

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

**SECTION I**

Date: July 2024

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**

**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](mailto:russ@rcagroup.com)

Angie Rogers – [arogers@blockandco.com](mailto:arogers@blockandco.com)

Alex Block – [ablock@blockandco.com](mailto:ablock@blockandco.com)

Steve Caffey – [scaffey@blockandco.com](mailto:scaffey@blockandco.com)

Amy Ehlers – [aeblers@blockandco.com](mailto:aeblers@blockandco.com)

**SECTION IV**

FLINTLOCK PLAZA COMMUNITY IMPROVEMENT DISTRICT  
REVENUE AND EXPENSES (FY MAY 1, 2023 - APRIL 30, 2024)

<b>INCOME:</b>		
a) CID Deposits		\$ 159,793.90
b) Local Deposits		<b>\$</b>
c) Interest		<b>\$</b>
<b>TOTAL INCOME</b>		<b>\$ 159,793.90</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Prof Fee Admin	\$ 3,600.00	
b) Prof Fee Legal	\$ 2,847.50	
c)		
<b>SUB-TOTAL</b>	<b>\$ 6,447.50</b>	
II. Services:		
a) General Maintenance	\$ 78,920.73	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$ 78,920.73</b>	
III. Capital Improvements		
a)	<b>\$</b>	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$</b>	
IV. Other		
a) Operating Reserve	\$ 74,425.67	
b)	<b>\$</b>	
c)	<b>\$</b>	
<b>SUB-TOTAL</b>	<b>\$ 74,425.67</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$6,447.50	
II. Services	\$ 78,920.73	
III. Capital Improvements	<b>\$</b>	
IV. Other	\$ 74,425.67	
<b>TOTAL EXPENSES</b>	<b>\$ 159,793.90</b>	
<b>TOTAL INCOME</b>		<b>\$ 159,793.90</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$ 159,793.90</b>
<b>BALANCE</b>		<b>\$ 0</b>

Annual Budget for FYE 2024 submitted January 30, 2024.

Annual Report for FYE 2023 submitted August 22, 2023.

**SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2023-2024:

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2024-01	Electing Officers for Fiscal Year 2025
Resolution 2024-02	Approving the Budget for Fiscal Year 2025

**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](mailto:missouridevelopment@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: [Marilyn.Sanders@kcmo.org](mailto: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](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)

RESOLUTION NO. 2024-01

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;

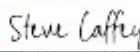
WHEREAS, in accordance with the District's bylaws the Board is to elect officers at the annual meeting of the District; and

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

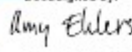
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. 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 21<sup>st</sup> day of March, 2024.

DocuSigned by:  
  
Steve Caffey, Chairman

ATTEST:

DocuSigned by:  
  
Amy Ehlers, Secretary

RESOLUTION NO. 2024-02

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 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, the Board desires to approve the District budget for fiscal year 2025, 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 2025.

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 21<sup>st</sup> day of March, 2024.

DocuSigned by:  
*Steve Caffey*  
Steve Caffey, Chairman

ATTEST:

DocuSigned by:  
*Amy Ehlers*  
Amy Ehlers, Secretary

**EXHIBIT A**

**FLINTLOCK PLAZA  
COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2024 – APRIL 30, 2025 BUDGET (FY-2025)**

**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 1<sup>st</sup> 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**

	<b><u>FYE 2025*</u></b>	<b><u>FYE 2024*</u></b>	<b><u>FYE 2023**</u></b>
<b>ESTIMATED FUNDS:</b>			
Cash on Hand (Beginning of Fiscal Year)	\$65,827.00	\$52,327.00	\$107,967.00
- Sales/Use Tax (1.00% effective 10/1/2011)	\$180,000.00	\$120,000.00	\$202,354.00
-Interest Earned [Add any CID additional income, i.e special assessments]	\$0.00	\$0.00	\$0.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE:</b>	<b>\$245,827.00</b>	<b>\$172,327.00</b>	<b>\$310,321.00</b>
<b>ESTIMATED EXPENDITURES:</b>			
-General Landscape/Maintenance	\$100,000.00	\$100,000.00	\$248,285.00
-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	\$6,000.00
-Signage			
-Legal Fees	\$2,500.00	\$2,500.00	\$3,709.00
-Principal and/or interest due on the Notes/Bonds**			
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$106,500.00</b>	<b>\$106,500.00</b>	<b>\$257,994.00</b>
<b>FUNDS AVAILABLE:</b>			
-Cash on Hand End of Fiscal Year	\$139,327.00	\$65,827.00	\$52,327.00

\*Estimated values.

\*\*Actual values.