

NORTH OAK VILLAGE COMMUNITY IMPROVEMENT DISTRICT**Resolution 2026:3*****Authorizing Successor Director Election and Approving Slate of Successor Directors*****Adopted July 9, 2026**

WHEREAS, by Ordinance No. 070568, adopted May 10, 2007, and pursuant to the Community Improvement District Act, Sections 67.1401 *et seq.*, RSMo, as amended ("Act"), the City Council of the City of Kansas City, Missouri approved the Petition to Establish the North Oak Village Community Improvement District ("Formation Petition"), and created the North Oak Village Community Improvement District ("District"); and

WHEREAS, pursuant to the Formation Petition, successor directors to the Board of Directors must be at least 18 years of age and either (i) an owner of real property ("Owner") within the District, or such Owner's representative, or (ii) an owner of a business ("Operating") operating within the District, or such Operator's representative. In addition, the Formation Petition states that, for the purpose of determining a slate of successor directors, the Board of Directors shall consist of five Owners (or such Owner's representatives), which Owner, as determined by the Board of Directors, is one of the two Owners owning the greatest amount of Useable Area (as defined in the Formation Petition) that is occupied by a business generating sales subject to the District's sales tax; and

WHEREAS, the buildings within the District having the greatest amount of Useable Area are owned by VEREIT Real Estate L.P. (Lowe's store) and EGB Investments LLC (Aldi grocery store); and

WHEREAS, EGB Investments LLC is also the owner of the common area property within the District, including the interior road and the two storm water detention areas that serve and benefit all of the Owners and the Operators; and

WHEREAS, all of the current members of the Board of Directors are representatives of HJ, LLC, the original developer of the shopping center within the District. HJ, LLC no longer owns any real property within the District and the current members of the Board of Directors desire to resign and further desire that successor directors be elected to assume all five seats on the Board of Directors in accordance with the Formation Petition; and

WHEREAS, the Board of Directors further desires to elect a slate of successor directors to be voted on by the Owners as provided in the Formation Petition.

THEREFORE, BE IT RESOLVED BY THE BOARD OF DIRECTORS OF THE NORTH OAK VILLAGE COMMUNITY IMPROVEMENT DISTRICT THAT:

1. The Board of Directors authorizes an election of the Owners be held on July 28, 2026 at 11:00 am Central (or such other date as the Board of Directors may deem necessary or desirable) during a meeting of the Owners called for the purpose of electing successor directors with each successor director to serve the term shown below. The Board of Directors further elects the following slate of successor directors to be voted on by the Owners in accordance with the Formation Petition:

Britta Rice	(4-year term – 2031)
Brent Basore	(4-year term – 2031)
Bill Bass	(4-year term – 2031)
Mike Duncan	(4-year term – 2029)
Sid Vandyne	(4-year term – 2029)

**NORTH OAK VILLAGE COMMUNITY IMPROVEMENT DISTRICT
MINUTES OF MEETING OF PROPERTY OWNERS**

July 28, 2026

A meeting of the Property Owners in the North Oak Village Community Improvement District ("District") was held on July 28, 2026 at 11:00 a.m. Notice of the meeting was mailed to the property owners as listed in the attached Notice and Agenda and notice was posted at 801 W. 47th Street, Ste 500, Kansas City, MO 64112. The following persons were present at the meeting and participated by phone: Gary Schaal, Brian Schaal, Doug Coleman, Jenny Johnson, Britta Rice, Brian Engel, and Nancy Callavaro. The following property owners were present at the meeting, as follows:

EGB Investments LLC (represented by Gary Schaal and Brian Schaal)

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Pursuant to the Formation Petition, successor directors to the Board of Directors must be at least 18 years of age and either (i) an owner of real property ("Owner") within the District, or such Owner's representative, or (ii) an owner of a business ("Operating") operating within the District, or such Operator's representative. In addition, the Formation Petition states that, for the purpose of determining a slate of successor directors, the Board of Directors shall consist of five Owners (or such Owner's representatives), which Owner, as determined by the Board of Directors, is one of the two Owners owning the greatest amount of Useable Area (as defined in the Formation Petition) that is occupied by a business generating sales subject to the District's sales tax.

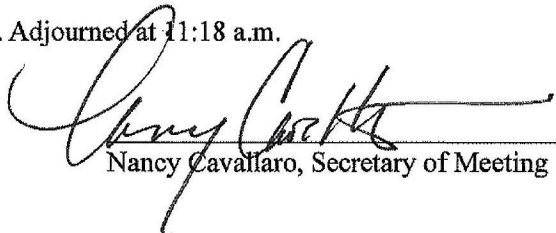
The buildings within the District having the greatest amount of Useable Area are owned by VEREIT Real Estate L.P. (Lowe's store) and EGB Investments LLC (Aldi grocery store). EGB Investments LLC is also the owner of the common area property within the District, including the interior road and the two storm water detention areas that serve and benefit all of the Owners and the Operators.

By motion of Brian Schaal to elect the individuals listed below as successor directors to the Board of Directors of the District for the referenced terms, and following a second by Gary Schaal, the property owners assembled unanimously voted to approve the motion:

Successor Directors:

Britta Rice	(4-year term – 2031)
Brent Basore	(4-year term – 2031)
Bill Bass	(4-year term – 2031)
Mike Duncan	(4-year term – 2029)
Sid Vandyne	(4-year term – 2029)

No further business brought before the meeting. Adjourned at 11:18 a.m.


Nancy Cavallaro, Secretary of Meeting

NOTICE IS HEREBY GIVEN THAT A MEETING OF THE PROPERTY OWNERS OF
NORTH OAK VILLAGE COMMUNITY IMPROVEMENT DISTRICT
WILL BE HELD ON JULY 28, 2026 AT 11:00 AM (CENTRAL) AT
801 W. 47TH STREET, SUITE 500, KANSAS CITY, MISSOURI 64112, AND BY
CONFERENCE CALL BY DIALING:
1-877-304-9269 AND ENTERING PASSCODE 588406

AGENDA FOR THE MEETING OF THE PROPERTY OWNERS OF
NORTH OAK VILLAGE COMMUNITY IMPROVEMENT DISTRICT
TO BE HELD ON JULY 28, 2026 AT 11:00 AM (CENTRAL) AT
801 W. 47TH STREET, SUITE 500, KANSAS CITY, MISSOURI 64112, AND BY
CONFERENCE CALL BY DIALING:
1-877-304-9269 AND ENTERING PASSCODE 588406

1. Call meeting to order.
2. Elect Successor Directors to Board of Directors:

Current Directors:

Douglas Coleman	(4-year term – 2027)
Robert H. Johnson	(4-year term – 2027)
Ora Reynolds	(4-year term – 2027)
Owen Buckley	(4-year term – 2025)
Vince Johnston	(4-year term – 2025)

Nominated Successor Directors:

Britta Rice	(4-year term – 2031)
Brent Basore	(4-year term – 2031)
Bill Bass	(4-year term – 2031)
Mike Duncan	(4-year term – 2029)
Sid Vandyne	(4-year term – 2029)

3. Discussion on current issues to come before the property owners.
4. Adjourn.