

2025 ANNUAL REPORT FOR THE LANDING MALL  
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: February 5, 2009 Ordinance No. 090050

**SECTION II**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Russ Cline	<a href="mailto:russ@rcagroup.com">russ@rcagroup.com</a>	08/01/2025	08/01/2029
Angie Rogers	<a href="mailto:arogers@blockandco.com">arogers@blockandco.com</a>	08/01/2022	08/01/2026
Ryan Cline	<a href="mailto:rcline@blockandco.com">rcline@blockandco.com</a>	03/01/2025	08/01/2029
Jamie Block	<a href="mailto:jblock@blockandco.com">jblock@blockandco.com</a>	03/01/2025	08/01/2026
Amy Ehlers	<a href="mailto:aehlers@blockandco.com">aehlers@blockandco.com</a>	08/01/2022	08/01/2026

**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: July 31, 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 a Budget for Fiscal Year 2026

**CID BYLAW AMENDMENTS:** \_\_\_\_\_ **ATTACHED**    **X   NONE APPROVED**

## SECTION VI

### LANDING MALL COMMUNITY IMPROVEMENT DISTRICT REVENUE AND EXPENSES (FY MAY 1, 2024 - APRIL 30, 2025):

<b>INCOME:</b>		
a) CID Deposits – Sales Tax		\$55,741.79
b) Local Deposits – Option Funding		\$27,009.09
c) Interest		\$0
<b>TOTAL INCOME</b>		<b>\$82,750.88</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Administration	\$9,012.00	
b) Legal	\$2,753.00	
c)		
<b>SUB-TOTAL</b>	<b>\$11,765.00</b>	
II. Services:		
a) Security	\$66,000.00	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$66,000.00</b>	
III. Capital Improvements		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) Operating Reserve	\$4,985.88	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$4,985.88</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$11,765.00	
II. Services	\$66,000.00	
III. Capital Improvements		
IV. Other	\$4,985.88	
<b>TOTAL EXPENSES</b>	<b>\$82,750.88</b>	
<b>TOTAL INCOME</b>		<b>\$82,750.88</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$82,750.88</b>
<b>BALANCE</b>		<b>\$0</b>

**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](mailto:reddevelopment@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: [clerk@kcmo.org](mailto:clerk@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](mailto: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](mailto:localgovernment@auditor.mo.gov)

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

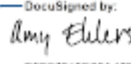
WHEREAS, the terms of Alex Block and Russ Cline will expire in August 2025 and the Board wishes to appoint and confirm a slate of Successor Directors; and

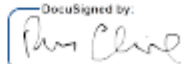
NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

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 8/2029 – Ryan Cline, Owner; and
  - b. 4 Year Term expiring 8/2029 – Russ Cline, 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 27<sup>th</sup> day of March, 2025.

ATTEST:

DocuSigned by:  
  
\_\_\_\_\_  
Amy Ehlers, Secretary

DocuSigned by:  
  
\_\_\_\_\_  
Russ Cline, Chairman

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 OF INTERIM 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 Interim Directors in accordance with the qualifications set forth in the Petition; and

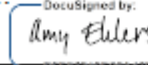
WHEREAS, Steve Caffey has passed away and the Board wishes to appoint and confirm a slate of Interim Directors; and

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

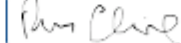
4. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Interim Directors:
  - c. 4 Year Term expiring 8/2026 – Jamie Block, Owner;
5. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
6. This Resolution shall take effect immediately.

Adopted this 27<sup>th</sup> day of March, 2025.

ATTEST:

DocuSigned by:  
  
\_\_\_\_\_  
Amy Ehlers, Secretary

DocuSigned by:



Russ Cline, Chairman

RESOLUTION NO. 2025-03

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 2026

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. 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 27<sup>th</sup> day of March, 2025.

ATTEST:

DocuSigned by:  
  
\_\_\_\_\_  
Amy Ehlers, Secretary

DocuSigned by:  
  
\_\_\_\_\_  
Russ Cline, Chairman

RESOLUTION NO. 2025-04

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 2026

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 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 27<sup>th</sup> day of March, 2025.

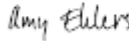
DocuSigned by:



Russ Cline, Chairman

ATTEST:

DocuSigned by:



Amy Ehlers, Secretary



## EXHIBIT A

### **THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026)**

#### **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 2026*</u>	<u>FYE 2025*</u>	<u>FYE 2024**</u>
<b>FUNDS AVAILABLE:</b>			
Cash on Hand (Beginning of Fiscal Year)	\$73,048.00	\$18,048.00	\$9,398.00
<b>ESTIMATED REVENUE:</b>			
- Sales/Use Tax (1.00% effective 7/1/2009)	\$90,000.00	\$90,000.00	\$75,508.00
-Interest Earned from [Add any CID additional income, i.e special assessments]	\$0.00	\$0.00	\$0.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$163,048.00</b>	<b>\$108,048.00</b>	<b>\$84,906.00</b>
<b>ESTIMATED EXPENDITURES:</b>			
-Administrative costs (e.g., insurance)	\$8,000.00	\$8,000.00	\$7,500.00
-General Landscaping/Maintenance			\$0.00
-Legal Fees	\$2,000.00	\$2,000.00	\$2,358.00
-Snow Removal			
-Security	\$50,000.00	\$25,000.00	\$57,000.00
-Public Improvement Maintenance			
-Trash Removal			
-Capital Improvement			
-Promotion/Marketing			
-[ Principal and/or interest due on the Notes/Bonds]**	\$0.00	\$0.00	\$0.00
-[Additional Public Improvement Fund]**	\$0.00	\$0.00	\$0.00
-[Additional Sales Tax to Bond Trustee]	\$0.00	\$0.00	\$0.00
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$60,000.00</b>	<b>\$35,000.00</b>	<b>\$66,858.00</b>
<b>FUNDS AVAILABLE:</b>			
-Cash on Hand End of Fiscal Year	\$103,048.00	\$73,048.00	\$18,048.00

\*Estimated values.

\*\*Actual values.