



August 8, 2025

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, 2025 – April 30, 2026 along with the current Board of Directors and Financial Statement of year May 1, 2024 – April 30, 2025. The proposed Annual Budget for 2025-26 was submitted to the City Clerk on January 24, 2025. The Annual Budget for Fiscal Year 2025-26 was adopted on March 14, 2025. The Annual Report for Fiscal Year 2023-24 was submitted on July 23, 2024.

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. In 2023-24, the CID funded \$7,962.37 in exterior façade improvements to eligible applicants in the District. The CID also funded \$10,560.76 in exterior landscape improvements and \$1,785.00 in repairs to streetscape elements. Those elements were damaged during car crashes and other incidents.

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

Sincerely,



BROADWAY
COMMUNITY IMPROVEMENT
DISTRICT

A handwritten signature in black ink, appearing to read "Kevin Klinkenberg".

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 – (5/1/2023 -4/30/ 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 - (5/1/2024- 4/30/2027) thmspltt@yahoo.com
Mark Inman Chez Charlie 3809 Broadway Blvd. Kansas City, MO 64111 816-753-9247 1 st Term – (5/1/2023 – 4/30/2026) broadwayop@gmail.com	Nate Feldmiller Broadway Butcher Shop 3828 Broadway Blvd. Kansas City, MO 64111 816-931-2333 1 st Term – (5/1/2024 -4/30/2027) natefeldmiller@gmail.com
Matt Bramlette Mid Coast Modern 314 Westport Road Kansas City, MO 64111 816-599-4574 2 nd Term – (5/1/2024 -4/30/2028) 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 - (5/1/2024 – 4/30/2027) 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 – (5/1/2023- 4/30/2026) booking@therecordbar.com	Jose Bautista Bautista LeRoy 3770 Broadway Blvd. Kansas City, MO 6111 816-221-0382 2 nd Term – (5/1/2022 – 4/30/2025) jose@bautistaleroy.com
Lauren Euston – Vice-Chair Moss Salon Studios 3725 Broadway Blvd. Kansas City, MO 64111 913-706-4564 1st Term – (5/1/2022 - 4/30/2025) laureneuston@gmail.com	

Balance Sheet

Broadway Area CID
As of April 30, 2025

	APR 30, 2025	APR 30, 2024	APR 30, 2023
Assets			
Current Assets			
Cash and Cash Equivalents			
Great American Bank	240,433.05	169,332.30	296,156.67
Total Cash and Cash Equivalents	240,433.05	169,332.30	296,156.67
Accounts Receivable	-	-	(12,785.32)
Total Current Assets	240,433.05	169,332.30	283,371.35
Total Assets	240,433.05	169,332.30	283,371.35
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable	6,287.94	1,900.33	211.00
Total Current Liabilities	6,287.94	1,900.33	211.00
Total Liabilities	6,287.94	1,900.33	211.00
Equity			
Current Year Earnings	66,713.14	(115,728.38)	58,860.18
Retained Earnings	167,431.97	283,160.35	224,300.17
Total Equity	234,145.11	167,431.97	283,160.35
Total Liabilities and Equity	240,433.05	169,332.30	283,371.35

Income Statement (Profit and Loss)

Broadway Area CID

For the year ended April 30, 2025

	2025	2024	2023
Income			
CID Income	503,972.57	413,731.70	437,276.49
Interest Income	511.20	439.57	538.09
KCMO Streetscape Income	-	-	16,920.00
Total Income	504,483.77	414,171.27	454,734.58
Gross Profit	504,483.77	414,171.27	454,734.58
Operating Expenses			
Apparel	652.39	1,367.27	2,189.91
Area Transportation	5,384.80	9,049.18	213.33
BACID Meetings	1,247.29	920.10	977.77
Business License & Fees	-	17.59	-
Cameras	-	16,219.05	-
City of KCMO Fee	1,000.50	1,000.50	1,000.50
Employee Gifts	-	1,250.00	-
Facade Improvement Grant Program	7,962.37	18,872.02	4,053.55
Holiday Party	1,021.29	1,235.17	1,100.00
Insurance	2,876.00	772.00	750.00
Landscaping Expense	10,560.76	6,960.84	20,296.48
Maintenance Supplies	8,342.77	4,194.66	5,248.82
Management Fees	85,675.34	70,585.41	73,822.94
Marketing / Advertising	25.00	25.00	52.58
Office - Taxes, Insurance, Fees	5.96	-	-
Office - Trash	500.00	500.00	500.00
Office Equipment over \$2,500	-	-	3,799.82
Office Supplies & Equipment	219.45	299.55	599.95
Other Expense	-	-	142.67
Party in the Parking Lot	1,926.60	1,551.05	638.49
Printing & Reproduction	19.75	170.00	20.00
Professional Fees - Audit & Accounting	6,000.00	6,275.00	1,504.00
Professional Fees - Legal	-	840.00	-
Security Office Lease	5,900.00	5,200.00	5,000.00
Streetscape Maintenance & Repair	1,785.00	-	550.00
Sub-station rental	180.00	1,016.00	-
Subcontractor - Maintenance	88,060.10	124,057.14	33,984.88
Subcontractor - MKCN Shared Staff	54,000.00	49,500.00	60,331.06
Subcontractor - Office	6,584.03	-	-
Subcontractor - Security	139,488.16	199,275.17	170,938.66

	2025	2024	2023
Telephone	6,332.98	6,801.70	5,401.99
Website / IT Support	2,020.09	1,945.25	2,757.00
Total Operating Expenses	437,770.63	529,899.65	395,874.40
Operating Income	66,713.14	(115,728.38)	58,860.18
Net Income	66,713.14	(115,728.38)	58,860.18

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 improvements in 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

RESOLUTION NO. 2024-01

**A RESOLUTION OF THE BROADWAY AREA
COMMUNITY IMPROVEMENT DISTRICT TO ELECT A
BOARD MEMBERS**

WHEREAS, the District, which was organized on May 26, 2016, by Ordinance Number 160387, which was passed on May 26, 2016 and 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,” Revised Statutes of Missouri, Sections 67.1401 et seq., as amended (the “Act”) and is transacting business and exercising the powers granted by the Act;

WHEREAS, Board Members are elected and re-elected on an annual basis; and

WHEREAS, the Board desires to elect the following members to the Board of Directors:

Jose Bautista, 3770 Broadway Blvd. Kansas City, MO
Matt Bramlette 314 Westport Road, Kansas City, MO
Russell Criswell 3936 Broadway Blvd., Kansas City, MO
Lauren Euston 3725 Broadway Blvd., Kansas City, MO
Nate Feldmiller 3828 Broadway Blvd., Kansas City, MO
Mark Inman 3809 Broadway Blvd., Kansas City, MO
Tom Platt 300 Westport Road, Kansas City, MO
Cameron Probst 3838 Broadway Blvd., Kansas City, MO
Steve Tulipana 3810 Broadway Blvd., Kansas City, MO


NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the Wagon Trails Community Improvement District that the following members be elected to serve terms that expire on the dates noted below:

Jose Bautista, expires April 30, 2025
Matt Bramlette, expires April 30, 2028
Russell Criswell, expires April 30, 2027
Lauren Euston, expires April 30, 2025
Nate Feldmiller, expires April 30, 2027
Mark Inman, expires April 30, 2026
Tom Platt, expires, April 30, 2027
Cameron Probst, expires April 30, 2026
Steve Tulipana, expires April 30, 2026

This resolution shall take effect immediately upon approval of the Board of Directors

Adopted this 8th day of March, 2024

**BROADWAY AREA COMMUNITY
IMPROVEMENT DISTRICT**

DocuSigned by:

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Lauren Euston, Chair

Attest:

DocuSigned by:

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Steve Tulipana, Secretary