values.

**Actual values.