ANNUAL REPORT FOR

THE SHOPS ON BLUE PARKWAY

COMMUNITY IMPROVEMENT DISTRICT ("CID")

FISCAL YEAR ENDING APRIL 30TH, 2025

SECTION I

DATE OF REPORT SUBMITTAL: August 13, 2025

DISTRICT POINT OF CONTACT NAME: Felicia Mann

POINT OF CONTACT PHONE AND EMAIL: 816.627.2155

Fmann@cb-kc.org

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Emmet Pierson, Jr.	Epierson@cb-kc.org	3/28/2023	3/31/2027
Shannon Hesterberg	Shesterberg@cb-kc.org	3/28/2023	3/31/2027
Robert Langenkamp	Rlangenkamp@cb-kc.org	3/25/2024	3/31/2026
Felicia Mann	Fmann@cb-kc.org	3/25/2024	3/31/2026

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The CID continues to support The Shops. The CID Board earmarks resources for special projects. Large projects are anticipated in 2025-2026.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

DATE PROPOSED BUDGET WAS SUBMITTED: January 16, 2025

DATE ANNUAL BUDGET WAS ADOPTED: March 6, 2025

DATE ANNUAL REPORT WAS SUBMITTED: August 23, 2024

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2024-48	Approval of March 25, 2024 Minutes
2024-49	Approval of June 18, 2024 Minutes
2024-50	Approval of October 16, 2024 Minutes
2025-01	Approval of Annual Budget 2025/2026; Approval

BOARD RESOLUTIONS: ☑**ATTACHED** ☐**NONE APPROVED**

CID BYLAW AMENDMENTS: ☑**ATTACHED** ☐**NONE APPROVED**

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		$
REVENUE:		
a) Sales/Use Tax Collections	$ 122.906	
b) Special Assessment Collections	$	
c) KCMO Reimbursement	$ 10,807	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
TOTAL REVENUE:		$ 133.713
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	$	
b)	$	
c)	$	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 0
II. Interior Improvements:		
a)	$	
b)	$	
c)	$	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a)	$	
b)	$	
c)	$	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 0
IV. Services:		
a)	$	
b)	$	
c)	$	
d)	$	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 0
V. Other Expenses		
a) Accounting	$ 1,566	
b) Insurance	$ 1,192	
c) Legal	$ 4,659	
d) Payment KCMO TIF	$ 61,453	
e)	$	
f)	$	
g)	$	
h)	$	
i)	$	
j)	$	
SUB-TOTAL:		$ 68,870

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	$ 0	
II. Interior Improvements	$ 0	
III. Exterior Improvements	$ 0	
IV. Services	$ 0	
V. Other Expenses	$ 68,870	
TOTAL EXPENSES:		$ 68,870
BALANCE FROM PRIOR FY:		$ 139.345
TOTAL REVENUE:		$ 133.713
LESS TOTAL EXPENSES:		$ 68,870
BALANCE:		$ 204.188

RELEVANT AGENCY CONTACT INFORMATION:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: redevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
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: moaudit@auditor.mo.gov

THE SHOPS ON BLUE PARKWAY
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-48

A Resolution Adopting the Minutes of the March 25, 2024 Meeting of the Board of Directors

WHEREAS, having provided notice of the meeting of the Board of Directors of The Shops on Blue Parkway Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 18th day of June, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the March 25th, 2024 , Meeting of the Board of Directors.

PASSED, by the Board of Directors of The Shops on Blue Parkway Community Improvement District on this 18th day of June, 2024.

Emmet Pierson, Jr. Chair

THE SHOPS ON BLUE PARKWAY
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-49

A Resolution Adopting the Minutes of the June 18, 2024 Meeting of the Board of Directors

WHEREAS, having provided notice of the meeting of the Board of Directors of The Shops on Blue Parkway Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of October, 2024; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the June 18th, 2024 , Meeting of the Board of Directors.

PASSED, by the Board of Directors of The Shops on Blue Parkway Community Improvement District on this 16th day of October, 2024.

Emmet Pierson, Jr. Chair

THE SHOPS ON BLUE PARKWAY
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2024-50

A Resolution Adopting the Minutes of the October 16, 2024 Meeting of the Board of Directors

WHEREAS, having provided notice of the meeting of the Board of Directors of The Shops on Blue Parkway Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 16th day of January, 2025; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the October 16th, 2024 , Meeting of the Board of Directors.

PASSED, by the Board of Directors of The Shops on Blue Parkway Community Improvement District on this 16th day of January, 2025.

Emmet Pierson, Jr. Chair

THE SHOPS ON BLUE PARKWAY
COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION 2025-01

A Resolution Adopting the Minutes of the January 16, 2025 and The Annual Budget 2025/2026

Meeting of the Board of Directors

WHEREAS, having provided notice of the meeting of the Board of Directors of The Shops on Blue Parkway Community Improvement District ("District") in accordance with Section 610.020 of the Revised Statutes of Missouri, the Board of Directors met on the 6th day of March, 2025; and

WHEREAS, the Board of Directors determines that the recitals are true and correct, and hereby approves and adopts the minutes from the January 16th, 2025 Meeting of the Board of Directors.

WHEREAS, the Board of Directors also adopts the Annual Budget for 2025/2026.

PASSED, by the Board of Directors of The Shops on Blue Parkway Community Improvement District on this 6th day of March, 2025.

Emmet Pierson, Jr.
Chair

BYLAWS

OF

SHOPS ON BLUE PARKWAY COMMUNITY IMPROVEMENT DISTRICT

A Political Subdivision of the State of Missouri

Article I.
Name, Purposes and Powers

1.1 Name. The name of this political subdivision of the State of Missouri is Shops On Blue Parkway Community Improvement District (the "District").

1.2 Purposes. The District is organized for the purpose of:

(i) facilitating economic development within the District by providing or causing to be provided certain services for the benefit of the District; and

(ii) issuing obligations ("Bonds") to finance: (a) the cost of the services, (b) other costs incurred by the District to carry out any of its purposes, (c) costs of issuance, (d) capitalized interest, and (e) debt service reserves; and

(iii) coordinating with public and private entities to plan and implement the services within the District; and

(iv) levying and collecting local sales and use taxes to pay for the costs incurred by the District to provide the services; and

(v) maintaining the long-term economic sustainability of the District; and

(vi) any other lawful purpose for which a community improvement district may be organized under The Community Improvement District Act of the State of Missouri.

Upon dissolution of the District, after payment of all debts and satisfaction of all liabilities and obligations of the District (or making adequate provision therefor) and after the return, transfer or conveyance of all assets requiring return, transfer or conveyance thereof because of the dissolution of the District, any remaining assets shall be distributed in accordance with the plan for dissolution as approved by ordinance adopted by the City Council of Kansas City, Missouri as provided in Section 67.1481.5 RSMo.

1.3 Powers. The District shall have the following powers to do all things necessary to carry out its affairs and to prosecute and further its purposes:

(a) To adopt, amend and repeal bylaws, not inconsistent with Sections 67.1401 to 67.157 RSMo, necessary or convenient to carry out the provisions of Sections 67.1401 to 67.1571 RSMo.;

(b) To sue and be sued;

(c) To make and enter into contracts and other instruments, with public and private entities, necessary or convenient to exercise its powers and carry out its duties pursuant to Sections 67.1401 to 67.1571 RSMo;

(d) To accept grants, guarantees and donations of property, labor, services or other things of value from any public or private source;

(e) To employ or contract for such managerial, engineering, legal, technical, clerical, accounting or other assistance as it deems advisable;

(f) To acquire by purchase, lease, gift, grant, bequest, devise or otherwise, any real property within its boundaries, personal property or any interest in such property;

(g) To sell, lease, exchange, transfer, assign, mortgage, pledge, hypothecate or otherwise encumber or dispose of any real or personal property or any interest in such property;

(h) To levy sales taxes pursuant to Sections 67.1401 to 67.1571;

(i) To fix, charge and collect fees, rents and other charges for use of any of the following:

(i) The District's real property;

(ii) The District's personal property; or

(iii) Any of the District's interests in such real or personal property.

(j) To borrow money from any public or private source and issue obligations and provide security for the repayment of the same;

(k) To loan money;

(1) To make expenditures, create reserve funds and use its revenues as necessary to carry out its powers or duties;

(m) To enter into one or more agreements with the City of Kansas City, Missouri for the purpose of abating any public nuisance within the boundaries of the District;

(n) To provide assistance to or to construct, reconstruct, install, repair, maintain and equip any of the following public improvements:

(i) Pedestrian or shopping malls and plazas;

(ii) Parks, lawns, trees and any other landscape;

(iii) Convention centers, arenas, aquariums, aviaries and meeting facilities;

(iv) Sidewalks, streets, alleys, bridges, ramps, tunnels, overpasses and underpasses, traffic signs and signals, utilities, drainage, water, storm and sewer systems and other site improvements;

(v) Parking lots, garages or other facilities;

(vi) Lakes, dams and waterways;

(vii) Streetscape, lighting, benches or other seating furniture, trash receptacles, marquees, awnings, canopies, walls and barriers;

(viii) Telephone and information booths, bus stop and other shelters, rest rooms and kiosks;

(ix) Paintings, murals, display cases, sculptures and fountains;

(x) Music, news and child-care facilities; and

(xi) Any other useful, necessary or desired improvement.

(o) To dedicate to the City of Kansas City, Missouri ("City"), with the City's consent, streets, sidewalks, parks and other real property and improvements located within its boundaries for public use;

(p) To prohibit or restrict vehicular and pedestrian traffic and vendors on streets, alleys, malls, bridges, ramps, sidewalks and tunnels and to provide the means for access by emergency vehicles to or in such areas with the City's consent;

(q) To lease space for sidewalk cafe tables and chairs;

(r) To provide or contract for the provision of security personnel, equipment or facilities for the protection of property and persons;

(s) To provide or contract for the provision of security personnel, equipment or facilities for the protection of property and persons;

(t) To provide or contract for cleaning, maintenance and other services to public and private property;

(u) To produce and promote any tourism, recreational or cultural activity or special event in the District by advertising, decoration of any public place

in the District, promotion of such activity and special events and furnishing music in any public place;

(v) To support business activity and economic development in the District including the promotion of business activity, development and retention, and the recruitment of developers and businesses;

(w) To provide or support training programs for employees of businesses within the District;

(x) To provide refuse collection and disposal services within the District; and

(y) To carry out any other powers set forth in Sections 67.1401 to 67.1571 RSMo.

The District shall have all the powers of a community improvement district under The Community Improvement District Act of the State of Missouri and the above enumeration of powers shall not be construed to limit or be in derogation of such statutory powers; provided, however, that none of the powers of the District shall be exercised to carry on activities which are not in themselves in furtherance of the purposes of the District.

Article II.
Offices

The District may have offices at such places within or outside of Missouri as the Board of Directors may from time to time appoint or as the business of the District may require.

The registered office of the District required by the Act to be maintained in the State of Missouri may be, but need not be, identical with the business office in the State of Missouri, and the address of the registered office may be changed from time to time by the Board of Directors.

Article III.
Membership

3.1 Member. There shall be no members of the District.

Article IV.
Board of Directors

4.1 General Powers. The business and affairs of the District shall be managed by or under the direction of a Board of Directors elected pursuant to Section 67.1451 RSMo.

4.2 Number, Tenure and Qualifications. The members of the Board of Directors of the District shall at all times be (i) at least eighteen years of age; and (ii) be either (a) an owner, as defined in Section 67.1401, of real property or of a business operating within the District or (b) a registered voter residing within the District. Initially the number of directors shall be five

(5). The Board of Directors may from time to time increase the number of directors, but in no event shall the number of directors be less than five (5) or greater than thirty (30). The number of directors may be fixed or changed from time to time within the minimum and maximum, by directors without amendment to these Bylaws. One-half of the initial directors shall serve for a two-year term, one-half shall serve for a four-year term and the odd number director shall serve a two-year term. Successor directors shall be elected at-large in accordance with Section 67.1451 RSMo. Each director shall serve until his or her respective successor shall have been elected and qualified.

4.3 Compensation. Directors shall receive no compensation for their services. The Board of Directors may, by the affirmative vote of a majority of the directors then in office, establish reasonable compensation of all directors for services to the District as directors, officers or otherwise. By resolution of the Board of Directors, the directors may be paid their expenses, if any, of attendance at each meeting of the board.

4.4 Budget. No earlier than one hundred eighty days and no later than ninety days prior to the first day of each fiscal year, the Board of Directors shall submit to the City Council of Kansas City, Missouri a proposed budget, setting forth expected expenditures, revenues, and rates of assessments and taxes, if any, for such fiscal year.

4.5 Vacancies and Resignation. In the event of a vacancy on the Board of Directors, the remaining directors shall elect an interim director to fill the vacancy for the unexpired term. Any vacancy occurring in the Board of Directors and any directorship to be filled by reason of an increase in the number of directors may be filled by election in accordance with Section 67.1451 RSMo. Any director may resign at any time by giving written notice to the Board of Directors. Unless otherwise specified in such written notice, such resignation shall take effect upon receipt thereof by the Board of Directors or the President and the acceptance of such resignation shall not be necessary to make it effective.

4.6 Removal of Directors. Any director may be removed for cause by a two-thirds affirmative vote of the directors of the Board of Directors. Written notice of the proposed removal shall be given to all directors prior to action thereon.

4.7 Committees.

(a) The following committee shall be a standing committee of the Board of Directors, and shall have the purpose, function and authority provided in these Bylaws and as prescribed from time to time by the Board of Directors: Finance Committee

(b) The Board of Directors may create one or more additional committees. A majority of the directors shall appoint members of the Board of Directors or other persons, as designated herein with respect to standing committees, or with respect to other committees, as the Board of Directors shall determine in its discretion, to serve on each committee. All committee members, including standing committee members, shall serve at the pleasure of the Board of Directors. Except as herein specifically provided, the functions and authority of each committee shall be prescribed by the Board of Directors.

(c) Unless the appointment by the Board of Directors requires a greater number, a majority of any committee shall constitute a quorum and a majority of a quorum is necessary for committee action. A committee may act by unanimous consent in writing without a meeting and, subject to the provisions of the Bylaws or action by the Board of Directors, the committee by twenty-five (25) percent vote of its members shall determine the time and place of meetings and the notice required therefor.

(d) To the extent specified by the Board of Directors or Bylaws, each committee may exercise the authority of the Board of Directors.

Article V.
Meetings of the Board of Directors

5.1 Regular Meetings. The Board of Directors shall hold an annual meeting. In addition to the foregoing, the Board of Directors shall hold regular meetings as set from time to time by the Board of Directors. The Board of Directors shall provide, by resolution, the time and place, either within or without the State of Missouri, for the holding of each such regular meeting without other notice than such resolution.

5.2 Special Meetings. Special meetings of the Board of Directors may be called by the President of the Board or fifty (50) percent of directors. Written notice of the time, place and purpose of any special meeting of the Board of Directors shall be given at least seven (7) days prior to such special meeting. The person or persons authorized to call special meetings of the Board of Directors may fix any place, either within or without the State of Missouri, as the place for holding any special meeting of the Board of Directors called by them.

5.3 Notice. Notice of any special or regular meeting shall be given at least seven (7) days previous thereto by written notice delivered personally to each director at his or her address as it appears on the records of the District or seven (7) days previous thereto by written notice mailed to each director at his or her address as it appears on the records of the District. If mailed, such notice shall be deemed to be delivered when deposited in the United States mail so addressed, with postage thereon prepaid. Any director may waive notice of any meeting. The attendance of a director at any meeting shall constitute a waiver of notice of such meeting, except where a 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. Neither the business to be transacted at, nor the purpose of, any regular or special meeting of the Board of Directors need be specified in the notice or waiver of notice of such meeting.

5.4 Quorum. In order for the Board of Directors to consider any matter or business at any meeting of the Board of Directors, a majority of the directors then serving must be present ("Quorum"). If less than a Quorum is present at any such meeting, a majority of the directors then present may adjourn the meeting without further notice.

5.5 Manner of Acting. At all meetings of the Board of Directors each director present shall have one vote. The act of a majority of the directors present at a meeting at which a Quorum is present shall be the act of the Board of Directors, except where otherwise provided by law or by these Bylaws. Voting by proxy is not permitted.

5.6 Participation by Conference Telephone. Members of the Board of Directors or of any committee of the Board of Directors may participate in and act at any meeting of such board or committee through the use of a conference telephone or other communications equipment by means of which all persons participating in the meeting can hear each other. Participation in such a meeting shall constitute attendance and presence in person at the meeting of the person or persons so participating.

5.7 Informal Action by Directors.

(a) Any action required to be taken at a meeting of the Board of Directors, or any other action which may be taken at a meeting of the Board of Directors or of a committee thereof, may be taken without a meeting if a consent in writing, setting forth the action so taken, shall be signed by all of the directors entitled to vote with respect to the subject matter thereof, or by all of the members of such committee, as the case may be.

(b) The consent shall be evidenced by one or more written approvals, each of which sets forth the action taken and bears the signature of one or more directors or committee members. All the approvals evidencing the consent shall be delivered to the secretary to be filed in the District records. The action taken shall be effective when all the directors or the committee members have approved the consent unless the consent specifics a different effective date.

(c) Such consent signed by all of the directors or all the committee members, as the case may be, shall have the same effect as a unanimous vote.

5.8 Presumption of Assent. A director of the District who is present at a meeting of the Board of Directors at which action on any corporate matter is taken shall be conclusively presumed to have assented to the action taken unless his or her dissent shall be entered in the minutes of the meeting or unless such director shall file his or her written dissent to such action with the person acting as the secretary of the meeting before the adjournment thereof or shall forward such dissent by registered mail to the secretary of the District immediately after the adjournment of the meeting. Such right to dissent shall not apply to a director who voted in favor of such action.

Article VI.
Officers

6.1 Number. The officers of the District shall be a president, a treasurer, a secretary and such other officers as may be authorized by the Board of Directors, each of whom shall be elected or selected as provided herein. Any two or more offices may be held by the same person, except the offices of president and secretary. The officers of the board shall be directors.

6.2 Election and Term of Office. After the election of the President and secretary by the initial Board of Directors, the President and secretary of the District shall be elected by the Board of Directors at each annual meeting of the Board of Directors. If the election of such officers shall not be held at such meeting, the election shall be held as soon thereafter as is convenient. Vacancies may be filled or new offices filled at any meeting of the Board of Directors. Each officer shall hold

office until his or her successor shall have been duly elected and shall have qualified or until his or her death or until such officer shall resign or shall have been removed in the manner hereinafter provided. Election or appointment of an officer or agent shall not in and of itself create contract rights.

6.3 Removal. Any officer or agent may be removed upon the recommendation of the Board of Directors whenever in its judgment the best interests of the District would be served thereby, but such removal shall be without prejudice to the contract rights, if any, of the person so removed.

6.4 Vacancies and Resignation. A vacancy in any office because of death, resignation, removal, disqualification or otherwise, may be filled by the Board of Directors for the unexpired portion of the term. Any officer may resign at any time by giving written notice to the Board of Directors or to the President. Unless otherwise specified in such written notice, such resignation shall take effect upon receipt thereof by the Board of Directors or the President and the acceptance of such resignation shall not be necessary to make it effective.

6.5 President. The President shall, in general, supervise and control all of the business and affairs of the District. The President shall preside at all meetings of the Board of Directors. The President shall have the power to execute, on behalf of the District, documents which the Board of Directors has authorized to be executed, except in cases where the signing and execution thereof shall be expressly delegated by the Board of Directors or by these Bylaws to some other officer of the District, or shall be required by law to be otherwise signed or executed; and in general shall perform all duties incident to the office of President and such other duties as may be prescribed by the Board of Directors from time to time.

6.6 Treasurer. If required by the Board of Directors, the treasurer shall give a bond for the faithful discharge of his or her duties in such sum and with such surety or sureties as the Board of Directors shall determine. The treasurer shall: (a) have charge and custody of, and be responsible for, all funds and securities of the District; receive and give receipts for moneys due and payable to the District from any source whatsoever, and deposit all such moneys in the name of the District in such banks, trust companies or other depositaries as shall be selected by the Board of Directors; (b) in general perform all the duties incident to the office of treasurer and such other duties as from time to time may be assigned to the treasurer by the President or by the Board of Directors. In the absence of the President, or in the event of his or her inability or refusal to act, the treasurer shall perform the duties of the President, and when so acting, shall have all the powers of, and be subject to, all the restrictions on the President.

6.7 Secretary. The secretary shall: (a) keep the minutes of the meetings of the Board of Directors' meetings in one or more books provided for that purpose; (b) see that all notices are duly given in accordance with the provisions of these by-laws or as required by law; (c) be custodian of the corporate records of the District; (d) keep a register of the post-office address of each director which shall be furnished to the secretary by such director; (e) in general perform all duties incident to the office of secretary and such other duties as from time to time may be assigned to the secretary by the President or by the Board of Directors.

6.8 Other Officers. The Board of Directors may, from time to time, establish other offices with such functions, powers and authority as the board deems necessary. All such officers shall be appointed by and serve at the pleasure of the Board of Directors.

Article VII.
Interested Directors and Officers

7.1 Director's Conflict of Interest. To the extent permitted by law and consistent with the District Bylaws, no contract or other transaction between the District and any other firm, association or entity shall be affected or invalidated nor the basis for imposing liability on a noncompensated director if the transaction was not unfair to the District at the time it was entered into or is approved as provided as follows:

1. A trans action in which a noncompensated director has a conflict of interest may be approved:

A. In advance by the vote of the Board of Directors or a committee of the board if:

(i) The material facts of the transaction and the director's interest are disclosed or known to the board or committee of the board;

(ii) The directors approving the transaction in good faith reasonably believe that the transaction is not unfair to the District; and

(iii) The director with a conflict of interest does not participate in any discussion or vote related to the matter.

2. Before or after it is consummated by obtaining approval of the:

A. Attorney general; or

B. The circuit court in an action in which the attorney general is joined as a party.

Article VIII.
Contracts, Loans, Checks and Deposits

1. Contracts. The Board of Directors 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, and such authority may be general or confined to specific instances.

2. Loans. No loans shall be contracted on behalf of the District, and no evidences of indebtedness shall be issued in its name, unless authorized by a resolution of the Board of Directors. Such authority may be general or confined to specific instances.

3. Checks, Drafts, Etc. All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the District, shall be signed by such officer or officers, agent or agents of the District and in such manner as shall from time to time be determined by resolution of the Board of Directors. In the absence of such determination by the Board of Directors, such instrument shall be signed by the treasurer and countersigned by the President, and payroll checks shall be signed by the President of the District.

4. Deposits. All funds of the District not otherwise employed shall be deposited from time to time to the credit of the District in such banks, trust companies or other depositaries as the Board of Directors may select.

Article IX.
Miscellaneous

9.1 Notice. Any notice required or permitted to be given pursuant to the provision of these Bylaws shall be in writing and shall be sufficient and effective as of the date personally delivered or, if sent by mail, on the date deposited with the United States Postal Service, postage prepaid and addressed to the intended receiver at his last known address as shown in the records of the District. Whenever any notice whatsoever is required to be given under the provisions of these Bylaws or under the provisions of the Community Improvement District Act, a waiver thereof in writing, signed by the person or persons entitled to such notice, whether before or after the time stated therein, shall be deemed equivalent to the giving of such notice.

9.2 Fiscal Year. The fiscal year of the District shall begin on the first day of May in each year and shall end on the last day of April in the following year.

9.3 Review of Bylaws. When appropriate, these Bylaws shall be reviewed and revised in accordance with Article XI.

Article X.
Amendments

These Bylaws may be altered, amended or repealed and new Bylaws may be adopted only by the Board of Directors.

As Adopted by the Board of Directors on May 9, 2007.

2025 ANNUAL REPORT FOR
GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT ("CID")

SECTION I

Date: August 20, 2025
CID Contact Information: Clem Helmstetter, Jr. (clem.helmstetter@greenwayfields.org)

Political Subdivision or Not for Profit: Political Subdivision
Date of and Ordinance No: October 29, 2009, Ordinance No. 090890

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Clement Helmstetter	clem.helmstetter@greenwayfields.org	11/2022	11/2026
Gina Valentino	gina.valentino@greenwayfields.org	11/2024	11/2028
Sue Roush	sue.roush@greenwayfields.org	11/2024	11/2028
Jeff Riggs	jeff.riggs@greenwayfields.org	11/2022	11/2026
Beth Nobel	beth.nobel@greenwayfields.org	11/2024	11/2026

SECTION III

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

Purpose – To provide certain services and public improvements, which generally include, but are not limited to, aiding in connection with the following: parks, lawns, trees, sculptures, fountains, streetscape, lighting, benches, security, snow plowing, refuse collection and other services to public property. The District also sets the levy of special assessments.

Specific Services - During the 2024/25 fiscal year, the CID operated over budget due to a major maintenance repair project. Significant damage was caused to the historic entry column on the northwest corner of Meyer and Wornall Road. The repair costs for this landmark were not fully covered by the at-fault party's insurance.

Fortunately, the CID had contingency funds available to complete the restoration, ensuring the historical integrity of this community element. The funding for this project will be carried over into the 2025/26 budget. To prevent future financial risk, the CID has also

secured a new insurance policy that covers the full replacement value of major assets in the event that an at-fault claim limit is insufficient.

Additional work completed by the CID during this fiscal year included the replacement of landscaping throughout the district and the addition of handrails on the steps at the neighborhood park located at 63rd and Valley Road.

The Greenway Fields Neighborhood CID remains strong and continues to focus on capital improvements, major maintenance, and security for its residents. The board of directors consistently reviews capital improvement opportunities to serve the best interests of its members.

General Services - General services provided during the fiscal year were focused on routine maintenance, landscaping, security, and snow plowing.

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 2025 submitted to City Clerk: January 25, 2024
Annual budget for FYE 2025 adopted: March 23, 2024
Annual Report for FYE 2024 submitted: July 26, 2024

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Electing Officers for fiscal year 2025-26
2025-02	Approving the Budget for fiscal year 2025-26
2025-03	Approving the Special Assessments for 2025

CID BYLAW AMENDMENTS: _____ ATTACHED __X___NONE APPROVED

SECTION VI

REVENUE AND EXPENSES:

INCOME:		
a) Special Assessment Income		$60,828.02
b) Interest		$1,133.87
TOTAL INCOME		**$61,961.89**
EXPENSES:		
I. Administrative:		
a) Administration Fee	$1,998.00	
b) HAKC CID Parcel Assessment	$587.00	
c) Management Fee	$5,000.00	
d) Postage	$263.31	
e) Insurance	$1,541.00	
f) Legal	$619.50	
g) City Annual Review Fee	$1,595.00	
SUB-TOTAL	**$11,603.81**	
II. Advertising & Marketing		
a) Website Expenses	$674.28	
SUB-TOTAL	**$674.28**	
III. Beautification, Maintenance & Reserves		
a) Ground Maintenance	$11,999.84	
b) Security Services	$13,500.00	
c) Major Maintenance - Reserve	$23,200.00	
d) Snow Plowing	$1,839.75	
e) Trash Services	$0	
f) Tree replacement	$0	
g) Other	$34.80	
SUB-TOTAL	**$50,574.39**	
EXPENSE TOTAL:		
I. Administrative	$11,603.81	
II. Advertising & Marketing	$674.28	
III. Beautification, Maintenance & Reserves	$50,574.39	
TOTAL EXPENSES	**$62,852.48**	
TOTAL INCOME		**$61,961.89**
LESS TOTAL EXPENSES		**$62,852.48**
BALANCE		**($890.59)**

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: redevelopment@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

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2025-26

WHEREAS, the District, which was formed by Ordinance Number 090890 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 Chairperson, Vice Chairperson, Secretary, Treasurer and District Manager.

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

1. Clement Helmstetter Jr. is elected Chairperson of the District.
2. Beth Noble is elected Vice Chairperson of the District.
3. Sue Roush is elected Secretary of the District.
4. Gina Valentino is elected Treasurer of the District.
5. Jeff Riggs is elected District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 31st day of March, 2025.

Clement Helmstetter Jr., Chairperson

ATTEST:

Sue Roush, Secretary

RESOLUTION NO. 2025-02

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025-26

WHEREAS, the District, which was formed by Ordinance Number 090890 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 2025-26, 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 2025-26.

Section 2. The Chairperson 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, 2025.

Clement Helmstetter Jr., Chairperson

ATTEST:

Sue Roush, Secretary

EXHIBIT A

GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

FYE 05/01/2025- 04/30/2026 BUDGET MESSAGE:

The Greenway Fields Neighborhood Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on October 29, 2009 by the City Council of the City of Kansas City Missouri. The stated purpose of the District is to provide assistance to or to construct Public Improvements (hereinafter defined) and to provide funding for Additional Public Improvements (hereinafter defined) within the District. The District adopted a fiscal year of May 1 to April 30.

Important Budget Features:

The District's source of revenue is from the annual levy of special assessments pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District.

Major Changes: None.

	EYE 2026*	EYE 2025*	EYE 2024**
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	$67,014.00	$62,124.00	$77,131.00
ESTIMATED REVENUE:			
- Annual Assessments (Rate: $160 per parcel within the District)	$54,880.00	$54,880.00	$52,624.00
Interest earned			$525.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	$121,894.00	$117,004.00	$130,280.00
ESTIMATED EXPENDITURES:			
a) Administration Fee	$6,000.00	$6,000.00	$5,244.00
b) HAKC CID Parcel Assessment	$600.00	$600.00	$1,755.00
c) Management Fee - GFHA	$0.00	$0.00	
d) Insurance	$600.00	$600.00	$0.00
e) Legal Services	$1,000.00	$1,000.00	$0.00
f) Island/Grounds Maintenance	$12,500.00	$12,500.00	$0.00
g) Tree Replacement (Street Easement)	$3,000.00	$3,000.00	$1,295.00
h) (Major) Maintenance Reserve Fund	$7,210.00	$7,210.00	$23,955.00
i) Postage	$400.00	$400.00	$0.00
j) Snow Plowing/Salt	$3,000.00	$3,000.00	$0.00
k) Trash Services	$420.00	$420.00	$1,120.00
l) Security Service Fees	$15,000.00	$15,000.00	$15,800.00
m) Website Maintenance	$260.00	$260.00	$4,030.00
n) Parks and Recreation	$0.00	$0.00	$12,413.00
o) Natural Resources	$0.00	$0.00	$2,543.00
TOTAL ESTIMATED EXPENDITURES	$49,990.00	$49,990.00	$68,156.00
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	$71,904.00	$67,014.00	$62,124.00

*Estimated values.
**Actual values.

RESOLUTION NO. 2025-03

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE SPECIAL ASSESSMENTS FOR 2025.

WHEREAS, the District, which was formed by Ordinance Number 090890 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 2025 Special Assessments in the amount of $160.00 per parcel within the District which will be assessed by Jackson County.

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

Section 1. The Board approves the special assessment for 2025.

Section 2. The Chairperson 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, 2025.

Clement Helmstetter Jr., Chairperson

ATTEST:

Sue Roush, Secretary

HB: 4932-7443-9249.3