

2025 ANNUAL REPORT FOR THE OLD FOUNDATION
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: December 15, 2011 Ordinance No. 11859

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

| Name | Email | Term State Date | Term End Date |
|--------------|--|-----------------|---------------|
| Russ Cline | russ@rcagroup.com | 04/01/2025 | 04/01/2029 |
| Angie Rogers | arogers@blockandco.com | 04/01/2023 | 04/01/2027 |
| Ryan Cline | rcline@blockandco.com | 03/01/2025 | 04/01/2027 |
| Jamie Block | jblock@blockandco.com | 03/01/2025 | 04/01/2029 |
| Amy Ehlers | aehlers@blockandco.com | 04/01/2025 | 04/01/2029 |

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 2, 2024

SECTION V

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

| RESOLUTION NUMBER | RESOLUTION TITLE |
|--------------------|---|
| Resolution 2025-01 | Nominating Successor Directors |
| Resolution 2025-02 | Nominating 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

REVENUE AND EXPENSES FOR THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2024 - APRIL 30, 2025

| | | |
|----------------------------|---------------------|---------------------|
| INCOME: | | |
| a) CID Deposits | | \$92,455.19 |
| b) Local Deposits | | \$29,581.83 |
| c) | | |
| TOTAL INCOME | | \$122,037.02 |
| | | |
| EXPENSES: | | |
| I. Administrative: | | |
| a) Prof Fee Admin | \$5,164.21 | |
| b) Prof Fee Legal | \$2,736.00 | |
| c) Prof Fee Plan & Design | | |
| SUB-TOTAL | \$7,900.21 | |
| II. Services: | | |
| a) R&M Parking Lot | \$517.08 | |
| b) | | |
| c) | | |
| SUB-TOTAL | \$517.08 | |
| III. Capital Improvements | | |
| a) Demolition | \$40,000.00 | |
| b) Site Work | \$95,000.00 | |
| c) | | |
| SUB-TOTAL | \$135,000.00 | |
| IV. Other | | |
| a) Operating Reserve | -\$21,380.27 | |
| b) | | |
| c) | | |
| SUB-TOTAL | | |
| EXPENSE TOTAL: | -\$21,380.27 | |
| I. Administrative | \$7,900.21 | |
| II. Services | \$517.08 | |
| III. Capital Improvements | \$135,000.00 | |
| IV. Other | -\$21,380.27 | |
| TOTAL EXPENSES | \$122,037.02 | |
| | | |
| TOTAL INCOME | | \$122,037.02 |
| LESS TOTAL EXPENSES | | \$122,037.02 |
| BALANCE | | \$0 |

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
Email: reddevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email: 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

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

THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING SUCCESSOR DIRECTORS.

WHEREAS, the District, which was formed by Ordinance Number 110859 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq, RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Petition authorizes the Board of Directors of the District (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 Steve Caffey, Russ Cline and Amy Ehlers have expired and the Board desires to appoint Successor Directors; and

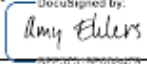
WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

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

1. The following slate contains the term, name, and classification of the individuals selected by the Board to serve as Successor Directors:
 - a. 4 Year Term – Jamie Block, Owner
 - b. 4 Year Term – Russ Cline, Owner
 - c. 4 Year Term – Amy Ehlers, Owner
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
3. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

RESOLUTION NO.: 2025-02

THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING INTERIM DIRECTORS.

WHEREAS, the District, which was formed by Ordinance Number 110859 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq. RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Petition authorizes the Board of Directors of the District (the "Board") to select qualified individuals to serve as Interim Directors in accordance with the qualifications set forth in the Petition; and

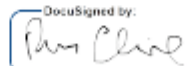
WHEREAS, Alex Block has resigned from the Board and the Board desires to appoint an Interim Director; and


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

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

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

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

RESOLUTION NO.: 2025-03

THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS ("BOARD") OF THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") ELECTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 110859 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq, RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act;

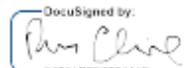
WHEREAS, in accordance with the Bylaws of the District, the Board is to elect officers of the District annually; and


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:

7. Russ Cline is appointed Chairman of the District;
8. Ryan Cline is appointed Vice Chairman of the District;
9. Amy Ehlers is appointed Secretary of the District;
10. Angie Rogers is appointed Treasurer of the District; and
11. David Block is appointed District Manager of the District.
12. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution; and
13. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

RESOLUTION NO: 2025-04

THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 110859 adopted by the City Council of the City of Kansas City, Missouri, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq, RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board desires to approve the District's proposed budget for fiscal year 2026, in substantially the form attached hereto as Exhibit A.


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

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

Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

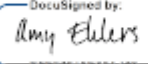
ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

Exhibit A

THE OLD FOUNDATION COMMUNITY IMPROVEMENT DISTRICT MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026)

BUDGET MESSAGE:

The Old Foundation Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on December 15, 2011 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 20, 2012.

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> |
|---|---------------------|---------------------|---------------------|
| FUNDS AVAILABLE: | | | |
| Cash on Hand (Beginning of Fiscal Year) | \$174,053.00 | \$171,053.00 | \$102,929.00 |
| - Sales/Use Tax (1.00% effective 7/1/2012) | \$100,000.00 | \$100,000.00 | \$92,163.00 |
| -Interest Earned from [Add any CID additional income, i.e. special assessments] | \$0.00 | \$0.00 | \$0.00 |
| TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE: | \$274,053.00 | \$271,053.00 | \$195,092.00 |
| ESTIMATED EXPENDITURES: | | | |
| -Administrative costs (e.g., insurance) | \$7,000.00 | \$7,000.00 | \$8,400.00 |
| -Promotion/Marketing | | | |
| -Legal Fees | \$5,000.00 | \$10,000.00 | \$2,522.00 |
| -Professional Planning & Design | \$50,000.00 | \$50,000.00 | \$12,268.00 |
| -General Landscaping/Maintenance | | | \$849.00 |
| -Snow Removal/Lot Clean up | | | |
| -Common Area Maintenance/Improvements | | | |
| -Trash Removal/Curb & Utility Rep | | | |
| -Public Improvement Maintenance | \$30,000.00 | \$30,000.00 | |
| -Security | | | |
| -Business Activity Support | | | |
| -Waterway ongoing maintenance | | | |
| -Traffic Study | | | |
| -Signage | | | |
| -[Principal and/or interest due on the Notes/Bonds]** | | | |
| -[Additional Public Improvement Fund]** | | | |
| -[Additional Sales Tax to Bond Trustee] | | | |
| TOTAL ESTIMATED EXPENDITURES | \$97,000.00 | \$97,000.00 | \$24,039.00 |
| FUNDS AVAILABLE: | | | |
| -Cash on Hand End of Fiscal Year | \$108,929.00 | \$174,053.00 | \$171,053.00 |
| *Estimated values. | | | |
| **Actual values. | | | |