

ANNUAL REPORT FOR

COMMUNITY IMPROVEMENT DISTRICT (“CID”)

**SECTION I**

DATE OF REPORT SUBMITTAL: 8/29/2023

DISTRICT POINT OF CONTACT NAME:

POINT OF CONTACT PHONE AND EMAIL:

**SECTION II**

CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Debby Allmon	debbyallmon24@gmail.com
Tom Turgeon	tom@turgeon.com
Alex Jackson	alex@centeredspirit.com
Diane Botwin	dbotwin@botwinrealestate.com
Kevin Ryan	governorstumpys@gmail.com
Zach Moores	zach@crowscoffee.com
Zubin Talib	coworkwaldo@gmail.com
Emilie Jackson	emilie@centeredspirit.com

### **SECTION III**

#### **SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:**

We exist to serve as an economic development tool that allows landowners in the district to coordinate efforts to improve and promote the district, plan for and provide public improvements, and share the costs of these services through special assessments and sales and use taxes. Services include the provision of awareness staff on the streets to increase public safety, cleaning staff to help keep public corridors tidy, promotions of the area and its activities, and the preparation and regular communications of district news and events. In addition, we offer a handful of grants to members of the CID, including, Storefront Improvement Grants, Camera Grants, Event Grants, and Paint Grants. We additionally provided a center for Tower Homes to help senior citizens complete their assessment appeals in July and wish to continue to fill gaps in this community.

### **SECTION IV**

DATE PROPOSED BUDGET WAS SUBMITTED: 1/23/2023

DATE ANNUAL BUDGET WAS ADOPTED: 1/23/2023

DATE ANNUAL REPORT WAS SUBMITTED: \*See explanation in attached email.

**SECTION V**

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2023-1	<b>RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) NOMINATING SUCCESSOR DIRECTORS</b>
2023-2	<b>RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPOINTING OFFICERS</b>
2023-3	<b>RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPROVING THE BUDGET FOR THE FISCAL YEAR 2023.</b>
2023-4	<b>RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT APPROVING LEVY OF SPECIAL ASSESSMENTS</b>


**SECTION VI**

**REVENUE AND EXPENSES:**

<b>REVENUE:</b>		
a) Sales/Use Tax Collections	<b>\$729,734.24</b>	
b) Special Assessment Collections	<b>\$29,264.76</b>	
c) CD Interest	<b>\$1,425.36</b>	
d) Regular Interest	<b>\$702.61</b>	
e) Promotions	<b>\$2,150.00</b>	
f)	<b>\$</b>	
g)	<b>\$</b>	
h)	<b>\$</b>	
i)	<b>\$</b>	
j)	<b>\$</b>	
<b>TOTAL REVENUE:</b>		<b>\$762,776.97</b>

<b>EXPENSES:</b>		
I. Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$0</b>
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	

g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$0</b>

**SECTION VI CONTINUED**

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Storefront Improvement Grant	<b>\$20,000.00</b>	
b) Camera Grant	<b>\$2,768.67</b>	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	

<b>SUB-TOTAL:</b>		<b>\$22,768.67</b>
IV. Services:		
a) Waldo Roadrunners (Security)	<b>\$105,633.35</b>	
b) Waldo Wizards (Cleaning)	<b>\$136,228.32</b>	
c) Equipment	<b>\$5,827.38</b>	
d) Fountain Maintenance	<b>\$315.62</b>	
e) Landscaping	<b>\$9,501.30</b>	
f) Member Services	<b>\$30,000.00</b>	
g)	<b>\$</b>	
h)	<b>\$</b>	
i)	<b>\$</b>	
j)	<b>\$</b>	
<b>SUB-TOTAL:</b>		<b>\$</b>
V. Other Expenses		
a) Administration	<b>\$227,192.00</b>	
b) Insurance	<b>\$5,258.50</b>	
c) Legal	<b>\$1,455.00</b>	
d) Payment Processing Fees (QB, etc.)	<b>\$74.35</b>	
e) Celebrations/Bereavement	<b>\$293.59</b>	
f) Sales Tax Reports	<b>\$1,000.00</b>	



g) Accounting	\$2,660.00	
h) Holiday Display	\$4,000.00	
i) Website	\$3,160.00	
j) Sponsors	\$300.00	
k) Promotional	\$43,250.00	
l) Marketing/Ads	\$35,730.33	
m) Event Grants	\$2,367.24	
<b>SUB-TOTAL:</b>		<b>\$326,741.01</b>

<b>EXPENSES SUBTOTAL:</b>		
I. Public Infrastructure Improvements	\$0	
II. Interior Improvements	\$0	
III. Exterior Improvements	\$22,768.67	
IV. Services	\$287,505.97	
V. Other Expenses	\$326,741.01	
<b>TOTAL EXPENSES:</b>		<b>\$637,015.65</b>
<b>TOTAL REVENUE:</b>		<b>\$762,776.97</b>
<b>LESS TOTAL EXPENSES:</b>		<b>\$637,015.65</b>
<b>BALANCE:</b>		<b>\$125,761.32</b>



**SUBMIT FORM AND ANY ATTACHMENTS TO:**

Missouri Dept. of Economic Development City Clerk  
Attn: CID Annual Report 25th Floor, City Hall  
P. O. Box 1157 414 E. 12<sup>th</sup> Street  
Jefferson City, MO 65102 Kansas City, MO 64106  
Phone: 573-522-8004 Phone: 816-513-6401  
Email: [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov) Email: [clerk@kcmo.org](mailto:clerk@kcmo.org)

Missouri Dept. of Revenue Missouri State Auditor  
Attn: CID Annual Report Attn: CID Annual Report P.O. Box 3380 P.O. Box  
869  
Jefferson City, MO 65105-3380 Jefferson City, MO 65102 Phone:  
573-751-4876 Phone: 573-751-4213  
Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov) Email: [moaudit@auditor.mo.gov](mailto:moaudit@auditor.mo.gov)

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPOINTING OFFICERS

WHEREAS, the Board of Directors of the District desires to appoint a Chairman, Vice-Chairman, Secretary, and Treasurer in accordance with the District's Bylaws.

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

1. **Debby Allmon is appointed Chairperson of the District.**
2. **Tom Turgeon is appointed Vice-Chair of the District.**
3. **Diane Botwin is appointed Secretary of the District.**
4. **Alex Jackson is appointed Treasurer of the District.**

Adopted this 23rd day of January 2023

\_\_\_\_\_  
Deborah Allmon, Chairperson

ATTEST:

\_\_\_\_\_  
Diane Botwin, Secretary



THE WALDO COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT  
APPROVING LEVY OF SPECIAL ASSESSMENTS

WHEREAS, the Board of Directors of the Waldo Community Improvement District (the "District") desires to levy a special assessment against real property benefited within the District (the "CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Establish the Waldo Community Improvement District and Authorize Special Assessments (the "Special Assessment Petition"), a copy of which is attached as Exhibit A;

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be levied annually against each Lot in an annual amount not to exceed \$170.00 per Lot; provided, however, the maximum amount shall be adjusted annually beginning in 2023 pursuant to the increases to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (the "Consumer Price Index") (or, if not available, then by another reasonable index selected by the board of directors of the District);

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Waldo Community Improvement District, as follows:

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the attached petitions (each "Lot") will be benefited by the financing of the Eligible Services (as defined in the Petition forming the District) and the operation of the District.

Section 2. CID Special Assessment. The CID Special Assessment is hereby levied against each Lot in the amount of \$170.00 per Lot.

Section 3. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Special Assessment Petition.

Adopted this 23rd day of January 2023

\_\_\_\_\_  
Deborah Allmon, Chairperson

ATTEST:

\_\_\_\_\_  
Diane Botwin, Secretary

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) NOMINATING SUCCESSOR DIRECTORS

WHEREAS, the District, which was formed on December 18, 2008, by Ordinance Number 081242 adopted by the City of Kansas City, Missouri, City Council, 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 Act provides for the Chief elected officer of a municipality (the “Mayor”) to appoint successor Directors of a Community Improvement District, which is also a political subdivision, with the consent of the governing body of the municipality;

WHEREAS, the Petition to Establish the Waldo Community Improvement District (“Petition”) authorizes the Board of Directors of the District (the “Board”) to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition;

WHEREAS, the Board in accordance with the Petition hereby nominates the following slate of Successor Directors;

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

Section 1. The following slate contains the name and classification of the individuals nominated by the Board to serve as Successor Directors for a four-year term from January 2023- December 2026:

Zubin Talib - Business Owner  
Zachary Moores - Business Owner

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 23rd day of January 2023.

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Rebecca B. Beck, Chairperson

ATTEST:

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Kevin Ryan, Secretary



**THE WALDO COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR THE FISCAL YEAR 2023.**

WHEREAS, the District, which was formed on December 18, 2008, by ordinance number 081242 adopted by the City of Kansas City, Missouri, City Council, 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 of Directors ("Board") desires to approve the District's proposed budget for the fiscal year 2023, in substantially the form attached hereto as Exhibit A.

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

Section 1. The Board approves the proposed budget for the fiscal year 2023.

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 23rd day of January 2023.

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Deborah Allmon, Chairperson

ATTEST:

\_\_\_\_\_  
Diane Botwin, Secretary