

ANNUAL REPORT FOR THE LANDING MALL
COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: September 16, 2021

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

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: February 5, 2009 Ordinance No. 090050

SECTION II

Purposes of the District

- (a) provide or cause to be provided for the benefit of the District, certain services (“the Eligible Services”) described below;
- (b) issue obligations (“Bonds”) to finance the costs of the Eligible Services, other costs incurred by the District to carry out its purposes, and costs of issuance, capitalized interest and a debt service reserve fund related to the issuance of the Bonds;
- (c) authorize and collect a sales tax; and
- (d) levy and collect Special Assessments.

Services

The Eligible Services shall generally include, but are not necessarily limited to:

- (a) preparation and implementation of a Master Plan for the District including the implementation of a comprehensive Image and Marketing Plan;
- (b) employing and/or contracting for personnel and services necessary to carry out the purposes of the District, including improved safety and assistance to patrons within the District;
- (c) providing maintenance of public areas within the District;
- (d) providing site improvement and transportation related improvements within the District; and
- (e) advocating and providing assistance to attract further investment within the District.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

David Harris

Russ Cline

Amy Ehlers

Angie Rogers

Steve Caffey

SECTION IV

LANDING MALL COMMUNITY IMPROVEMENT DISTRICT
REVENUE AND EXPENSES (FY MAY 1, 2020 - APRIL 30, 2021):

INCOME:		
a) CID Deposits		\$88,691.62
b) Local Deposits		\$4,186.60
c) Interest		
TOTAL INCOME		\$92,878.22
EXPENSES:		
I. Administrative:		
a) Prof Fee Administration	\$7,500.00	
b) Prof Fee Legal	\$1,644.00	
c)		
SUB-TOTAL	\$9,144.00	
II. Services:		
a)	\$	
b)		
c)		
SUB-TOTAL	\$	
III. Capital Improvements		
a)	\$	
b)		
c)		
SUB-TOTAL	\$	
IV. Other		
a) Security	\$15,000.00	
b) Maintenance	\$40,000.00	
c) Operating Reserve	\$28,734.22	
SUB-TOTAL	\$83,734.22	
EXPENSE TOTAL:		
I. Administrative	\$9,144.00	
II. Services		
III. Capital Improvements		
IV. Other	\$83,734.22	
TOTAL EXPENSES	\$92,878.22	
TOTAL INCOME		\$92,878.22
LESS TOTAL EXPENSES		\$92,878.22
BALANCE		\$0

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2020-2021:

RESOLUTION NUMBER	RESOLUTION TITLE
2021-01	Resolution Confirming Slate of Successor Directors
2021-02	Resolution Appointing Officers
2021-03	Resolution Approving the Annual Budget

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: missouridevelopment@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: Marilyn.Sanders@kcmo.org

RESOLUTION NO. 2021-01

THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 090050 adopted by the City Council of the City of Kansas City, Missouri on February 5, 2009, 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, the terms of David Harris and Russ Cline have expired; and

WHEREAS, the Board wishes to reappoint David Harris and Russ Cline for four (4) year terms; and

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

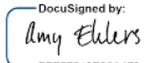
NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

1. The Board appoints David Harris and Russ Cline as Successor Directors to each serve a four (4) year term.
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 31st day of March, 2021.

DocuSigned by:

Steve Caffey, Chairman

ATTEST: 
Amy Ehlers, Secretary

RESOLUTION NO. 2021-02

THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2022

WHEREAS, the District, which was formed by Ordinance Number 090050 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;

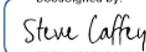
WHEREAS, in accordance with the District's bylaws the Board is to elect officers at the annual meeting of the District; and

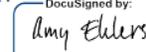
WHEREAS, the Board desires to elect a Chairman, Vice Chairman, Secretary, Treasurer and District Manager.

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

1. Steve Caffey is appointed Chairman of the District.
2. David Harris 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 31st day of March, 2021.

DocuSigned by:

Steve Caffey, Chairman

ATTEST:
DocuSigned by:

Amy Ehlers, Secretary

RESOLUTION NO. 2021-03

THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE LANDING MALL COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2022

WHEREAS, the District, which was formed by Ordinance Number 090050 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 2022, 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 2022.
- 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 31st day of March, 2021.

DocuSigned by:
Steve Caffey
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Steve Caffey, Chairman

ATTEST:
DocuSigned by:
Amy Ehlers
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Amy Ehlers, Secretary

EXHIBIT A

MAY 1, 2021 – APRIL 30, 2022 BUDGET (FY-2022)

The Landing Mall Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on February 5, 2009 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 10, 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 2022*</u>	<u>FYE 2021*</u>	<u>FYE 2020**</u>
FUNDS AVAILABLE:			
Cash on Hand (Beginning of Fiscal Year)	\$ 11,774.27	\$ 11,774.27	\$ 11,774.27
ESTIMATED REVENUE:			
- Sales/Use Tax (1.00% effective 7/1/2009)	\$200,000.00	\$200,000.00	\$101,437.57
-Interest Earned from [Add any CID additional income, i.e special assessments]	\$ 0.00	\$ 0.00	\$ 206.34
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$200,000.00	\$200,000.00	\$101,643.91
ESTIMATED EXPENDITURES:			
-Administrative costs (e.g., insurance)	\$ 18,000.00	\$ 18,000.00	\$ 9,000.00
-General Landscaping/Maintenance	\$ 21,000.00	\$ 21,000.00	\$ 0.00
-Legal Fees	\$ 4,000.00	\$ 4,000.00	\$ 2,386.00
-Snow Removal	\$ 24,500.00	\$ 24,500.00	\$ 0.00
-Security	\$ 75,000.00	\$ 75,000.00	\$ 73,000.00
-Public Improvement Maintenance	\$ 7,000.00	\$ 7,000.00	\$ 0.00
-Trash Removal	\$ 12,500.00	\$ 12,500.00	\$ 0.00
-Capital Improvement	\$ 22,000.00	\$ 22,000.00	\$ 0.00
-Promotion/Marketing	\$ 10,000.00	\$ 10,000.00	\$ 0.00
-Reserve	\$ 6,000.00	\$ 6,000.00	\$ 17,257.91
-[Principal and/or interest due on the Notes/Bonds]**	\$ 0.00	\$ 0.00	\$ 0.00
-[Additional Public Improvement Fund]**	\$ 0.00	\$ 0.00	\$ 0.00
-[Additional Sales Tax to Bond Trustee]	\$ 0.00	\$ 0.00	\$ 0.00
TOTAL ESTIMATED EXPENDITURES	\$200,000.00	\$200,000.00	\$101,643.91
FUNDS AVAILABLE:			
-Cash on Hand End of Fiscal Year	\$ 11,774.27	\$ 11,774.27	\$ 11,774.27

*Estimated values.

**Actual values.