

2025 ANNUAL REPORT FOR THE
SKELLY COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: August 25, 2025

CID Contact Information: Amy Ehlers, (816)753-6000

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: August 7, 2008 Ordinance No. 080753

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	09/01/2022	08/01/2026
Angie Rogers	arogers@blockandco.com	09/01/2024	08/01/2026
Ryan Cline	rcline@blockandco.com	03/01/2025	08/01/2026
Jamie Block	jblock@blockandco.com	03/01/2025	08/01/2029
Amy Ehlers	aehlers@blockandco.com	09/01/2024	08/01/2029

SECTION III

The purposes of the District are to: (a) fund or assist in funding construction of certain public improvements (the “Public Improvements”), as more particularly described on Exhibit C-1 of this Petition and Section B of this Article, located within and for the benefit of the District; (b) acquire by purchase, lease, gift, grant, bequest, devise or otherwise, real property within the boundaries of the District necessary to undertake, or cause to be undertaken, the Public Improvements; (c) facilitate economic development within the District by providing or causing to be provided certain services (the “Eligible Services”) described in Section C of this Article for the benefit of the District; (d) issue obligations (“Obligations”) to finance (i) the costs of the Public Improvements, (ii) other costs incurred by the District to carry out the District purposes, (iii) costs of issuance, (iv) capitalized interest, and (v) debt service reserves; (e) authorize and collect a sales and use tax (the “District Sales Tax”); and (f) levy special assessments (the “Special Assessment”) authorized pursuant to this Petition and the Act.

Services:

1. Maintenance Services:

Separate from the maintenance costs described in Section B(2)(b) of this Article, the District may provide cleaning and maintenance service to public areas within the District to improve the appearance and image of the District. Such services may include, without limitation; (a) providing litter removal and cleaning of common areas, trash containers, alleyways, streets and sidewalks within the District; (b) providing landscape care, maintenance and weed abatement, and providing and/or replacing landscaping; and (c)

providing other beautification efforts designed to improve the District’s curb appeal and encourage private investment within the District.

2. Investment Services

The District may assist in attracting additional investment in the District by the public and private sectors. Such assistance may include, without limitation; (a) seeking local, state and federal revenue dedicated for the development of public improvements; and (b) applying for grants and other public and private assistance.

SECTION IV

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2026 submitted to City Clerk: January 30, 2025

Annual budget for FYE 2026 adopted: March 27, 2025

Annual Report for FYE 2024 submitted: August 1, 2024

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024-2025:

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2025-01	Nominating and Confirming a Slate of Successor Directors
Resolution 2025-02	Nominating and Confirming a Slate of Interim Directors
Resolution 2025-03	Electing Officers for Fiscal Year 2026
Resolution 2025-04	Approving a Budget for Fiscal Year 2026

SECTION VI

SKELLY COMMUNITY IMPROVEMENT DISTRICT REVENUE AND EXPENSES (FY MAY 1, 2024 - APRIL 30, 2025):

INCOME:		
a) CID Deposits – Sales Tax		\$37,335.31
b) Local Deposits – Option Funding		\$12,614.54
c) Interest		\$0
TOTAL INCOME		\$49,949.85
EXPENSES:		
I. Administrative:		
a) Legal Expenses	\$3,037.35	
b) Administration	\$4,812.00	
c)		
SUB-TOTAL	\$7,849.35	
II. Services:		
a) Lawn/Landscape	\$7,675.00	
b)		
c)		
SUB-TOTAL	\$7,675.00	
III. Capital Improvements		
a) Building Improvements		
b)		
c)		
SUB-TOTAL		
IV. Other		
a) Operating Reserve	\$34,425.50	
b)		
c)		
SUB-TOTAL	\$34,425.50	
EXPENSE TOTAL:		
I. Administrative	\$7,849.35	
II. Services	\$7,675.00	
III. Capital Improvements		
IV. Other	\$34,425.50	
TOTAL EXPENSES	\$49,949.85	
TOTAL INCOME		\$49,949.85
LESS TOTAL EXPENSES		\$49,949.85
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

RESOLUTION NO. 2025-01

THE SKELLY COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 080753 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; and

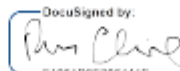
WHEREAS, the Petition to establish the District (the "Petition") authorizes the Board to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and


WHEREAS, Steve Caffey has passed away and the term of Amy Ehlers will expire in August 2025 and the Board wishes to appoint and confirm a slate of Successor Directors; and

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

1. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Successor Directors:
 - a. 4 Year Term expiring 8/2029 – Jamie Block, Owner;
 - b. 4 Year Term expiring 8/2029 – 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 SKELLY COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 080753 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; and

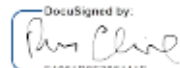
WHEREAS, the Petition to establish the District (the "Petition") authorizes the Board to select qualified individuals to serve as Interim Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, Alex Block has resigned from the Board and the Board wishes to appoint and confirm a slate of Interim Directors; and

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

4. The following slate contains the term, name, and classification of the individuals selected and confirmed by the Board to serve as Interim Directors:
 - c. 4 Year Term expiring 8/2026 – Ryan Cline, Owner.
5. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
6. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

RESOLUTION NO. 2025-03

THE SKELLY COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 080753 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq. RSMo, as amended (the "Act") and is transacting business and exercising the powers granted by the Act; and


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

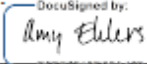
WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

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

1. Russ Cline is appointed Chairman of the District.
2. Ryan Cline is appointed Vice Chairman of the District.
3. Amy Ehlers is appointed Secretary of the District.
4. Angie Rogers is appointed Treasurer of the District.
5. David Block is appointed District Manager of the District.
6. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution; and
7. This resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

RESOLUTION NO. 2025-04

THE SKELLY COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 080753 adopted by the City Council of the City of Kansas City, MO, is a public body created under the authority of the "Missouri Community Improvement District Act", Sections 67.1401 et seq, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

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

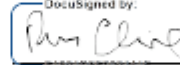
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

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

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

Section 3. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2025.

DocuSigned by:

Russ Cline, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

EXHIBIT A

SKELLY COMMUNITY IMPROVEMENT DISTRICT

MAY 1, 2025 – APRIL 30, 2026 BUDGET (FY-2026) BUDGET MESSAGE:

The Skelly Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on August 7, 2008 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 Feb 3, 2009.

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)	\$64,318.00	\$42,018.00	\$65,497.00
- Sales/Use Tax (1.00% effective 10/1/2011)	\$80,000.00	\$80,000.00	\$81,434.00
-Interest Earned from [Add any CID additional income, i.e. special assessments]	\$0.00	\$0.00	\$0.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$144,318.00	\$122,018.00	\$146,931.00
ESTIMATED EXPENDITURES:			
-Administrative costs (e.g., insurance)	\$4,000.00	\$4,000.00	\$10,616.00
- Promotion/Marketing			
-Legal Fees	\$1,200.00	\$1,200.00	\$0.00
-Snow Removal			\$0.00
-Common Area Maint./Improvements	\$2,500.00	\$2,500.00	\$90,002.00
-Lawn/Landscape	\$50,000.00	\$50,000.00	\$4,295.00
-Security			\$0.00
TOTAL ESTIMATED EXPENDITURES	\$57,700.00	\$57,700.00	\$104,913.00
FUNDS AVAILABLE:			
-Cash on Hand End of Fiscal Year	\$86,618.00	\$64,318.00	\$42,018.00

*Estimated values.

**Actual values.