



July 23, 2024

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Re: Broadway Area CID Report

To City of Kansas City, City Clerk:

The Broadway Area CID provides “clean and safe” services along sections of Broadway Boulevard, Westport Road and 39th Street in Midtown Kansas City. We employ Area Maintenance Attendants and Area Awareness Officers through our subcontractors to complete these community services. We also utilize Midtown KC Now to help engage the community and work closely with all the stakeholders in the area.

Attached you will find the adopted forecasted budget for the Broadway Area Community Improvement District (CID), a political subdivision, fiscal year May 1, 2024 – April 30, 2025 along with the current Board of Directors and Financial Statement of year May 1, 2023 – April 30, 2024. The proposed Annual Budget for 2024-25 was submitted to the City Clerk on January 30, 2024. The Annual Budget for Fiscal Year 2024-25 was adopted on March 8, 2024. The Annual Report for Fiscal Year 2022-23 was submitted on August 22, 2023.

No resolutions were adopted by the Board in the previous fiscal year.

The Broadway Area CID is funded by a 1 percent (1%) sales tax.

As you can see on the financial statements, no funds were used for interior improvements. The only exterior improvements funded were for Façade Improvement Grants, which are detailed in the Income Statement. Additionally, no funds were spent on public infrastructure improvements, though the vast majority of expenses go for services in public space. That’s the nature of our “clean and safe” program.

If you have any questions or comments, feel free to call me 816-753-3820.



BROADWAY
COMMUNITY IMPROVEMENT
DISTRICT

Sincerely,

A handwritten signature in black ink, appearing to read 'Kevin Klinkenberg', is written over a faint, light blue circular watermark that matches the Broadway Community Improvement District logo.

Kevin Klinkenberg
Chief Administrator
Broadway Area Community Improvement District

Broadway Area Community Improvement District

Board of Directors 2024-25

Cameron Probst Gomer's 3838 Broadway Blvd. Kansas City, MO 64111 816-931-4170 1 st Term – (April 30, 2026) Cdprobst54@gmail.com	Tom Platt – Treasurer Westport Land & Management I, LLC 300 Westport Rd Kansas City, MO 64111 816-753-5507 Cell 816-529-5884 3 rd Term - (April 30, 2027) thmspltt@yahoo.com
Mark Inman Chez Charlie 3809 Broadway Blvd. Kansas City, MO 64111 816-753-9247 1 st Term – (April 30, 2026) broadwayop@gmail.com	Nate Feldmiller Broadway Butcher Shop 3828 Broadway Blvd. Kansas City, MO 64111 816-931-2333 1 st Term – (April 30, 2027) natefeldmiller@gmail.com
Matt Bramlette Mid Coast Modern 314 Westport Road Kansas City, MO 64111 816-599-4574 2 nd Term – (April 30, 2028) matt@midcoastmodernkc.com	Russell Criswell - Chair Vulcan's Forge 3936 Broadway Blvd. Kansas City, MO 64111 816-931-6303 Cell 816-729-6897 3 rd Term - (April 30, 2027) vulforge@aol.com
Steve Tulipana - Secretary Mini Bar 3810 Broadway Blvd. Kansas City, MO 64111 816-326-8281 Cell 816-726-3301 2 nd Term – (April 30, 2026) booking@therecordbar.com	Jose Bautista Bautista LeRoy 3770 Broadway Blvd. Kansas City, MO 6111 816-221-0382 2 nd Term – (April 30, 2025) jose@bautistaleroy.com
Lauren Euston – Vice-Chair Moss Salon Studios 3725 Broadway Blvd. Kansas City, MO 64111 913-706-4564 1 st Term – (April 30, 2025) laureneuston@gmail.com	Kevin Evans, Ex-Officio KCMO Parks Department

Balance Sheet

Broadway Area CID
As of April 30, 2024

	APR 30, 2024	APR 30, 2023	APR 30, 2022
Assets			
Current Assets			
Cash and Cash Equivalents			
Great American Bank	169,332.30	296,156.67	224,300.17
Total Cash and Cash Equivalents	169,332.30	296,156.67	224,300.17
Accounts Receivable	-	(12,785.32)	-
Total Current Assets	169,332.30	283,371.35	224,300.17
Total Assets	169,332.30	283,371.35	224,300.17
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable	1,900.33	211.00	-
Total Current Liabilities	1,900.33	211.00	-
Total Liabilities	1,900.33	211.00	-
Equity			
Current Year Earnings	(115,728.38)	58,860.18	84,037.47
Retained Earnings	283,160.35	224,300.17	140,262.70
Total Equity	167,431.97	283,160.35	224,300.17
Total Liabilities and Equity	169,332.30	283,371.35	224,300.17

Income Statement (Profit and Loss)

Broadway Area CID

For the year ended April 30, 2024

	2024	2023	2022
Income			
CID Income	413,731.70	437,276.49	421,195.03
Interest Income	439.57	538.09	310.34
KCMO Streetscape Income	-	16,920.00	1,134.00
Other Income	-	-	250.00
Total Income	414,171.27	454,734.58	422,889.37
Gross Profit	414,171.27	454,734.58	422,889.37
Operating Expenses			
Annual Retreat	-	-	103.88
Apparel	1,367.27	2,189.91	1,214.00
Area Transportation	9,049.18	213.33	156.20
BACID Meetings	920.10	977.77	654.84
Board / Employee Training	-	-	1,424.56
Business License & Fees	17.59	-	-
Cameras	16,219.05	-	-
City of KCMO Fee	1,000.50	1,000.50	-
Employee Gifts	1,250.00	-	40.00
Facade Improvement Grant Program	18,872.02	4,053.55	-
Holiday Party	1,235.17	1,100.00	326.19
Insurance	772.00	750.00	729.00
Landscaping Expense	6,960.84	20,296.48	-
Maintenance Supplies	4,194.66	5,248.82	7,891.93
Management Fees	70,585.41	73,822.94	71,603.16
Marketing / Advertising	25.00	52.58	-
Meals & Entertainment	-	-	52.29
Office - Trash	500.00	500.00	-
Office Equipment over \$2,500	-	3,799.82	-
Office Supplies & Equipment	299.55	599.95	187.89
Other Expense	-	142.67	-
Party in the Parking Lot	1,551.05	638.49	1,639.48
Printing & Reproduction	170.00	20.00	877.57
Professional Fees - Audit & Accounting	6,275.00	1,504.00	260.00
Professional Fees - Legal	840.00	-	-
Security Office Lease	5,200.00	5,000.00	-
Streetscape Maintenance & Repair	-	550.00	150.00
Sub-station rental	1,016.00	-	-
Subcontractor - Maintenance	124,057.14	33,984.88	89,357.60

	2024	2023	2022
Subcontractor - MKCN Shared Staff	49,500.00	60,331.06	54,000.00
Subcontractor - Security	199,275.17	170,938.66	101,410.12
Telephone	6,801.70	5,401.99	5,391.70
Website / IT Support	1,945.25	2,757.00	1,441.90
Total Operating Expenses	529,899.65	395,874.40	338,912.31
Operating Income	(115,728.38)	58,860.18	83,977.06
Other Income / (Expense)			
Vendor Refunds	-	-	60.41
Total Other Income / (Expense)	-	-	60.41
Net Income	(115,728.38)	58,860.18	84,037.47

Broadway Area Community Improvement District
Draft Budget
May 2025-April 2026
Broadway Area CID is funded by a 1% sales tax in the District

	Budget
Income	
MO Department of Revenue	\$440,000.00
Other Income	\$0.00
Interest Income	\$400.00
KCMO Landscaping Income	\$0.00
Other Income	\$117,300.00 * from Balance Sheet
Total Income	\$557,700.00
Expenses	
BACID Meetings	\$1,200.00
Bank Charges	\$100.00
Broadway improvements - landscape improvementsin the ROW from 38th to 39th	\$65,000.00 * authorized in 2023, not spent
Cameras	\$15,000.00 * spent 16K in 2023
City of KCMO Fees	\$1,000.00
Façade Grant Program	\$10,000.00
Insurance	\$3,000.00
Landscaping Expenses / Watering	\$5,000.00 * new
Management Fee	\$74,800.00
Marketing / Advertising	\$1,000.00
Meals & Entertainment	\$500.00
Office Supplies & Equipment	\$500.00
Postage & Delivery	\$100.00
Printing & Reproduction	\$500.00
Professional Fees - Accounting	\$7,000.00 * includes bookkeeping
Professional Fees - Legal	\$1,000.00
WSBD Loan	\$0.00
Website	\$2,000.00
Subtotal Administration	\$187,700.00
Apparel	\$1,500.00
Area Transportation	\$5,000.00
Maintenance Supplies	\$5,000.00
Sub-Station Rental	\$0.00
Security Office	\$6,000.00
Trash	\$500.00
Telephone	\$6,000.00
Subtotal Operations	\$24,000.00
Board / Employee Training	\$1,000.00
Employee Gifts	\$1,500.00
Holiday Party	\$1,500.00
Party in the Parking Lot	\$2,000.00
Shared Staff Fee	\$54,000.00
Subcontractor - Office Manager	\$6,000.00
Subcontractor - Maintenance	\$90,000.00
Subcontractor - Security	\$190,000.00
Subtotal Staffing	\$346,000.00
Total Expenses	\$557,700.00
Net Income	\$0.00