

ANNUAL REPORT FOR  
ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT (the “District”)  
FOR FISCAL YEAR ENDING APRIL 30, 2025

**SECTION I**

Date: August 26, 2024

CID Contact Information: c/o Matt Moriarity, Polsinelli PC (Legal Counsel), 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112, mmoriarity@polsinelli.com, (816) 753-1000

Political Subdivision or Not for Profit: Political Subdivision

FYE`

Date of and Ordinance No: Ordinance No. 190889, passed on December 19, 2019

**SECTION II**

**PURPOSE OF THE DISTRICT AND SERVICES PERFORMED DURING FISCAL YEAR:**

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District’s boundaries. The improvements initially contemplated include potential demolition, remodeling, rehabilitation, and renovation of existing structures, site work, grading, infrastructure improvements, utility improvements, parking improvements, right-of-way improvements, landscaping, parks, lawns, trees, as well any other improvements permitted by the CID Act. Services are expected to include cleaning, maintenance, and other services within the District provider under the CID Act. No services were performed during FYE 4/20/2025.

**SECTION III**

**BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

Name	Email	Term
David Palen	dave.palen@gmail.com	3/19/2024 – 3/19/2028
Grace Palen	lodesgc@gmail.com	3/19/2024 – 3/19/2028
Matt Smith	<u>Smithmatt8@gmail.com</u>	6/10/2025 - 6/10/2029
Kyle Kelly	Kylekelly1953@gmail.com	6/10/2025 - 6/10/2029
Erik Wullschleger	Erik.wullschleger@gmail.com	6/10/2025 - 6/10/2029

## **SECTION IV**

Date FYE 4/30/2024 Annual Report was submitted to City: August 27, 2024

Date FYE 4/30/2026 budget was submitted to City: January 22, 2025

Date FYE 4/30/2026 budget was adopted: March 25, 2025

See attached \*actual\* budget for FYE 4/30/2025

## **SECTION V**

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

<b>Resolution #</b>	<b>Resolution</b>
2025-1	Approve Minutes of 3/20/2024 Board Meeting
2025-2	Appoint Officers of the District
2025-3	Adopt Budget for FYE 4/30/2026 and appropriate funds
2025-4	Adopt Amended Budget for FYE 4/30/2025 and appropriate funds
2025-5	Authorize Preparation and Submittal of FYE 4/30/2025 Annual Report to City Clerk and Department of Economic Development
2025-6	Authorize Preparation and Submittal of FYE 4/30/2024 Annual Report to State Auditor
2025-7	Nominate Successor Directors
2025-8	Certify Operating Costs

**\*Per Ordinance No. 249079, attached please find a copy of the CID's currently adopted Bylaws that were adopted on February 18, 2020.**

### **SUBMIT FORM AND ATTACHMENTS TO:**

<b>Missouri Dept of Economic Development</b> 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 <a href="mailto:redvelopment@ded.mo.gov">Email: redevelopment@ded.mo.gov</a>	<b>City Clerk</b> 25th Floor, City Hall 414 E. 12 <sup>th</sup> Street Kansas City, MO 64106 Phone: (816) 513-6401 Fax: (816) 513-3353 <a href="mailto:Marilyn.Sanders@kcmo.org">Email: Marilyn.Sanders@kcmo.org</a>
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**Romanelli Shops Community Improvement District Budget**

**FYE 4/30/2025 BUDGET**

	<b>FYE 4/30/2025 (actual)</b>		<b>FYE 4/30/2025* (amended)</b>		<b>FYE 4/30/2025* (proposed)</b>
<b>FUNDS AVAILABLE</b>					
- Cash on Hand (Beginning of Fiscal Year)	\$ 145,616.06	\$	145,616.06	\$	-
<b>ESTIMATED REVENUE:</b>					
- 1% CID Sales and Use Tax (effective 10/1/2020)	\$ 184,981.15	\$	180,500.00	\$	85,000.00
- Net Proceeds of Developer Advances	\$ -	\$	-	\$	-
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 330,597.21</b>	\$	<b>326,116.06</b>	\$	<b>85,000.00</b>
<b>ESTIMATED EXPENDITURES:</b>					
- D&O Board of Directors Insurance - Operating Expense	\$ -	\$	1,200.00	\$	1,200.00
- City Annual Submission Review Fee	\$ -	\$	1,000.50	\$	1,000.00
- Legal Fees - Operating Expense	\$ -	\$	-	\$	55.00
- Construction -	\$ 161,046.00				
- Repayment of Developer Advances					
City Annual Submission Review Fee for 2022-2024	\$ -	\$	670.32		
Operating Costs - Legal Fees	\$ -	\$	9,706.45	\$	-
D&O Board of Directors Insurance - Operating Expense	\$ -	\$	1,296.00	\$	-
Construction/Repairs^^	\$ -	\$	149,373.23	\$	170,000.00
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 161,046.00</b>	\$	<b>163,246.50</b>	\$	<b>172,255.00</b>
<b>FUNDS AVAILABLE:</b>					
- Cash on Hand End of Fiscal Year	\$ 169,551.21	\$	162,869.56	\$	(87,255.00)

\* Estimated values.

^ Repayment of Developer's Advances, including interest, is governed by the Reimbursement Agreement, as amended, entered into between the District and the Developer.

^^ The Repayment of Developer Advances for FYE 4/30/2025 will be contingent upon the CID Board of Directors certifying eligible project costs.

**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-1**

**APPROVING MINUTES OF THE MARCH 20, 2024  
ANNUAL MEETING OF THE BOARD OF DIRECTORS**

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**WHEREAS**, the Bylaws of the Romanelli Shops Community Improvement District (the “**District**”) requires the District to keep minutes of the Board of Directors meetings;

**WHEREAS**, the Board conducted its annual Board of Directors Meeting on March 20, 2024; and

**WHEREAS**, minutes of such meeting have been prepared and circulated to members of the Board.

**NOW, THEREFORE, BE IT RESOLVED**, that the minutes of the Board of Directors meeting held on March 20, 2024 are attached hereto as **Exhibit A** and shall be and are hereby approved in all respects.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.



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David Palen, Executive Director

**Exhibit A**

**March 20, 2024 Meeting Minutes**

## **THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT MINUTES OF THE MARCH 20, 2024 ANNUAL MEETING**

An annual meeting of the Board of Directors was held on March 20, 2024 at 10:00 a.m., at Polsinelli PC, 900 W. 48<sup>th</sup> Place, Suite 900, Kansas City, MO 64112, pursuant to notice duly given.

The following members of the Board were present: David Palen, Matt Smith, and Erik Wullschleger (Directors Grace Palen and Kyle Kelly were absent). Also present was Amy Grant, Paralegal with Polsinelli PC, legal counsel for the District.

After determining that a majority of the Board Members were present and a quorum was recognized, the meeting was commenced. The following Resolutions were addressed by the Board as follows:

1. Resolution No. 2024-1, approving the minutes of the March 21, 2023 board meeting. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
2. Resolution No. 2024-2, appoint officers of the District. David Palen is appointed as Executive Director/Chairman and Matt Smith is appointed as Secretary/Treasurer. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
3. Resolution No. 2024-3, adopt budget for FYE April 30, 2025 and Appropriation of Funds. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
4. Resolution No. 2024-4, adopt amended budget for FYE April 30, 2024 and Appropriation of Funds. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
5. Resolution No. 2024-5, authorize preparation and submittal of FYE 4/30/2024 Annual Report to City Clerk and Department of Economic Development. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
6. Resolution No. 2024-6, authorize preparation and submittal of FYE 4/30/2024 Financial Report to State Auditor. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
7. Resolution No. 2024-7, nomination of successor directors. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.
8. Resolution No. 2024-8, certify operating costs. After discussion a motion to approve was made by David Palen, seconded by Matt Smith, and was approved by the Board.

Under other business, Dave Palen mentioned that some of the tenant's do not appear to be remitting their monthly sales tax in a timely manner. Ms. Grant mentioned that she will work with Mr. Palen to complete Form 4379 with the Missouri Department of Revenue for access to the CID revenue records.

Ms. Grant also inquired about the status of the overall project improvements and need to certify eligible project costs for reimbursement to the Developer. Mr. Palen indicated that he would start compiling these documents for certification by the Board.

There being no other business before the Board, the meeting was adjourned.

Respectfully submitted,

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Matt Smith, Secretary

**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-2**

**APPOINT OFFICERS OF THE DISTRICT**

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**WHEREAS**, the Bylaws of the Romanelli Shops Community Improvement District (the “District”) require the District’s Board of Directors to annually appoint a chairman, executive director, secretary, treasurer and such other officers or employees as it deems necessary;

**WHEREAS**, the Board of Directors of the District desires to appoint a chairman, secretary, treasurer and executive director as the officers of the District in accordance with the Bylaws; and

**WHEREAS**, the chairman, secretary, treasurer and executive director shall have the powers and duties described in the Bylaws.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. David Palen is appointed Executive Director/Chairman of the District.
2. Matt Smith is appointed Secretary/Treasurer of the District.
3. Each officer of the District shall exercise those powers and perform those duties as set forth in the Bylaws of the District.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.

  
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David Palen, Executive Director



**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-3**

**APPROVE A BUDGET FOR FYE 4/30/2026 AND APPROPRIATE FUNDS**

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**WHEREAS**, the Romanelli Shops Community Improvement District (the “District”) is required to adopt an annual budget for the operation of the District;

**WHEREAS**, the District submitted to the City the proposed annual budget for FYE 4/30/2026, which is attached hereto as **Exhibit A**; and

**WHEREAS**, the Board of Directors desires to approve a budget for FYE 4/30/2026 and appropriate funds for payment of the District’s expenses.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby adopts a Budget for the District’s FYE 4/30/2026, which attached hereto as **Exhibit A** and authorizes appropriation of funds in accordance therewith.
2. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.



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David Palen, Executive Director

**EXHIBIT A**  
**FYE 4/30/2026 BUDGET**

**Proposed Budget for  
Romanelli Shops  
Community Improvement District  
Fiscal Year Ending April 30, 2026**

Date of Budget Submittal: January 22, 2025  
District Point of Contact Information: Polsinelli PC c/o Amy Grant  
(816) 753-1000  
[agrant@polsinelli.com](mailto:agrant@polsinelli.com)

**BUDGET MESSAGES:**

The purpose of the District is to provide funding for the construction of certain public and private improvements and the provision of certain services within the District's boundaries. The improvements initially contemplated include potential demolition, remodeling, rehabilitation, and renovation of existing structures, site work, grading, infrastructure improvements, utility improvements, parking improvements, right-of-way improvements, landscaping, parks, lawns, trees, and any other landscape, utility improvements, construction of infrastructure improvements, as well as any other improvements permitted by the CID Act (the "Improvements"). The particular items included within the Improvements may be modified from those listed herein from time to time, and the costs of the Improvements to be financed by the District shall include all associated design, architecture, engineering, financing costs incurred to finance such improvements, legal and administrative costs of same. The District may also provide funding for the District's formation and its ongoing operation and administration costs on an annual basis.

The Romanelli Shops Community Improvement District was formed as a political subdivision of the State of Missouri on December 19, 2019. The commencement of the CID sales tax began on October 1, 2020. The term of the District is forty (40) years and will expire on October 1, 2060.

The District may also fund the provision of services within its boundaries for the benefit of the owner and tenants of the District (the "Services"), which may include: operating, maintaining, installing, equipping, repairing and protecting the common areas within the District, including, without limitation (a) operating, installing, maintaining and repairing the common driveways and access roads, sidewalks, curbs, signs, streetlights, landscaping and parking areas; (b) causing the necessary engineering and planning performed in connection with the Services; (c) streetscaping, gardening and landscaping (including but not limited to purchasing, installing and maintaining trees, shrubs, flowers and other vegetation, maintaining pots and planters, planting and replacing trees located along or adjacent to public rights-of-way and private drives, installing and maintaining lighting, public art, mowing, seeding and fertilizing grass and other vegetation); (d) maintaining and repairing irrigation systems and fire protection systems; (e) maintaining and repairing sanitary and storm sewers; (f) repairing, lighting, restriping, resurfacing and replacing the parking lots; (g) providing or contracting for the provision of cleaning and maintenance services for exterior common areas in order to improve the appearance and image of the District, including but not necessarily limited to litter removal, purchase and maintenance of trash receptacles, cleaning and sweeping of sidewalks, streets, parking areas, private drives, and gutters; (h) snow and ice removal; (i) trash, garbage, and other refuse removal; (j) repair and maintenance of directional and pylon signs; (k) repainting and repairing exterior areas; (l) repair and maintenance of exterior building and canopy lighting systems and components; (m) repair and maintenance of roofs, gutters, downspouts, fascia and columns; (n) the cost of non-administrative personnel (including, without limitation, workers compensation insurance) to implement such services; (o) employing or contracting for the provision of personnel to assist landowners, occupants, and users to improve security and safety conditions within the District, including but not limited to addressing public safety concerns, identifying and reporting public nuisances, and (if deemed advisable by the District) conducting security patrols; and (p) hiring or contracting for personnel to staff and provide services to the District.

**Romanelli Shops Community Improvement District Budget**

**FYE 4/30/2026 PROPOSED BUDGET**

		<b>FYE 4/30/2026* (proposed)</b>
<b>FUNDS AVAILABLE</b>		
- Cash on Hand (Beginning of Fiscal Year)	\$	21,000
<b>ESTIMATED REVENUE:</b>		
- 1% CID Sales and Use Tax (effective 10/1/2020)	\$	85,000
- Net Proceeds of Developer Advances	\$	-
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	\$	<b>106,000</b>
<b>ESTIMATED EXPENDITURES:</b>		
- D&O Board of Directors Insurance - Operating Expense	\$	1,200
- City Annual Submission Review Fee	\$	1,000
- Legal Fees - Operating Expense	\$	5,000
- Repayment of Developer Advances		
Construction/Repairs^^	\$	90,000
<b>TOTAL ESTIMATED EXPENDITURES:</b>	\$	<b>97,200</b>
<b>FUNDS AVAILABLE:</b>		
- Cash on Hand End of Fiscal Year	\$	<b>8,800</b>

\* Estimated values.

Repayment of Developer's Advances, including interest, is governed by the Reimbursement Agreement, as amended, entered into between the District and the Developer.

The Repayment of Developer Advances for FYE 4/30/2026 will be contingent upon the CID Board of Directors certifying eligible project costs.

**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-4**

**APPROVE AN AMENDED BUDGET FOR FYE 4/30/2025 AND APPROPRIATE FUNDS**

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**WHEREAS**, the Developer has prepared an amended budget for FYE 4/30/2025 to reflect revised estimated revenues and expenditures for said fiscal year; and

**WHEREAS**, the Board of Directors desires to approve the amended budget for FYE 4/30/2025 and appropriate funds for payment of the District's expenses.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

3. The District hereby adopts an Amended Budget for the District's FYE 4/30/2025, which attached hereto as **Exhibit A** and authorizes appropriation of funds in accordance therewith.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.



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David Palen, Executive Director

**EXHIBIT A**

**FYE 4/30/2025 AMENDED BUDGET**

**Romanelli Shops Community Improvement District Budget**

**FYE 4/30/2025 AMENDED BUDGET**

	FYE 4/30/2025*		FYE 4/30/2025*
	(amended)		(proposed)
<b>FUNDS AVAILABLE</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ 145,616.06	\$	108,147.73
<b>ESTIMATED REVENUE:</b>			
- 1% CID Sales and Use Tax (effective 10/1/2020)	\$ 180,500.00	\$	85,000.00
- Net Proceeds of Developer Advances	\$ -	\$	-
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 326,116.06</b>	<b>\$</b>	<b>193,147.73</b>
<b>ESTIMATED EXPENDITURES:</b>			
- D&O Board of Directors Insurance - Operating Expense	\$ 1,200.00	\$	1,200.00
- City Annual Submission Review Fee	\$ 1,000.50	\$	1,000.00
- Legal Fees - Operating Expense	\$ -	\$	55.00
- Repayment of Developer Advances			
City Annual Submission Review Fee for 2022-2024	\$ 670.32		
Operatings Costs - Legal Fees	\$ 9,706.45	\$	-
D&O Board of Directors Insurance - Operating Expense	\$ 1,296.00	\$	-
Construction/Repairs^^	\$ 149,373.23	\$	170,000.00
<b>TOTAL ESTIMATED EXPENDITURES:</b>	<b>\$ 163,246.50</b>	<b>\$</b>	<b>172,255.00</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ 162,869.56	\$	20,892.73

\* Estimated values.

^ Repayment of Developer's Advances, including interest, is governed by the Reimbursement Agreement, as amended, entered into between the District and the Developer.

^^ The Repayment of Developer Advances for FYE 4/30/2025 will be contingent upon the CID Board of Directors certifying eligible project costs.

**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-5**

**AUTHORIZE FYE 4/30/2025 ANNUAL REPORT**

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**WHEREAS**, State law requires that the District state the services provided, revenues collected, and expenditures made by the District during the most recently completed fiscal year, and that the District attach the written resolutions approved by the District's Board of Directors during that period under Section 67.1471.4, RSMo.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2025 Annual Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the City Clerk and Missouri Department of Economic Development on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.



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David Palen, Executive Director



**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-6**

**AUTHORIZE FYE 4/30/2025 FINANCIAL REPORT**

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**WHEREAS**, State law requires the District to file a financial report with the State Auditor's Office each year under Section 105.145, RSMo, and 15 CSR 40-3.030.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

1. The District hereby directs its legal counsel, Polsinelli PC, to prepare and provide a copy of the FYE 4/30/2025 Financial Report to the Executive Director and Treasurer of the District at its earliest opportunity.
2. To the extent that changes to the Annual Report may be required, the District authorizes the Executive Director and Treasurer to review and approve such changes on behalf of the District
3. If Polsinelli PC does not receive any comments from any of the above-referenced parties within the earlier of 15 days after the report is delivered or the statutory due date for such report, the report shall be deemed approved and the District authorizes Polsinelli PC to submit such report to the State Auditor on its behalf.
4. This Resolution shall take effect immediately.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.



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David Palen, Executive Director

## RESOLUTION OF THE BOARD OF DIRECTORS

### RESOLUTION NO. 2025-7

#### NOMINATION OF SUCCESSOR DIRECTORS

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**WHEREAS**, by Ordinance No. 190889 adopted and approved on December 19, 2019 (the “Approving Ordinance”), the City Council approved a certain petition (the “Petition”) and established the Romanelli Shops Community Improvement District (the “District”) as a political subdivision of the State of Missouri, all pursuant to the Community Improvement District Act, sections 67.1401 through 67.1571, inclusive, of the Revised Statutes of Missouri, as amended (the “CID Act”);

**WHEREAS**, the CID Act and the Petition provides for the Mayor to appoint Successor Directors of the CID, with the consent of the City Council;

**WHEREAS**, Matt Smith, Kyle Kelly, and Erik Wullschleger’s current 4-year terms are set to expire on June 10, 2025; and

**WHEREAS**, the CID’s Board of Directors hereby submits to the Mayor nominations for Successor Directors, in accordance with the qualifications set forth in the Petition.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT, AS FOLLOWS:**

Section 1. The Board of Directors hereby submits to the Mayor and the City Council the following nominees to serve as Successor Directors of the CID:

- (a) Matt Smith, to serve a new four-year term, with the term commencing on June 11, 2025 and expiring on June 10, 2029.
- (b) Kyle Kelly, to serve a new four-year term, with the term commencing on June 11, 2025 and expiring on June 10, 2029.
- (c) Erik Wullschleger, to serve a new four-year term, with the term commencing on June 11, 2025 and expiring on June 10, 2029

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.

  
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David Palen, Executive Director

**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS**

**RESOLUTION NO. 2025-8**

**CERTIFY PROJECT COSTS**

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**WHEREAS**, the Romanelli Shops Community Improvement District (the “District”) and G. Palen Investments, LLC (the “Developer”) have entered into a Reimbursement Agreement on February 18, 2020 (the “Agreement”);

**WHEREAS**, under the Agreement, Developer agreed to advance funds necessary to pay costs of Improvements, Formation Costs, and Operating Costs (collectively the “CID Costs”) in exchange for the District’s commitment to repay such amount to Developer, with interest, using the District’s available revenues; and

**WHEREAS**, the Developer has advanced \$171,083.16 for Project Improvements and has provided to the District documentation of such advances.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Directors of the Romanelli Shops Community Improvement District, the Board hereby certifies the \$171,083.16 advanced by the Developer as eligible CID Projects Costs under the Agreement, which the District intends to repay, with interest, pursuant to the terms of the Agreement.

**PASSED** by the Board of Directors of the Romanelli Shops Community Improvement District on March 25, 2025.



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David Palen, Executive Director

March 2025 Certified Project Costs			
Invoice No.	Contractor	Type of Improvement	Cost
15129	Calvert's Paving	Asphalt Paving and Conrete Work	\$ 118,998.00
15129	Calvert's Paving	Asphalt Paving	\$ 22,525.00
15129	Calvert's Paving	Asphalt Paving	\$ 15,200.00
14996	Calvert's Paving	Concrete Sidewalk	\$ 3,500.00
14994	Calvert's Paving	Asphalt Paving	\$ 6,875.00
46604	Staco Electric	Electrical - Labor and Material	\$ 3,985.16
<b>TOTAL</b>			<b>\$ 171,083.16</b>



**INVOICE NO**  
**46604**

Bill To: Area Real Estate Advisors  
4800 Main St Ste 400  
Kansas City, MO 64105

RE: Romanelli Court Electric Runs  
7140 Wornall St KCMO

ACCOUNT NO	PO NUMBER	JOB NUMBER	DATE SHIPPED	TERMS	INVOICE DATE	PAGE
AREA		S319-0038		Net 30	9/18/2024	1

Repair electrical runs.

DESCRIPTION	UNIT PRICE	EXTENDED
Labor	2,621.77	2,621.77
Material	1,363.39	1,363.39

If paying with Credit Card,  
please add 3.5% to the amount due.

**TOTAL AMOUNT 3,985.16**

[Click here to pay by credit card](#)

All applicable sales taxes are included

e: [ar@stacoelectric.com](mailto:ar@stacoelectric.com) | p: 816.765.7112 | f: 816.765.2351  
11030 Hickman Mills Dr., Kansas City, MO 64134

0720

G Palen Investments LLC / Romanelli Shops

c/o AREA Real Estate Advisors  
4800 Main Street, Suite 400  
Kansas City, Missouri 64112  
816.895.4800



Country Club Bank

countryclubbank.com

816-931-4060

18-130/1010

16 Feb 2024

PAY TO THE  
ORDER OF

Calvert's Paving, Inc

\$ \*\*10,375.00

Ten Thousand Three Hundred Seventy Five \*\*\*\*\*

DOLLARS

Calvert's Paving, Inc  
6500 E 35th Terrace  
Kansas City ,Missouri 64129-

Doug Grossenbacher



*Doug Grossenbacher*  
AUTHORIZED SIGNATURE

MEMO

⑈000720⑈ ⑆101001306⑆

⑈107594248⑈

03/04/2024 720 \$10,375.00



## Vendor Ledger

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### Calvert's Paving, Inc

Date	Invoice #	Check #	Remark	Invoice Amount	Payment Amount	Balance
01/31/2024	14996	720	Concrete sidewalk	\$3,500.00	\$3,500.00	\$0.00
01/31/2024	14994	720	Asphalt installation	\$6,875.00	\$6,875.00	\$0.00
08/06/2024	15129	778	Asphalt installation	\$156,723.00	\$156,723.00	\$0.00
<b>Total</b>	<b>3</b>	<b>3</b>	<b>Totals :</b>	<b>\$167,098.00</b>	<b>\$167,098.00</b>	<b>\$0.00</b>
<b>Transactions :</b>						

Portfolio : NULL ; Start Date : 01/01/2024 ; End Date : 01/23/2025

01/23/2025 11:44 AM Phil Taggart

# WAIVER AND RELEASE OF LIEN

PROJECT: Romanelli Shops  
7100-7140 Wornall Rd  
Kansas City, MO 64114  
Invoice #15129

OWNER: Gregory Palen  
c/o Area Real Estate Advisors, LLC  
4800 Main St., Suite 400  
Kansas City, MO 64112

Whereas the undersigned ☒ Contractor ☐ Subcontractor ☐ Supplier  
has provided labor, materials, or equipment for the above project, under an agreement with:

Area Real Estate Advisors, LLC


in its capacity as ☒ Owner or Owner's Agent ☐ Contractor ☐ Subcontractor

## Section A: (check and initial one)

☐ ☐ **PARTIAL WAIVER AND RELEASE:** In consideration of partial payment for labor, services, materials, or equipment provided in the amount of: covering the following payment request(s) or invoice(s)


DATE:	PAY REQUEST OR INVOICE NUMBER	AMOUNT
-------	-------------------------------	--------

together with any previous payment(s) already received but excluding any retainage or any labor, services, materials, or equipment provided after the date of:

☒  **FINAL WAIVER AND RELEASE:** In consideration of final payment for labor, services, materials, or equipment provided in the amount of: \$156723.00

The undersigned does hereby waive and release all bond claims, liens, or claims or right to lien, statutory or otherwise, against against the property, project, Owner, and any sureties, for labor, services, materials, or equipment, as provided by the undersigned, but only to the extent of payment received, as indicated above and as limited below:

## Section B: (check and initial one)

☒  **CONDITIONAL RELEASE:** This waiver and release is contingent upon receipt of payment and final bank clearance of said remittance in the above amount. The remittance identified as payment and endorsed by the undersigned marked "paid" or otherwise cancelled by the bank against which said remittance was drawn, shall constitute conclusive proof that said invoice or pay request was paid and that payment thereof was received by the undersigned, and thereupon this waiver and release shall become effective automatically without the requirement of any further act, acknowledgment, or receipt on the part of the undersigned.

Additionally, the undersigned acknowledges receipt of the total amount of \$0.00 in previous payment and does hereby grant unconditional release of all above described claims for that amount.

☐ ☐ **UNCONDITIONAL RELEASE:** The undersigned acknowledges receipt of payment in the above amount for labor, services materials, or equipment as described herein and does hereby grant this release unconditionally.

The person signing below does hereby cerify that they are fully authorized and empowered to execute this instrument and to bind the undersigned hereto, and does in fact so execute this instrument.

Company Name: Calvert's Paving, Inc  
Address: 6500 E 35th Terrace  
Kansas City, MO 64129

Signed: 

Title: Office Manager



## INVOICE

CALVERT'S PAVING, INC  
6500 E 35TH TER  
KANSAS CITY, MO 64129

april@calvertspaving.com  
+1 (816) 468-9988  
www.calvertspaving.com



### Area Real Estate Advisors, LLC: Romanelli Shops

#### Bill to

Gregory Palen  
c/o Area Real Estate Advisors, LLC  
4800 Main St., Suite 400  
Kansas City, MO 64112

#### Ship to

Romanelli Shops  
7100-7140 Wornall Rd.  
Kansas City, MO 64114

#### Invoice details

Invoice no.: 15129  
Terms: Net 30  
Invoice date: 06/10/2024  
Due date: 07/10/2024

#	Product or service	Description	Qty	Rate	Amount
1.	Missouri Sale	Asphalt paving and concrete work	1	\$118,998.00	\$118,998.00
2.	Missouri Sale	Change order: Additional paving, south side	1	\$22,525.00	\$22,525.00
3.	Missouri Sale	Change order: Additional paving, north lot	1	\$15,200.00	\$15,200.00

Total

**\$156,723.00**

Remit to:  
6500 E. 35th Terrace  
Kansas City, MO 64129

**BYLAWS OF THE**  
**ROMANELLI SHOPS COMMUNITY IMPROVEMENT DISTRICT**

**ARTICLE I**  
**OFFICES, RECORDS, SEAL**

**1.01 Principal Office.** The principal office of the Romanelli Shops Community Improvement District (the “**District**”) shall be located at such place as may from time to time be designated by the Board of Directors (the “**Board**”) provided, however, that the initial principal office of the District shall be at 900 West 48<sup>th</sup> Place, Suite 900, Kansas City, Missouri 64112.

**1.02 Records.** The District shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Board and each committee of the Board. The District shall keep a record of the name and place of residence of each director and each officer.

**ARTICLE II**  
**PURPOSES**

The purposes of the District shall be to provide those services and improvements set forth in the Petition for the Creation of the Romanelli Shops Community Improvement District, as may be amended (the “**Petition**”), and the Five-Year Plan attached thereto, and for all other lawful purposes that may be authorized by the Board and permitted under Sections 67.1401 through 67.1571, RSMo (the “**Act**”).

**ARTICLE III**  
**BOARD**

**3.01. Powers of Board.** The Board shall have and is vested with all powers and authorities granted by the Act, except as it may be expressly limited by law or these Bylaws, to supervise, control, direct and manage the property, affairs and activities of the District, to determine the policies of the District, to do or cause to be done any and all lawful things for and on behalf of the District, to exercise or cause to be exercised any or all of its powers, privileges or franchises, and to seek the effectuation of its objects and purposes.

**3.02. Official Actions.** In accordance with Section 67.1451.8, RSMo, all official acts of the Board shall be by written resolution approved by the Board.

**3.03. Number of Directors; Qualifications.** The number of directors of the District to constitute the Board shall be five (5). The initial directors constituting the Board (the “**Initial Directors**”) are set forth below, and successors to the Initial Directors (the “**Successor Directors**”) shall be appointed by the Mayor of the City of Kansas City, Missouri (the “**City**”) with the consent of the City Council by resolution according to a slate submitted by the

Executive Director of the District to the City Clerk, as set forth in the Petition and pursuant to the Act. The number of directors may not be increased or decreased. Each director shall: (i) be at least eighteen (18) years of age; (ii) an owner of real property ("**Owner**"), or such Owner's legally authorized representative, an owner of a business operating within the District ("**Operator**"), or such Operator's legally authorized representative, or a registered voter residing within the boundaries of the District ("**Resident**"), as provided by the Petition and the Act; and (iii) be and have been a resident of the State of Missouri for at least one year immediately preceding the date upon which he or she takes office in accordance with Article VII, Section 8 of the Missouri Constitution.

**3.04 Initial Board of Directors.** The initial Board shall consist of the following directors who shall serve the initial term and position designated below:

- a. David Palen – Director, Four (4) year term
- b. Dan McCall – Director, Four (4) year term
- c. Mitch Kelly – Director, Two (2) year term
- d. Kyle Kelly – Director, Two (2) year term
- e. Eric Wullschleger – Director, Two (2) year term

**3.05. Commencement of Term of Office of Directors.** A director shall not be deemed to have commenced his or her term of office or to have any of the powers or responsibilities of a director until the time such director accepts the office of director either by a written acceptance or by participating in the affairs of the District at a meeting of the Board or otherwise.

**3.06. Length of Term of Office of Directors.** In accordance with Section 67.1451, RSMo, the length of the term of the Initial Directors is stated in the Petition, and Successor Directors shall serve for a four (4) year term or until his/her successor is appointed in accordance with these Bylaws, the Petition, and the Act. If for any reason a director is not able to serve his/her term, the remaining directors shall elect an interim director ("**Interim Director**") to fill the vacancy for the unexpired term.

**3.07. Removal for Cause.** In accordance with Section 67.1451.7, RSMo, any director may be removed for cause by a two-thirds affirmative vote of the Board (four directors). Written notice of the proposed removal shall be given to all directors prior to action thereon. Any director's failure to meet the qualification requirements set forth above, either in a director's individual capacity or in a director's representative capacity, shall constitute cause for the Board to take appropriate action to remove said director.

**3.08. Resignation.** Any director may resign from the Board. Such resignation shall be in writing addressed to the Secretary of the District and shall be effective immediately or upon its acceptance by the Board as such resignation may provide.

**3.09. Vacancy.** In accordance with Section 67.1451.4, RSMo, in the event of a vacancy on the Board prior to the expiration of a director's term, the remaining directors shall elect an Interim Director to fill the vacancy for the unexpired term. At the expiration of the

remaining term of the Interim Director, a Successor Director shall be appointed as set forth in Section 3 above.

**3.10. Compensation of Directors.** No director shall receive compensation from the District for any service such director may render to it as a director. A director may be reimbursed for his or her actual expenses reasonably incurred in and about such director's performance of his or her duties as a director.

**3.11. Committees.** The Board shall have no authority to appoint an executive committee or any other committee having the authority of the Board. The Board may create and appoint such committees as it deems necessary and advisable to conduct studies and reviews and provide advice and recommendations to the Board.

#### **ARTICLE IV**

#### **MEETINGS AND PROCEDURES**

**4.01. Procedural Rules.** All meetings and proceedings of the District shall be in accordance with Robert's Rules of Order except as otherwise directed by these Bylaws.

**4.02. Place.** Meetings of the Board of the District shall be held at the principal office of the District, as designated by the Board, or at any other place as may be determined from time to time by the Board.

**4.03 Annual Meeting.** As and to the extent required by Section 67.1471.2, RSMo., the District shall hold an annual meeting which is to be held no later than June 1.

**4.04. Notice of Meetings.** Meetings may be called by the Chairman, the Secretary or by a majority of the Board by written notice calling the same and given in the manner hereinafter provided. Written notice stating the time, date, place and tentative agenda of a meeting shall be delivered to each director not less than twenty four (24) hours before the time of the meeting, either personally, by mail, by electric mail, or by facsimile. If mailed, such notice shall be deemed to be delivered three days after depositing such notice in the United States mail addressed to the director at such director's address as it appears on the records of the District, with postage thereon prepaid.

**4.05. Waiver of Notice.** Any notice provided or required to be given to the directors may be waived in writing by any of them whether before or after the time stated therein. Attendance of a director at any meeting shall constitute a waiver of notice of such meeting except where the director attends a meeting for the express purpose of objecting to the transaction of any business because the meeting is not lawfully called or convened.

**4.06. Quorum.** The presence of a majority of the Board shall be requisite for and shall constitute a quorum for the transaction of business at all meetings. Vacant positions are not counted in determining a majority of the Board. The acts of directors, in accordance with Robert's Rules of Order, who are present at a meeting at which a quorum is present shall be valid

as the act of the Board except in those specific instances in which a larger vote may be required according to Robert's Rules of Order, by law or these Bylaws.

**4.07. Adjournment.** Whether or not a quorum shall be present at any such meeting, the directors present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present, any business may be transacted that could have been transacted at the original session of the meeting.

**4.08. Voting.** Each director present at any meeting shall be entitled to cast one vote on each matter coming before such meeting for decision. If a roll call is taken, all votes shall be recorded so as to attribute each "aye" and "nay" vote, or abstinence if not voting, to the name of the respective director.

**4.09. Official Actions.** In accordance with Section 67.1451.8, RSMo, all official acts of the Board shall be by written resolution approved by the Board.

**4.10. Meeting by Conference Telephone.** Members of the Board may participate in a meeting of the Board by means of conference telephone or similar communications equipment whereby all persons participating in the meeting can hear each other, and participation in a meeting in this manner shall constitute presence in person at the meeting. Notice for such meetings shall designate a place where members of the public may hear the conference call for purposes of complying with Chapter 610 of the Revised Statutes of Missouri, as amended (the "Sunshine Law").

**4.11. Compliance with State Sunshine Law.** The District is a "public governmental body" pursuant to the Sunshine Law; therefore, notwithstanding any other provision of these Bylaws and in addition to any requirements of these Bylaws, the District shall give notice of and conduct all meetings of the Board in accordance with the Sunshine Law.

## **ARTICLE V**

### **OFFICERS**

**5.01. General.** The officers of the District shall be a Chairman, an Executive Director, a Secretary, a Treasurer, and such other officers as the Board may appoint. The officers shall be appointed from among the members of the Board or their designated consultants. Any two or more offices may be held by the same person.

**5.02. Election and Terms of Office.** Initially, the officers shall be appointed by the Board named in these Bylaws at the first meeting of that body, to serve until the first annual meeting of the Board and until their successors are duly elected and qualified.

At the first and each subsequent annual meeting of the Board, the Board shall appoint officers to serve until the next annual meeting of the Board and until their successors are duly appointed and qualified.

An officer shall be deemed qualified when such officer enters upon the duties of the office to which such officer has been appointed and furnishes any bond required by the Board or these Bylaws; but the Board may also require of such person a written acceptance and promise faithfully to discharge the duties of such office.

The term of office of each officer of the District shall terminate at the annual meeting of the Board next succeeding his or her appointment and at which any officer of the District is appointed unless the Board provides otherwise at the time of his or her appointment.

**5.03. Removal.** If for any reason any officer who is also a member of the Board ceases to be a member, then such officer shall be deemed automatically removed from office in the District.

**5.04. Compensation of Officers.** No officer who is also a member of the Board shall receive any salary or compensation from the District for any services such officer may render to it as an officer. Salaries and compensation of all other officers, agents and employees of the District, if any, may be fixed, increased or decreased by the Board, but until action is taken with respect thereto by the Board, the same may be fixed, increased or decreased by the Chairman, or such other officer or officers as may be empowered by the Board to do so; provided, however, that no person may fix, increase or decrease his or her own salary or compensation. Each officer may be reimbursed for such officer's actual expenses if they are reasonable and incurred in connection with the purposes and activities of the District.

**5.05. Vacancies.** Vacancies caused by the death, resignation, incapacity, removal or disqualification of an officer of the District shall be filled by the Board at any annual or other regular meeting or at any special meeting called for that purpose, and such person or persons so elected to fill any such vacancy shall serve at the pleasure of the Board until the next annual meeting of the Board, and until such officer's successor is duly elected and qualified.

**5.06. The Chairman.** The Chairman shall be the chief executive officer of the District, shall have such general executive powers and duties of supervision and management as are usually vested in the office of the chief executive officer of a District, and shall carry into effect all directions and resolutions of the Board. The Chairman shall preside at all meetings of the Board at which he or she may be present.

The Chairman may execute all bonds, notes, debentures, mortgages, and other contracts requiring a seal, under the seal of the District and may cause the seal to be affixed thereto, and all other instruments for and in the name of the District.

The Chairman shall have the right to attend any meeting of any committee of the Board and to express his or her opinion and make reports at such meeting; provided, however, that unless the Chairman shall be specifically appointed to any committee, the Chairman shall not be considered to be a committee member or have the right to vote or be counted for the purpose of determining a quorum at any such meeting.



The Chairman shall have such other duties, powers and authority as may be prescribed elsewhere in these Bylaws or by the Board.

**5.07. The Secretary.** The Secretary shall attend the meetings of the Board and shall record or cause to be recorded all votes taken and the minutes of all proceedings in the minute book of the District to be kept for that purpose. The Secretary shall perform like duties for any committee established pursuant to these Bylaws when requested by such committee to do so. The Secretary shall be the custodian of all the books, papers and records of the District and shall, at such reasonable times as may be requested, permit an inspection of such books, papers and records by any director of the District. The Secretary shall upon reasonable demand furnish a full, true and correct copy of any book, paper or record in his or her possession. The Secretary shall be the administrative and clerical officer of the District under the supervision of the Chairman and the Board.

The Secretary shall have the principal responsibility to give or cause to be given notice of the meetings of the Board, but this shall not lessen the authority of others to give such notice as provided in these Bylaws.

The Secretary shall have the general duties, powers and responsibilities of a secretary of a district and shall have such other or further duties or authority as may be prescribed elsewhere in these Bylaws or from time to time by the Board.

**5.08. Treasurer.** The Treasurer shall have supervision and custody of all moneys, funds and credits of the District and shall cause to be kept full and accurate accounts of the receipts and disbursements of the District in books belonging to it. The Treasurer shall keep or cause to be kept all other books of account and accounting records of the District as shall be necessary, and shall cause all moneys and credits to be deposited in the name and to the credit of the District in such accounts and depositories as may be designated by the Board. The Treasurer shall disburse or supervise the disbursement of funds of the District in accordance with the authority granted by the Board, taking proper vouchers therefor. The Treasurer shall be relieved of all responsibility for any moneys or other valuable property or the disbursement thereof committed by the Board to the custody of any other person or district, or the supervision of which is delegated by the Board to any other officer, agent or employee.

The Treasurer shall render to the Chairman or the Board, whenever requested by them, an account of all transactions as Treasurer and of those under the Treasurer's jurisdiction and the financial condition of the District.

The Treasurer shall have the general duties, powers and responsibilities of a treasurer of a district, shall be the chief financial and accounting officer of the District and shall have and perform such other duties, responsibilities and authorities as may be prescribed from time to time by the Board.

**5.09. The Executive Director.** The Executive Director shall execute documents, take any action and perform any further duties as may be prescribed from time to time by the Board.

**5.10. Other Agents.** The Board from time to time may also appoint such other agents for the District as it shall deem necessary or advisable, each of whom shall serve at the pleasure of the Board or for such period as the Board may specify, and shall exercise such powers, have such titles and perform such duties as shall be determined from time to time by the Board or by an officer empowered by the Board to make such determinations.

**5.11. Duties of Officers May Be Delegated.** If any officer of the District be absent or unable to act, or for any other reason that the Board may deem sufficient, the Board may delegate, for the time being, some or all of the functions, duties, powers and responsibilities of any officer to any other officer, or to any other agent or employee of the District or other responsible person, provided a majority of the whole Board concurs therein.

## **ARTICLE VI**

### **GENERAL PROVISIONS**

**6.01. Contracts.** The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District. All contracts shall be approved by written resolution of the Board.

**6.02. Depositories and Checks.** The moneys of the District shall be deposited in such manner as the Board shall direct in such banks or trust companies as the Board may designate and shall be drawn out by checks or drafts signed in such manner as may be provided by resolution adopted by the Board.

**6.03. Bonds.** The Board may require that any officer or employee handling money of the District be bonded at the District's expense, in such amounts as may be determined by the Board.

**6.04. Custodian of Securities.** The Board may from time to time appoint one or more banks or trust companies to act for reasonable compensation as custodian of all securities and other valuables owned by the District, and to exercise in respect thereof such powers as may be conferred by resolution of the Board. The Board may remove any such custodian at any time.

**6.05. Fiscal Year.** The District's fiscal year shall begin on July 1 of each year and end on June 30 of the following year.

**6.06. Certain Loans Prohibited.** The District shall not make any loan to any officer or director of the District. No loans shall be contracted on behalf of the District and no evidence of any financial obligation shall be issued in its name unless authorized by resolutions of the Board of the District.



**6.07. Indemnification and Liability of Directors and Officers.** Each person who is or was a director or officer of the District (including the heirs, executors, administrators and estate of such person) shall be indemnified by the District as of right to the full extent permitted or authorized by the laws of Missouri, as now in effect and as hereafter amended, against any liability, judgment, fine, amount paid in settlement, cost and expense (including attorneys' fees) asserted or threatened against or incurred by such person in such person's capacity as or arising out of such person's status as a director or officer of the District. The indemnification provided by this Bylaw provision shall not be exclusive of any other rights to which those indemnified may be entitled under any other bylaw provision or under any agreement, vote of disinterested directors or otherwise, and shall not limit in any way any right which the District may have to make different or further indemnifications with respect to the same or different persons or classes of persons.

No person shall be liable to the District for any loss, damage, liability or expense suffered by it on account of any action taken or omitted to be taken by such person as a director or officer of the District if such person (i) exercised the same degree of care and skill as a prudent person would have exercised under the circumstances in the conduct of his or her own affairs, or (ii) took or omitted to take such action in reliance upon advice of counsel for the District, or upon statements made or information furnished by directors, officers, employees or agents of the District which such person had no reasonable grounds to disbelieve.

**6.08. Absence of Personal Liability.** The directors and officers of the District are not individually or personally liable for the debts, liabilities or obligations of the District.

**6.09. Budgets.** The District will annually prepare a budget for the upcoming fiscal year and submit it to the City between April 1 and May 1. The budget shall set forth the expected expenditures, revenues, and rates of taxes for the following fiscal year. The City Council, in its discretion, may review and comment on the submitted budget, and if comments are given, the comments must be submitted to the District no later than June 1. At the District's annual meeting, which is to be held no later than July 1, the District must adopt a budget for the next fiscal year.

**6.10. Annual Report.** Within one hundred twenty days after the end of each fiscal year, the District shall submit a report to the City Clerk and the Missouri Department of Economic Development stating the services provided by the District, revenues collected and expenditures made by the District during the previous fiscal year, along with copies of all resolutions approved by the Board during such fiscal year.

## **ARTICLE VII** **AMENDMENTS**

The Board of the District shall have the power to make, alter, amend and repeal the Bylaws of the District and to adopt new Bylaws, which power may be exercised by a vote of a majority of the members of the full Board. The District shall keep at its principal office a copy

of the Bylaws, as amended, which shall be open to inspection by any member of the Board at all reasonable times during office hours.

[CERTIFICATION PAGE TO FOLLOW]

## CERTIFICATE TO BYLAWS

The foregoing Bylaws were duly adopted as and for the Bylaws of the Romanelli Shops Community Improvement District by the Board of Directors of said District at its meeting held on February 18, 2020.



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David Palen, Chairman



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Dan McCall, Secretary