

ANNUAL REPORT FOR  
GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT  
DISTRICT (“CID”)

**SECTION I**

Date: July 25, 2022  
CID Contact Information: Clem Helmstetter, Jr. ([clem.helmstetter@greenwayfields.org](mailto: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**

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** – The CID ended 2021/22 fiscal year under budget, as we are building reserves to cover extra expenses anticipated within the district next year. The CID is planning to complete 20-year maintenance, restoration / sealing of historic columns created by J.C. Nicholas over 100 years ago Wornall Rd and Greenway Ter. Greenway Fields Neighborhood CID is strong and continues to focus on capital improvements / major maintenance. The board of directors continues to review capital improvements within the district to sever its members’ interests.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Clement Helmstetter

Gina Valentino

Sue Roush

Jeff Riggs

Beth Nobel

**SECTION IV**

**REVENUE AND EXPENSES:**

<b>INCOME:</b>		
a) Special Assessment Income		\$ 54,524.93
b) Interest		124.19
<b>TOTAL INCOME</b>		<b>\$ 54,649.12</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Administration Fee	1,998.00	
b) HAKC CID Parcel Assessment	500.00	
c) Management Fee	5,000.00	
d) Postage	48.49	
e) Insurance	919.00	
f) Legal	270.00	
<b>SUB-TOTAL</b>	<b>\$ 8,735.49</b>	
II. Advertising & Marketing		
a) Website Expenses	550.88	
b)	0.00	
<b>SUB-TOTAL</b>	<b>\$ 550.88</b>	
III. Beautification, Maintenance & Reserves	163.17	
a) Ground Maintenance	12,873.08	
b) Security Services	15,360.00	
c) Trash Services	0.00	
d) Snow Plowing	1,370.00	
e) Tree Replacement	0.00	
f) Other	1.40	
<b>SUB-TOTAL</b>	<b>\$ 29,767.65</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	8,872.04	
II. Advertising & Marketing	550.88	
III. Beautification, Maintenance	31,047.65	
<b>TOTAL EXPENSES</b>	<b>\$ 39,054.02</b>	
<b>TOTAL INCOME</b>		<b>\$ 54,649.12</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$ 39,054.02</b>
<b>BALANCE</b>		<b>\$ 15,595.10</b>

**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2022-01	Resolution Appointing Interim Directors
2022-02	Resolution Electing Officers for FY 2022 - 2023
2022-03	Resolution Approving the Budget for FY 2022 - 2023
2022-04	Resolution Approving Special Assessments for 2022

**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](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

**THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING INTERIM DIRECTORS**

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 Act, the Board is to appoint qualified individuals to serve as interim directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, Caroline Andalikiewicz, Nola Devitt, and Joseph Cherrito no longer are members of the Board; and

WHEREAS, the Board desires to appoint Beth Nobel, Sue Roush, and Jeff Riggs as Interim Director to serve the remaining term of Caroline Andalikiewicz, Nola Devitt, and Joseph Cherrito; and respective terms and

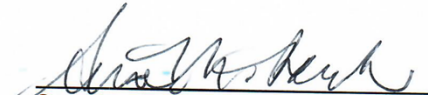
NOW THEREFORE, BE IT RESOLVED, by the Board, as follows:

- I. The Board appoints Beth Nobel to serve as Interim Director for the remainder of Caroline Andalikiewicz's term ending in November 2025.
- II. The Board appoints Sue Roush to serve as Interim Director for the remainder of Nola Devitt's term ending in November 2024.
- III. The Board appoints Jeff Riggs to serve as Interim Director for the remainder of Joseph Cherrito's term ending in November 2025.
- IV. **The District's legal counsel is authorized to take all actions necessary to carry out this Resolution.**
- V. This Resolution shall take effect immediately.

Adopted this 26<sup>th</sup> day of March 2022.

  
Clement Helmstetter Jr., Chairperson

ATTEST:

  
Sue Roush, Secretary

RESOLUTION NO. 2022-02

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2022-23**

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.

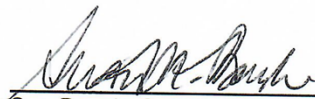
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

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 26<sup>th</sup> day of March, 2022.

  
Clement Helmstetter Jr., Chairperson

ATTEST:

  
Sue Roush, Secretary

RESOLUTION NO. 2022-03

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 BUDGET FOR FISCAL YEAR 2022-23**

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 2022-23, 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 2022-23.

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

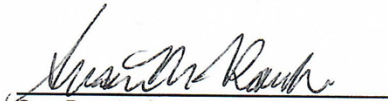
Section 3. This Resolution shall take effect immediately.

Adopted this 26<sup>st</sup> day of March, 2022.

---

  
Clement Helmstetter Jr.,  
Chairperson

ATTEST:

  
Sue Roush, Secretary

## EXHIBIT A

### PROPOSED BUDGET FOR FISCAL YEAR 2022/2023

#### PROJECTED INCOME:

a) CID Annual Assessments	\$54,880.00
---------------------------	-------------

<b>TOTAL PROJECTED INCOME</b>	<b>\$54,880.00</b>
-------------------------------	--------------------

#### PROJECTED EXPENSES:

a) Administration Fee	\$2,000.00
-----------------------	------------

b) HAKC CID Parcel Assessment	\$650.00
-------------------------------	----------

c) Management Fee - GFHA	\$5,000.00
--------------------------	------------

d) Insurance	\$600.00
--------------	----------

e) Legal Services	\$3,000.00
-------------------	------------

f) Island/Grounds Maintenance	\$12,500.00
-------------------------------	-------------

g) Tree Replacement (Street Easement)	\$3,000.00
---------------------------------------	------------

h) (Major) Maintenance Reserve Fund	\$7,210.00
-------------------------------------	------------

i) Postage	\$600.00
------------	----------

j) Snow Plowing/Salt	\$3,000.00
----------------------	------------

k) Trash Services	\$420.00
-------------------	----------

l) Security Service Fees	\$16,640.00
--------------------------	-------------

m) Website Maintenance	\$260.00
------------------------	----------

<b>TOTAL PROJECTED EXPENSES</b>	<b>\$54,880.00</b>
---------------------------------	--------------------

<b>TOTAL PROJECTED INCOME</b>	<b>\$54,880.00</b>
-------------------------------	--------------------

<b>TOTAL PROJECTED EXPENSES</b>	<b>\$54,880.00</b>
---------------------------------	--------------------

<b>PROJECTED BALANCE</b>	<b>\$0.00</b>
--------------------------	---------------



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 2022.

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 2022 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 2022.
- 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 26<sup>st</sup> day of March, 2022.

  
 \_\_\_\_\_  
 Clement Helmstetter Jr.,  
 Chairperson

ATTEST:

  
 \_\_\_\_\_  
 Sue Roush, Secretary