

2025 ANNUAL REPORT FOR THE WARD PARKWAY 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: August 30, 2018 Ordinance No. 180562

**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>	08/01/2025	08/01/2029
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:aeblers@blockandco.com">aeblers@blockandco.com</a>	08/01/2024	08/01/2026

**SECTION III**

**The Purposes of the District are:**

- 1) Form and govern the District in accordance with the Act and the revised statutes of the State of Missouri;
- 2) Provide or cause to be provided for the benefit of the District, certain improvements and services described herein;
- 3) Obtain financing for the costs, expenditures, and undertakings of the District;
- 4) To levy and collect the CID Sales Tax in order to provide a source of repayment for CID Obligations issued to finance the District Projects, or to pledge toward the repayment of CID Obligations issued to finance the District Projects; and
- 5) Such other purposes authorized by the Act.

**The Services of the District are:**

The District is authorized to provide all of those services authorized by the Act, including maintenance of public improvements and public and private property within the District, and supporting business activity and economic development in the District, including, but not limited to, the promotion of business activity, development and retention, and the

recruitment of businesses. As the District does not anticipate initially providing such services, the estimated costs for District Services is \$0.

#### **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  
(ATTACH COPIES):

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 IV**

### REVENUE AND EXPENSES FOR THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2024 - APRIL 30, 2025

<b>INCOME:</b>		
a) CID Deposits		\$18,848.80
b) Local Deposits		\$909.16
c)		
<b>TOTAL INCOME</b>		<b>\$19,757.96</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Administrative Fees	\$1,200.00	
b)	\$1,843.50	
c)		
<b>SUB-TOTAL</b>	<b>\$3,043.50</b>	
II. Services:		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
III. Capital Improvements		
a)		
b)		
c)		
<b>SUB-TOTAL</b>		
IV. Other		
a) Operating Reserve	\$16,714.46	
b)		
c)		
<b>SUB-TOTAL</b>	<b>\$16,714.46</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$	
II. Services	\$	
III. Capital Improvements	\$	
IV. Other	\$	
<b>TOTAL EXPENSES</b>	<b>\$19,757.96</b>	
<b>TOTAL INCOME</b>		<b>\$19,757.96</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$19,757.96</b>
<b>BALANCE</b>		<b>\$0</b>

## **SECTION V**

### **LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024-2025 (ATTACH COPIES):**

<b>RESOLUTION NUMBER</b>	<b>RESOLUTION TITLE</b>
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

### **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)

RESOLUTION NO. 2025-01

THE 89<sup>TH</sup> & STATE LINE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE 89<sup>TH</sup> &  
STATE LINE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")  
NOMINATING AND CONFIRMING A SLATE SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed by Ordinance No. 180563 adopted by the City Council of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Section 67.1401, *et seq.*, RSMo, as may be amended (the "Act"); and is transacting business and exercising 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

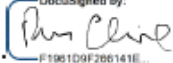
WHEREAS, the terms of Alex Block, Russ Cline and Angie Rogers will expire in August 2025 and the Board wishes to appoint Successor Directors; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, 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 8/2029 – Ryan Cline, Owner;
  - b. 4 Year Term expiring 8/2029 – Russ Cline, Owner, and
  - c. 4 Year Term expiring 8/2029 – Angie Rogers, 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.

DocuSigned by:  
  
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Russ Cline, Chairman

ATTEST:

DocuSigned by:  
  
BFF57310E09A479...  
Amy Ehlers, Secretary

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council 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 may be 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, Alex Block has resigned from the Board and the term of Angie Rogers will expire in August 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, with the consent of the City Council, 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 8/2029 – Ryan Cline, Owner; and
  - b. 4 Year Term expiring 8/2029 – Angie Rogers, 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.

DocuSigned by:  
  
Russ Cline, Chairman

ATTEST:  
DocuSigned by:  
  
Amy Ehlers, Secretary

RESOLUTION NO. 2025-02

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council 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 may be 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 desires to appoint and confirm the following slate of Interim Directors; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor, with the consent of the City Council, 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:
  - 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.

DocuSigned by:  
  
Russ Cline, Chairman

ATTEST:  
DocuSigned by:  
  
Amy Ehlers, Secretary

RESOLUTION NO. 2025-03

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE WARD  
PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")  
ELECTING OFFICERS FOR FISCAL YEAR 2026

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council 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 may be amended (the "Act"), and is transacting business and exercising the powers granted by the Act; and


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.

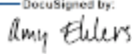
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

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.

DocuSigned by:  
  
Russ Cline, Chairman

ATTEST:

DocuSigned by:  
  
Amy Ehlers, Secretary



RESOLUTION NO. 2025-04

THE WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance No. 180562, adopted by the City Council 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 may be 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.

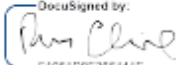
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

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**

### **WARD PARKWAY PLAZA COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026)**

#### **BUDGET MESSAGE:**

The Ward Parkway Plaza Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on August 30, 2018 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 28, 2019.

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 2026*</u></b>	<b><u>FYE 2025*</u></b>	<b><u>FYE 2024**</u></b>
<b>FUNDS AVAILABLE:</b>			
Cash on Hand (Beginning of Fiscal Year)	\$60,979.00	\$44,979.00	\$35,864.00
- Sales/Use Tax (1.00% effective July 1, 2019)	\$20,000.00	\$20,000.00	\$23,055.00
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$80,979.00</b>	<b>\$64,979.00</b>	<b>\$58,919.00</b>
<b>ESTIMATED EXPENDITURES:</b>			
-Administrative costs (e.g., insurance)	\$2,000.00	\$2,000.00	\$13,940.00
- Promotion/Marketing			
-Legal Fees	\$2,000.00	\$2,000.00	
-Snow Removal	\$2,000.00		
-Common Area Maint./Improvements	\$13,000.00		
-Accounting			
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$19,000.00</b>	<b>\$4,000.00</b>	<b>\$13,940.00</b>
<b>FUNDS AVAILABLE:</b>			
-Cash on Hand End of Fiscal Year	\$61,979.00	\$60,979.00	\$44,979.00

\*Estimated values.

\*\*Actual values.