

ANNUAL REPORT FOR
TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT
FISCAL YEAR 5/1/22-4/30/23

SECTION I

Date of Submission: 8/31/23
CID Contact Information: Gina Stuelke, President
3401 East Truman Road
Kansas City, MO 64127
816-888-5840
ginas@kentonbrothers.com

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 27, 2008, Ordinance No. 081023
July 26, 2012, Ordinance No. 120664

SECTION II

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING

Gina Stuelke	Email: ginas@kentonbrothers.com
John Weilert	Email: jkweilert94@gmail.com Email:
Tim Ketcham	tketcham@belfontedairy.com Email:
Steve Giles	sgiles@centralbankkc.com Email:
Adam Painter	adam.painter@kcpd.org Email:
Tom Heilman	theilman@aceimagewear.com
Ed Yerington	Email: eyerington@guadalupecenters.org

SECTION III

- 1) Trash /Liter/Bulky Item Clean up.
- 2) Landscaping / Beautification
- 3) Façade Improvement Program for property in district
- 4) Security Patrol
- 5) Community engagement specifically to address issues related to: crime intervention, homelessness, business hardship, and economic development.

SECTION IV

Date Budget was proposed: 4/1/22
Date Budget was adopted: 4/14/22

Date Annual Report was submitted: 8/31/23

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES)

RESOLUTION NO.	RESOLUTION TITLE/SUBJECT MATTER
2022-06	Approval of Special Assessment Levy
2022-07	Community Event Funds Allocation
2022-08	Marketing Budget Amendment
2022-09	Façade Reimbursement Program Approval
2022-10	New Board Slate
2023-01	2023 Fiscal Budget Approval
2023-02	2022 Fiscal Budget Line Item Reallocation
2023-03	Reserve Funds Expense Allocation
2023-04	New Reserve account established
2023-05	Account Signatory Updates

06/07/23

Truman CID Profit and Loss Standard

May 2022 through April 2023

	May '22 - Apr '23
Ordinary Income/Expense	
Income	
Sales Tax Revenue	131,478.28
Special Assessment Revenue	74,474.13
Total Income	205,952.41
Expense	
Beautification & Land Maint.	
Contract Labor - Trash clear...	28,100.00
Landscape & Improvements	2,275.00
Snow Removal	1,700.00
Trash & Debris Excavation	980.00
Trash Removal/ Recycling	991.00
Total Beautification & Land M...	34,046.00
Facade Rebate Program	7,500.00
Insurance Expense	1,200.00
Legal Fees	51,864.00
Marketing	10,407.52
Planning & District Operations	28,198.00
Professional Services	6,302.68
Security Services	58,240.00
Total Expense	197,758.20
Net Ordinary Income	8,194.21
Other Income/Expense	
Other Income	
Interest income	2,258.04
Total Other Income	2,258.04
Other Expense	
Settlement	42,000.00
Total Other Expense	42,000.00
Net Other Income	-39,741.96
Net Income	-31,547.75

06/07/23

Truman CID
Balance Sheet Standard
As of April 30, 2023

	<u>Apr 30, '23</u>
ASSETS	
Current Assets	
Checking/Savings	
Checking	30,196.33
Petty Cash	150.00
Reserve Account	<u>407,232.82</u>
Total Checking/Savings	437,579.15
Other Current Assets	
Central Bank CD - 100...	77,066.29
Central Bank CD -1002...	<u>78,099.59</u>
Total Other Current Ass...	<u>155,165.88</u>
Total Current Assets	<u>592,745.03</u>
TOTAL ASSETS	<u><u>592,745.03</u></u>
LIABILITIES & EQUITY	
Equity	
Opening Balance Equity	556,387.40
Unrestricted Net Assets	67,905.38
Net Income	<u>-31,547.75</u>
Total Equity	<u>592,745.03</u>
TOTAL LIABILITIES & EQUI...	<u><u>592,745.03</u></u>

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT
APPROVING LEVY OF SPECIAL ASSESSMENTS**

WHEREAS, the Truman Road Community Improvement District (the "District"), which was formed by Ordinance Number 081023 adopted by the City of Kansas City, Missouri, City Council on October 27, 2008, in accordance with the Petition to Establish the Truman Road Community Improvement District and Authorize Special Assessments (the "Petition"), and in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"); is transacting business and exercising the powers granted by the Act; and

WHEREAS, the Board of Directors of 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 Exhibit D of the Petition (the "Special Assessment Petition"); and,

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be equally allocated among each of the Lots (as defined below) in an annual amount not to exceed (i) one cent (\$0.01) per square foot of land area, and (ii) one cent (\$0.01) for every dollar of assessed value for real property within the District; provided, however, the maximum amount shall be adjusted annually beginning in 2010 pursuant 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 "Cost 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 District, as follows:

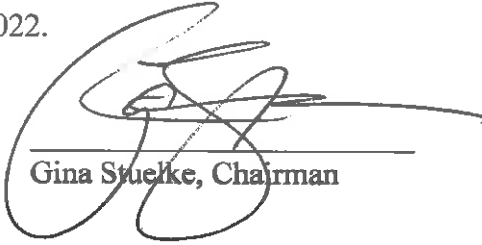
Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which located within the District and listed on the attached petition (each "Lot") will be benefited by the financing of the Eligible Services (as defined in the Petition) and the operation of the District.

Section 2. CID Special Assessment. The CID Special Assessment remains for each Lot in the amount of (i) (\$0.005) per square foot of land area, and (ii) (\$0.005) for each dollar of assessed value for real property within the District.

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. This resolution shall take effect immediately.

Adopted this 11th day of August, 2022.



Gina Stuelke, Chairman

ATTEST:



John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT TO APPROVE A CONTRIBUTION OF FUNDS TO THE ELMWOOD CEMETERY 150TH ANNIVERSARY CELEBRATION.

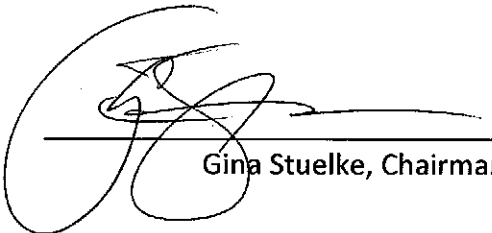
WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et. seq.*, 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 participate in the Elmwood Cemetery 150th year celebration, by being a "Community Sponsor".

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

- Section 1. The Board approves the allocation of \$5000.00 of the 2022 Marketing budget to be used for the Elmwood Cemetery Community Sponsorship.
- Section 2. The Chairman is authorized to take all applicable actions necessary to carry out this resolution.
- Section 3. This Resolution shall take effect immediately.

Adopted this 8th day of September, 2022.


Gina Stuelke, Chairman

ATTEST:


John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT TO APPROVE A CHANGE TO THE 2022 MARKETING BUDGET.

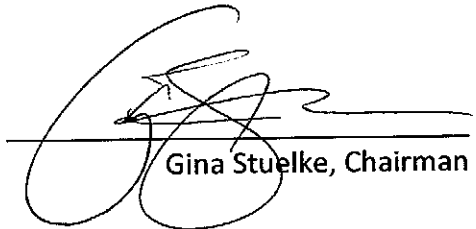
WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended ("the Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to update the 2022 Marketing Budget from \$5000 to \$8000 for the remainder of the 2022 fiscal year.

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

- Section 1. The Board approves the proposed marketing budget change for fiscal year 2022
- Section 2. This change allocates an additional \$3000.00 in marketing funds for the district, which increases the marketing budget from \$5000.00 annually to \$8000.00
- Section 3. The Chairman is authorized to take all applicable actions necessary to carry out this resolution.
- Section 4. This Resolution shall take effect immediately.

Adopted this 8th day of September, 2022.


Gina Stuelke, Chairman

ATTEST:


John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT TO APPROVE
CROFT TRAILER SUPPLY FAÇADE REIMBURSEMENT PROGRAM.

WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and 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 District offers a Façade Reimbursement Program to property owners within the geographical confines of the District


WHEREAS, Croft Trailer Supply has applied for a Façade Reimbursement allocation in relation to improvements at their property located at 4933 E Truman Rd, Kansas City, Missouri 64127 and has completed all application requirements for the Façade Reimbursement Program.

WHEREAS, the Board of Directors (“Board”) desires to approve Croft Trailer for a \$7500.00 façade reimbursement, pursuant the continued compliance of Croft in relation to regulations described in the Façade Reimbursement Program Criteria.

WHEREAS, Susan McGinn, both an acting executive at Croft Trailer and the Secretary of the Truman Road Community Improvement District abstained from voting on this matter.

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

- Section 1. The Board approves the allocation of \$7500.00 of Façade Reimbursement funds to Croft Trailer.
- Section 2. Croft Trailer is required to comply with the perimeters of the façade reimbursement program prior to receiving any monetary allocations.
- Section 3. Whereas, the Board has entrusted their contract consulting company: Pique to review the work performed at Croft Trailer and report back to the board.
- Section 4. This Resolution shall take effect immediately.



Gina Stuelke, Chairman

ATTEST:



John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (“BOARD”) OF THE TRUMAN ROAD
COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) ELECTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 081023 adopted by the City Council of the City of Kansas City, Missouri, 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 Bylaws of the District, the Board is to elect officers of the District annually; and


WHEREAS the Board desires to elect a Chairman, Treasurer, and Board Member(s).

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

1. Gina Stuelke is appointed Chairman of the District;
2. John Weilert is appointed Treasurer of the District;
3. Adam Painter, Edward Yerington, Steve Giles, Tom Heilman, Tom Ketcham are appointed Members of the Board.

FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date executed below.

Adopted this 17th day of November, 2022.



Gina Stuelke, Chairman

ATTEST:



John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE TRUAM ROAD COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT")
APPROVING THE BUDGET FOR FISCAL YEAR 2023.

WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and 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.

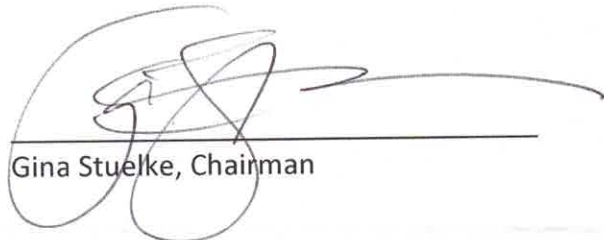
WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for fiscal year 2023, in substantially the form attached hereto as Exhibit A.

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

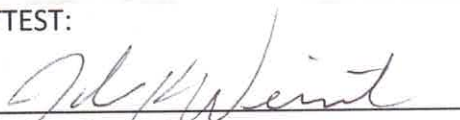
Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. The resolution shall take effect immediately.

Adopted this 12th day of January, 2023.


Gina Stuelke, Chairman

ATTEST:


John Weilert, Treasurer

Draft Operating Budget
 Fiscal Year 2023-2024

Projected Revenue	
County Special Assessment	\$ 59,994.00
Average Sales Tax	\$ 125,000.00
Total Projected Revenue	\$ 184,994.00
Expenses	
Professional Services	
Legal Fees	\$ 9,000.00
Marketing / Community Engagement	\$ 5,500.00
Planning & District Operations	\$ 30,000.00
Professional Services/ Consultant Fees	\$ 13,200.00
Security Services	\$ 96,000.00
Total Professional Services	\$ 153,700.00
Liability Insurance	\$ 1,500.00
Façade Rebate Program	\$ 15,000.00
Beautification & Land Maintenance	
Trash Removal/ Recycling Costs	\$ 5,000.00
Landscape & Improvements	\$ 2,500.00
Trash & Debris Excavation	\$ 2,500.00
Snow Removal	\$ 4,250.00
Trash Clearing Contract Labor	\$ 31,200.00
Total Beautification & Land Maintenance	\$ 45,450.00
Total Expenses	\$ 215,650.00
Deficit to pull from reserves	\$ (30,656.00)

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT TO AMEND THE
2022-2023 Operating Budget

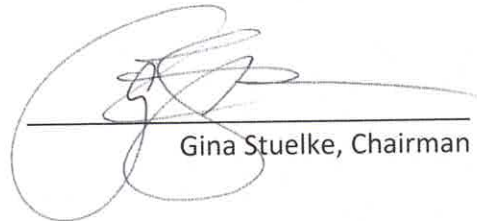
WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended ("the Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to amend the 2022-2023 Operating Budget in order to reallocate funds to reflect the current operating needs of the district.

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

- Section 1. The Board approves the budget reallocations as described in Exhibit A of this resolution which will result in a net change of zero for the 2022-2023 operating budget of the district.
- Section 2. The Chairman is authorized to take all applicable actions necessary to carry out this resolution.
- Section 3. This Resolution shall take effect immediately.

Adopted this 9th day of February, 2023.


Gina Stuelke, Chairman

ATTEST:


John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT TO APPROVE moving the funds in the Reserve Account from KC Unidos Federal Credit Union account numbered 8223 to Central Bank of KC.

WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and 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 withdrawal of funds in the Reserve Account from KC Unidos Federal Credit Union account numbered 8223 to deposit at Central Bank of KC.

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

- Section 1. The Board approves the withdrawal of funds in the Reserve Account from KC Unidos Federal Credit Union account numbered 8223 to deposit at Central Bank of KC.
- Section 2. The Board approves the funds being split over three CDs at Central Bank of KC.
- Section 3. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2023.



Gina Stuelke, Chairman

ATTEST:



John Weilert, Treasurer

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT TO AMEND THE authorized signers on the KC Unidos Federal Credit Union account numbered 8223.

WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and 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 amend the authorized signers on the KC Unidos Federal Credit Union account numbered 8223.

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

- Section 1. The Board approves the removal of Ed Heilman, Mark Carder, and Susan McGinn as authorized signers on the KC Unidos Federal Credit Union account numbered 8223.
- Section 2. The Board approves the addition of Gina Stuelke as an authorized signer on the KC Unidos Federal Credit Union account numbered 8223.
- Section 3. This Resolution shall take effect immediately.

Adopted this 27th day of March, 2023.


Gina Stuelke, Chairman

ATTEST:


John Weilert, Treasurer