

2025 ANNUAL REPORT FOR
GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT
DISTRICT (“CID”)

SECTION I

Date: August 20, 2025

CID Contact Information: Clem Helmstetter, Jr. (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

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Name	Email	Term State Date	Term End Date
Clement Helmstetter	clem.helmstetter@greenwayfields.org	11/2022	11/2026
Gina Valentino	gina.valentino@greenwayfields.org	11/2024	11/2028
Sue Roush	sue.roush@greenwayfields.org	11/2024	11/2028
Jeff Riggs	jeff.riggs@greenwayfields.org	11/2022	11/2026
Beth Nobel	beth.nobel@greenwayfields.org	11/2024	11/2026

SECTION III

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 - During the 2024/25 fiscal year, the CID operated over budget due to a major maintenance repair project. Significant damage was caused to the historic entry column on the northwest corner of Meyer and Wornall Road. The repair costs for this landmark were not fully covered by the at-fault party's insurance.

Fortunately, the CID had contingency funds available to complete the restoration, ensuring the historical integrity of this community element. The funding for this project will be carried over into the 2025/26 budget. To prevent future financial risk, the CID has also

secured a new insurance policy that covers the full replacement value of major assets in the event that an at-fault claim limit is insufficient.

Additional work completed by the CID during this fiscal year included the replacement of landscaping throughout the district and the addition of handrails on the steps at the neighborhood park located at 63rd and Valley Road.

The Greenway Fields Neighborhood CID remains strong and continues to focus on capital improvements, major maintenance, and security for its residents. The board of directors consistently reviews capital improvement opportunities to serve the best interests of its members.

General Services - General services provided during the fiscal year were focused on routine maintenance, landscaping, security, and snow plowing.

SECTION IV

FOR THIS SECTION PROVIDE THE DATE OF BUDGET AND REPORT SUBMITTAL THAT OCCURRED DURING THE FISCAL YEAR THIS REPORT IS REGARDING .

Annual budget for FYE 2025 submitted to City Clerk: January 25, 2024

Annual budget for FYE 2025 adopted: March 23, 2024

Annual Report for FYE 2024 submitted: July 26, 2024

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Electing Officers for fiscal year 2025-26
2025-02	Approving the Budget for fiscal year 2025-26
2025-03	Approving the Special Assessments for 2025

CID BYLAW AMENDMENTS: _____ ATTACHED __X__ NONE APPROVED

SECTION VI
REVENUE AND EXPENSES:

INCOME:		
a) Special Assessment Income		\$60,828.02
b) Interest		\$1,133.87
TOTAL INCOME		\$61,961.89
EXPENSES:		
I. Administrative:		
a) Administration Fee	\$1,998.00	
b) HAKC CID Parcel Assessment	\$587.00	
c) Management Fee	\$5,000.00	
d) Postage	\$263.31	
e) Insurance	\$1,541.00	
f) Legal	\$619.50	
g) City Annual Review Fee	\$1,595.00	
SUB-TOTAL	\$11,603.81	
II. Advertising & Marketing		
a) Website Expenses	\$674.28	
SUB-TOTAL	\$674.28	
III. Beautification, Maintenance & Reserves		
a) Ground Maintenance	\$11,999.84	
b) Security Services	\$13,500.00	
c) Major Maintenance - Reserve	\$23,200.00	
d) Snow Plowing	\$1,839.75	
e) Trash Services	\$0	
f) Tree replacement	\$0	
g) Other	\$34.80	
SUB-TOTAL	\$50,574.39	
EXPENSE TOTAL:		
I. Administrative	\$11,603.81	
II. Advertising & Marketing	\$674.28	
III. Beautification, Maintenance & Reserves	\$50,574.39	
TOTAL EXPENSES	\$62,852.48	
TOTAL INCOME		\$61,961.89
LESS TOTAL EXPENSES		\$62,852.48
BALANCE		(\$890.59)

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: reddevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email: Clerk@kcmo.org

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: localgovernment@auditor.mo.gov

RESOLUTION NO. 2025-01

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS
NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
ELECTING OFFICERS FOR FISCAL YEAR 2025-26**

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 31st day of March, 2025.


Clement Helmstetter Jr., Chairperson

ATTEST:



Sue Roush, Secretary

RESOLUTION NO. 2025-02

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS
NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT")
APPROVING THE BUDGET FOR FISCAL YEAR 2025-26

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 2025-26, 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 2025-26.
- 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 31st day of March, 2025.


Clement Helmstetter Jr., Chairperson

ATTEST:


Sue Roush, Secretary

EXHIBIT A

GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

FYE 05/01/2025- 04/30/2026 BUDGET MESSAGE:

The Greenway Fields Neighborhood Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on October 29, 2009 by the City Council of the City of Kansas City Missouri. The stated purpose of the District is to provide assistance to or to construct Public Improvements (hereinafter defined) and to provide funding for Additional Public Improvements (hereinafter defined) within the District. The District adopted a fiscal year of May 1 to April 30.

Important Budget Features:

The District's source of revenue is from the annual levy of special assessments pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District.

Major Changes: None.

	FYE 2026*	FYE 2025 *	FYE 2024**
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$67,014.00	\$62,124.00	\$77,131.00
ESTIMATED REVENUE:			
- Annual Assessments (Rate: \$160 per parcel within the District)	\$54,880.00	\$54,880.00	\$52,624.00
Interest earned			\$525.00
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$121,894.00	\$117,004.00	\$130,280.00
ESTIMATED EXPENDITURES:			
a) Administration Fee	\$6,000.00	\$6,000.00	\$5,244.00
b) HAKC CID Parcel Assessment	\$600.00	\$600.00	\$1,755.00
c) Management Fee - GFHA	\$0.00	\$0.00	\$0.00
d) Insurance	\$600.00	\$600.00	\$0.00
e) Legal Services	\$1,000.00	\$1,000.00	\$0.00
f) Island/Grounds Maintenance	\$12,500.00	\$12,500.00	\$0.00
g) Tree Replacement (Street Easement)	\$3,000.00	\$3,000.00	\$1,295.00
h) (Major) Maintenance Reserve Fund	\$7,210.00	\$7,210.00	\$23,955.00
i) Postage	\$400.00	\$400.00	\$0.00
j) Snow Plowing/Salt	\$3,000.00	\$3,000.00	\$0.00
k) Trash Services	\$420.00	\$420.00	\$1,120.00
l) Security Service Fees	\$15,000.00	\$15,000.00	\$15,800.00
m) Website Maintenance	\$260.00	\$260.00	\$4,030.00
n) Parks and Recreation	\$0.00	\$0.00	\$12,413.00
o) Natural Resources	\$0.00	\$0.00	\$2,543.00
TOTAL ESTIMATED EXPENDITURES	\$49,990.00	\$49,990.00	\$68,156.00
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$71,904.00	\$67,014.00	\$62,124.00
*Estimated values.			
**Actual values.			

RESOLUTION NO. 2025-03

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 SPECIAL ASSESSMENTS FOR 2025.

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 2025^{5 CH/SR} 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 2025.
- 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 31st day of March, 2025.


Clement Helmstetter Jr., Chairperson

ATTEST:


Sue Roush, Secretary