

(REVISED) ANNUAL REPORT FOR  
ZONA ROSA COMMUNITY IMPROVEMENT DISTRICT ("CID")  
FISCAL YEAR ENDING APRIL 30, 2025

SECTION I

DATE OF REPORT SUBMITTAL: August 25 2025; REVISED SUBMITTED 9/9/25

CID POINT OF CONTACT NAME: Patricia R. Jensen

POINT OF CONTACT PHONE AND EMAIL: 816-753-9200; [pjensen@rousepc.com](mailto:pjensen@rousepc.com)

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, TERM DATES:

NAME	EMAIL	TERM START DATE	TERM END DATE
Rex Redlingshafer Jr	<a href="mailto:rex@rdcapitalre.com">rex@rdcapitalre.com</a>	9/17/2019	9/17/2023
Vacancy			
Vacancy			
Vacancy			
Vacancy			

*NOTE: CID in process of appointing new directors; slate submitted to City for approval.  
Directors shall continue to act until his/her successor is duly elected and qualified*

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

Provide revenue through special assessment for payment of debt service payable on \$7,035,000 Transportation Refunding Revenue Bonds (Zona Rosa Phase II Retail Project) Series 2016 of The Industrial Development Authority of the County of Platte County, MO for construction of City Transportation Projects within CID, Calculation Agent Fee, and payment to Platte County for collection of special assessments. Special assessment is based upon square foot of real property within CID not to exceed \$1.89 per sq ft. On Sept. 27 2024 CID adopted resolution to levy special assessment in the amount of \$393,796.00 for the sole tax parcel. Improvements completed prior to Ord. 210565.

SECTION IV

DATE PROPOSED BUDGET WAS SUBMITTED: Letter to City Clerk 1/16/2025

DATE ANNUAL BUDGET WAS ADOPTED: Special Assessment Resolution adopted 9/27/2024

DATE ANNUAL REPORT WAS SUBMITTED: 8/27/24; 9/25/24

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES)

2024-01	Calculate & Levy 2024 Special Assessment & Request Co to Collect Special Assessment
BOARD RESOLUTIONS:	ATTACHED X NONE APPROVED
CID BYLAW AMENDMENTS:	ATTACHED NONE APPROVED X

SECTION VI

REVENUE AND EXPENSES

BALANCE FROM PRIOR YR	0	
REVENUE	393,796	
Sales/Use Tax Collections		
TOTAL REVENUE		
EXPENSES		
Public Infrastructure Improvements	0	
Interior Improvements	0	
Exterior Improvements	0	
DEBT SERVICE PAYMENTS	389,858	
Services	0	
Other Expenses (COUNTY ADMIN FEE)	3,938	
TOTAL EXPENSES	393,796	
BALANCE FROM PRIOR YR	0	
TOTAL REVENUE	393,796	
LESS TOTAL EXPENSES	3,938	
BALANCE	0	

RELEVANT AGENCY CONTACT INFORMATION

Missouri Dept of Economic Development: [reddevelopment@dcd.mo.gov](mailto:reddevelopment@dcd.mo.gov); KCMO City Clerk: [clerk@kcmo.org](mailto:clerk@kcmo.org)

**ZONA ROSA COMMUNITY IMPROVEMENT DISTRICT**

***ACKNOWLEDGING THE CALCULATION AND LEVYING OF THE 2024  
SPECIAL ASSESSMENT FOR ZONA ROSA CID AND REQUESTING  
THE PLATTE COUNTY COLLECTOR TO COLLECT THE  
SPECIAL ASSESSMENT AMOUNTS AS SET FORTH HEREIN***

WHEREAS, Zona Rosa Community Improvement District ("District") was created by the City Council of Kansas City, MO ("City") pursuant to the Community Improvement District Act, RSMo §§ 67.1400 to 67.1571, as amended, and by Ord. No. 071361 adopted December 13, 2007; and

WHEREAS, pursuant to Resolution 08-002 adopted by the Board of Directors ("Board") on May 27, 2008 ("Resolution"), the Board acknowledged receipt of Petition signed by property owners within District and authorized levying the special assessments in maximum amount of \$1.89 per sq. ft. and authorized its Calculation Agent to calculate special assessment subject to formula set forth in the Resolution on an annual basis; and

WHEREAS, pursuant to the Resolution, the Calculation Agent has made the required calculations and informed the District of the specific 2024 Special Assessment amounts to be collected; and

WHEREAS, the Board desires to levy the specific amount for the 2024 special assessment and inform Platte County Collector ("County Collector") of 2024 Special Assessment to be collected pursuant to District's Cooperative Agreement with County for collection of special assessment;

THEREFORE, BE IT RESOLVED THAT, pursuant to the Resolution which acknowledged the Petition received from property owners authorizing the levying of special assessments, the Board hereby approves the calculation and levying of 2024 Special Assessments for District as follows and directs the County Collector be notified of the 2024 Special Assessment amount as set forth below:

<b>Parcel ID #:</b>	<b>20-1.0-12-100-001-005.000</b>
<b>2024 Special Assessment:</b>	<b>\$393,796.00</b>

Approved:

  
Dave Fenley, Chairman

**BYLAWS OF THE  
ZONA ROSA COMMUNITY IMPROVEMENT DISTRICT**

**ARTICLE I  
OFFICES, RECORDS, SEAL**

1. **Principal Office.** The principal office of the Zona Rosa Community Improvement District (the "District") shall be located at 4510 E. Belleview, Suite 300, Kansas City, MO 64151, or at such place as may from time to time be designated by the Board of Directors (the "Board").

2. **Records.** The District shall keep correct and complete books and records of account and shall also keep minutes of the proceedings of the Board. The District shall keep at its principal office a record of the name and place of residence of each director and each officer.

3. **Seal.** The District shall not have a corporate seal unless it is otherwise required by law to obtain or use such a seal.

**ARTICLE II  
PURPOSES**

1. **Purposes.** The purposes of the District are as set forth in the Petition for the creation of the District (the "Petition"), and for all other lawful purposes permitted under the Community Improvement District Act, R.S.Mo. §§ 67.1401 *et seq.* (the "CID Act").

**ARTICLE III  
BOARD OF DIRECTORS**

1. **Powers of Board of Directors.** Except as it may be expressly limited by law, the Petition or these Bylaws, the Board shall have and is vested with all powers and authorities granted by the CID Act, 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 of franchises, and to seek the effectuation of its objects and purposes.

2. **Official Actions.** In accordance with R.S.Mo. § 67.1451, all official acts of the Board shall be by written resolution approved by the Board.

3. **Number of Directors; Qualifications.** The number of directors of the District to constitute the Board shall be five (5), whose names and initial terms of office were stated in the Petition. The number of directors may not be increased or decreased. Each director shall be at least eighteen (18) years of age, a citizen of the United States, have resided in the State of Missouri for at least one year preceding their appointment or election, and either (i) a property owner or representative of an owner of property located within the boundaries of the District; or (ii) the owner or a representative of the owner of a business operating within the boundaries of the District.

4. **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 (i) unless such director is qualified to act as such, and (ii) 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.

5. **Successor Directors and Vacancies.** In all cases, including the filling a vacancy for the remainder of a term pursuant to this Article III, successor directors shall be appointed by the Mayor of the City of Kansas City, Missouri with the consent of the City Council of the City of Kansas City, Missouri, and shall serve for a term of four (4) years, pursuant to the procedure set forth in R.S.Mo. § 67.1451.5 (if filling a vacancy, the director shall be appointed to serve the remaining term].

6. **Removal for Cause.** In accordance with R.S.Mo. § 67.1451.7, any director may be removed for cause by a two-thirds affirmative vote of the directors of the Board. Written notice of the proposed removal shall be given to all directors prior to removal action.

7. **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.

8. **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.

9. **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 any committees it deems necessary and advisable to conduct studies and reviews and provide advice and recommendations to the Board.

#### **ARTICLE IV**

#### **MEETINGS AND PROCEDURES**

1. **Procedural Rules.** All meetings and proceedings of the District shall be in accordance with Robert's Rules of Order (10<sup>th</sup> Edition) except as otherwise directed by these Bylaws.

2. **Place.** Meetings of the Board 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.

3. **Notice of Meetings.** Meetings may be called by the Chairman, the Vice Chairman or the Secretary or by a majority of the Board by notice duly signed by the officer or directors 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 electronic mail or by facsimile. If mailed, such notice shall be deemed to be delivered three (3) 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. **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.

5. **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. In accordance with Robert's Rules of Order, the acts of directors 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.

6. **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.

7. **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.

8. **Official Actions.** In accordance with R.S.Mo. § 67.1451.8, all official acts of the Board shall be by written resolution approved by the Board.

9. **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").

10. **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.

11. **Annual Meeting.** The Board shall hold an annual meeting between March 1st and April 30th of each year. Notice of such annual meeting shall be provided as required by state statute.

12. **Regular Meeting.** Regular meetings of the Board shall be held at such time and

place as may be designated by resolution of the Board.

13. **Special Meetings.** Special meetings of the Board may be called as described in Section 3 of this Article IV.

## **ARTICLE V** **OFFICERS**

1. **General.** The officers of the District shall be a Chairman, a Vice Chairman, 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 and shall, at all times while holding such offices, be members of the Board, provided, however, the Secretary need not be a member of the Board. A Director may hold two or more offices at one time.

2. **Election and Terms of Office.** Initially, the officers shall be appointed by the Board named in the Petition at the first meeting of that body, to serve as such officer until his or her successor is duly appointed and qualified, unless he or she first resigns or is removed by the Board.

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.

3. **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.

4. **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. **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.

6. **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 (if the District has a seal), 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.

7. **The Vice Chairman.** The Vice Chairman shall work in cooperation with the Chairman and shall perform such duties as the Board may assign to him or her. In the event of the death, and during the absence, incapacity, inability or refusal to act of the Chairman, the Vice Chairman shall be vested with all the powers and perform all of the duties of the office of Chairman. In the absence of the Chairman, the Vice Chairman shall preside at all meetings of the Board at which he or she may be present. The Vice Chairman 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.

8. **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.

If the District has a seal, the Secretary shall keep in safe custody the seal of the District and when authorized to do so shall affix the same to any instrument requiring the seal, and when so affixed, the Secretary shall attest the same by his or her signature. As noted in Article I, the District shall not have a corporate seal unless it is otherwise required by law to obtain or use such a seal.

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.

9. **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 therefore. 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, accounting and budget 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.

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.

## **ARTICLE VI**

### **GENERAL PROVISIONS**

1. **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.

2. **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.

3. **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.

4. **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.

5. **Fiscal Year.** In accordance with the CID Act, the fiscal year of the District shall be the same as the fiscal year of the City of Kansas City, which fiscal year at the time of the establishment of the District is from May 1<sup>st</sup> to April 30th of each year.



6. **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.

7. **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.

8. **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.

9. **Budgets.**

a. No earlier than one hundred eighty (180) days and no later than ninety (90) days prior to the first day of each fiscal year, the Board shall submit to the City Council ("City Council") of the City of Kansas City ("City") a proposed annual budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year. The City Council may review and comment to the Board on this proposed budget, but if such comments are given, the City Council shall provide such written comments to the Board no later than sixty (60) days prior to the first day of the relevant fiscal year; such comments shall not constitute requirements but shall only be recommendations.

b. The Board shall hold an annual meeting and adopt an annual budget no later than thirty (30) days prior to the first day of each fiscal year. If the Board fails to adopt a budget by the first day of a fiscal year, the District shall be deemed to have adopted a budget for such fiscal year which provides for application of the District's sales tax revenues collected in such fiscal year in accordance with the budget for the prior fiscal year.

c. Within one hundred twenty (120) days after the end of each fiscal year, the District shall submit a report to the City Clerk of the City ("City Clerk") and the Missouri Department of Economic Development stating the services provided, revenues collected and expenditures made by the District during such fiscal year, and copies of written resolutions approved by the Board during the fiscal year. The City Clerk shall retain this report as part of the official records of the City and shall also cause this report to be spread upon the records of the City Council.

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

The Board 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.

*[End of Bylaws. Remainder of page intentionally left blank]*