

# Waldo Community Improvement District

7222 Wornall Rd., Kansas City, MO 64114  
816-286-4523 Fax- 816-  
www.waldokc.org

August 16, 2022

Ms. Marilyn Sanders  
City of Kansas City, Missouri  
25<sup>th</sup> Floor, City Hall  
414 E 12<sup>th</sup> Street  
Kansas City, MO 64106

## **RE: The Waldo Community Improvement District Annual Report**

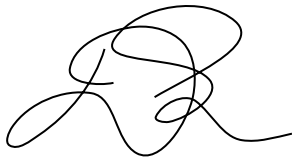
Dear Ms. Sanders,

Enclosed is the Annual Report for the Waldo Community Improvement District for the fiscal year 2021 (May 1, 2021 – April 30, 2022) along with copies of the resolutions approved during the year.

Please contact me with any comments or questions concerning your review of the materials.

Sincerely,

**Waldo Community Improvement District**



B. Dorna Edgar Swan  
District Manager

Enclosures

**ANNUAL REPORT FOR  
WALDO COMMUNITY IMPROVEMENT DISTRICT  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)**

**FYE 2020 (May 1, 2021, to April 30, 2022)**

**SECTION I**

Date: August 11, 2022

CID Contact Information: B. Dorna Edgar Swan, District Manager

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: December 18, 2008, Ordinance #081242

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:**

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, etc. community events, and storefront improvement and event grant programs were continued and successfully helped beautify and attract people to the district.

**SECTION III**

**BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:**

Becky Beck - Chairperson

Debby Allmon – Vice-Chairperson

Chris Lewellen - Treasurer

Kevin Ryan - Secretary

Diane Botwin

Alex Jackson

Tom Turgeon

Angela Bruan

## SECTION IV

REVENUE AND EXPENSES: FYE 2020 (May 1, 2021 – April 30, 2022)

<b>INCOME:</b>		
a) Special Assessments		\$31,073.31
b) Sales Tax Revenue		\$624,478.06
c) Interest		\$3,052.54
d) Promotions		\$2,886.30
<b>TOTAL INCOME</b>		<b>\$661,490.21</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Adm. Services	\$175,483.00	
b) Professional/Legal/Bank Fees	\$800.04	
c) Member/Office Services	\$30,000.00	
d) Accounting	\$6,110.00	
e) Insurance	\$5,283.25	
<b>SUB-TOTAL</b>	<b>\$217,676.29</b>	
II. Services:		
a) Waldo Wizards (cleaning)	\$127,071.93	
b) Waldo Roadrunners (awareness)	\$146,414.26	
c) Fountain Maintenance	\$245.27	
d) Equipment and Maintenance	\$7,304.15	
e) Landscaping	\$1,272.50	
<b>SUB-TOTAL</b>	<b>\$282,308.11</b>	
III. Improvements		
a) Capital Improvements	\$13,310.46	
b) Storefront Improvement Program	\$18,892.16	
<b>SUB-TOTAL</b>	<b>\$32,202.62</b>	
IV. Other		
a) Promotions	\$70,587.35	
<b>SUB-TOTAL</b>	<b>\$70,587.35</b>	
<b>EXPENSE TOTAL:</b>		
I. General/Administrative	\$217,676.29	
II. Services	\$282,308.11	
III. Property	\$32,202.62	
IV. Promotions	\$70,587.35	
<b>TOTAL EXPENSES</b>	<b>\$602,774.37</b>	
<b>TOTAL INCOME</b>		\$661,490.21
<b>LESS TOTAL EXPENSES</b>		\$602,774.37
<b>BALANCE</b>		<b>\$58,715.84</b>

**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2022-01	Approving the budget for FY 2022
2022-02	Approving of Successor Directors
2022-03	Approving Board of Directors
2022-04	Approving 2022 Levy of Special Assessments

**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: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.sanders@kcmo.org](mailto:Marilyn.sanders@kcmo.org)

**RESOLUTION NO. 2022-01**

**THE WALDO COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR THE FISCAL YEAR 2022.**

WHEREAS, the District, which was formed 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 2021, in substantially the form attached hereto as Exhibit A.

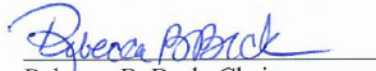
NOW, THEREFORE, BE IT RESOLVED, by the Board of the District, as follows:

Section 1. The Board approves the proposed budget for the fiscal year 2022.

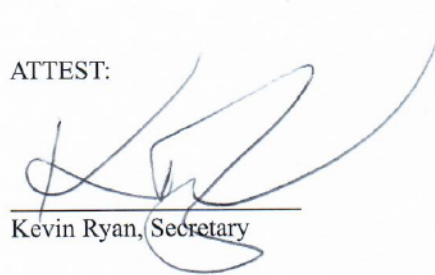
Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 13<sup>th</sup> day of January 2022.

  
Rebecca B. Beck, Chairperson

ATTEST:

  
Kevin Ryan, Secretary

<b>CARRYOVER</b>	<b>DESCRIPTION</b>	<b>2022-B</b>
Carryover	Funds carried over from prior year budget. New line item in 2017.	\$ 17,700.00
<b>Subtotal:</b>		<b>\$ 17,700.00</b>

<b>INCOME</b>	<b>DESCRIPTION</b>	<b>2022-B</b>
Special Assessments	\$150 per property within the CID (204 properties). \$30,600 with no	\$ 30,000.00
Sales Tax Revenue	0.50% sales / use tax. Approximately 3 month delay in collections. 2016	\$ 628,000.00
CD Interest	Interest collected on funds invested in CDs. New line item in 2017. 2017	\$ 3,000.00
Other Interest	Nominal interest collected on monthly account balance. Fluctuates and	\$ -
Promotions	Sales of COOP ads, and other cost-shared advertising opportunities.	\$ -
Misc.	Nominal revenue not accounted for in other categories. None projected	
<b>Subtotal:</b>		<b>\$ 661,000.00</b>

**Total:** **\$ 678,700.00**

<b>EXPENSES</b>	<b>DESCRIPTION</b>	<b>2022-B</b>
<b>Maintenance / Security</b>		
Waldo Wizards	Contracted trash collection within the CID. Contracted with Moonlight	\$ 132,345.00
Waldo Roadrunners	Security / ambassador services including bike patrol and store visits M-Sat	\$ 165,000.00
Equipment	Equipment for Wizards and Roadrunners including trash cans, rollers, pickers, hand tools, bikes, and other budgeted equipment. New line in 2017. vehicle - gas, maintenance, insurance; security cell phones	\$ 7,000.00
Landscaping	Landscaping, weeding, mulch and other landscape maintenance services for the beds at the Waldo Fountain / Waldo Tower. New line item in 2017. Previously part of Capital Maintenance Expenses.	\$ 1,200.00
Fountain Maintenance	Routine maintenance for the fountain including startup, weekly inspections, chemicals, minor repairs, and similar. New line in 2017. Previously part of Capital Maintenance Expenses.	\$ 240.00
Other Maintenance Expenses	Other maintenance expenses not budgeted above. Previously Capital Maintenance Expenses, which included Fountain Maintenance, landscaping, maintenance supplies, etc.	
<b>Subtotal:</b>		<b>\$ 305,785.00</b>

<b>EXPENSES</b>	<b>DESCRIPTION</b>	<b>2022-B</b>
<b>Events / Marketing</b>		
Waldo Week	All expenses associated with the Waldo Week event marketing and promotions. New event in 2016. New line item in 2017. Previously included in Promotions/Marketing.	
Small Business	All expenses associated with the Small Business Saturday marketing and	
Walk of Fame	Expenses for stones, installation, photographs, framing, and other	
Holiday Display	Expenses for installation, storage and operation of the holiday decorations.	\$ 10,000.00
General COOP Ads	Coop marketing expenses not associated with other specific events. New	
Website	All expenses associated with website development, hosting and	\$ 4,200.00
Sponsorships	Sponsorship of community events. 2017 budget includes Fall Festival and	\$ 3,000.00
Event grants	Rebates for events not run by the District. New line in 2017. Previously	\$ 6,000.00
Gift cards	Operation costs, funds to cover prior giveaways. 2017 includes \$500 to	
Marketing Consultant	Retainer for marketing consultant to implement annual marketing plan.	\$ 39,000.00
Promotions/Marketin	All other marketing expenses not budgeted above, including Waldo brand	\$ 30,000.00
<b>Subtotal:</b>		<b>\$ 92,200.00</b>

<b>EXPENSES</b>	<b>DESCRIPTION</b>	<b>2022-B</b>
<b>Administration / Member Services</b>		
Admin Services	Expenses for staffing, facilities, and related overhead.	\$ 190,000.00
Member/Office	Lump sum contribution to Waldo Business Association for membership	\$ 30,000.00
Insurance	General liability insurance for Board of Directors and officers, coverage for	\$ 7,000.00
Sales tax reports	Expenses for obtaining monthly reports from the Mo Dept. of Revenue.	
Legal	Annual Expense for CID legal counsel. 2017 includes 4 to 6 hours. New	\$ 2,000.00

Accounting	Expense for financial review and consultation. Line item modified in 2017. Previously included all Professional Expenses.	\$ 6,000.00
Bank Fees	Fees for account maintenance, and other similar banking fees. None	
<b>Subtotal:</b>		<b>\$ 235,000.00</b>

<b>Improvements</b>		
Storefront	Funds for storefront improvement grant program. 2017 includes \$25,000	\$ 20,000.00
Camera Grant	Matching funds for external camera installation	\$ 5,000.00
Capital Improvements	Funds for capital improvement projects. 2017 includes: one-time local match for 75th and Wornall street improvement project; funds for the	\$ 20,715.00
Street enhancements	Funds for implementation of Waldo Streetscape Enhancement Plan. 2017	
<b>Subtotal</b>		<b>\$ 45,715.00</b>

<b>Other</b>		
Miscellaneous	All expenses not otherwise budgeted. New line item in 2017.	
Contingencies	Contingency for project overruns, and unforeseen emergency expenses.	
<b>Subtotal</b>		<b>\$ 678,700.00</b>

<b>Total Expenses:</b>		<b>\$ 678,700.00</b>
<b>Net</b>		<b>\$ -</b>

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed 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 2022- December 2025:

Diane Botwin - Owner  
Tom Turgeon - 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 13th day of January 2022.

  
Rebecca B. Beck, Chairperson

ATTEST:

  
Kevin Ryan, Secretary



THE WALDO COMMUNITY IMPROVEMENT DISTRICT

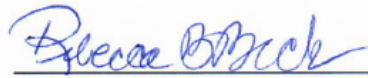
RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPOINTING OFFICERS

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. **Becky Beck** is appointed Chairperson of the District.
2. **Debby Allmon** is appointed Vice-Chair of the District.
3. **Kevin Ryan** is appointed Secretary of the District.
4. **Chris Lewellen** is appointed Treasurer of the District.

Adopted this 13<sup>th</sup> day of January 2022

  
\_\_\_\_\_  
Rebecca B. Beck, Chairperson

ATTEST:

  
\_\_\_\_\_  
Kevin Ryan, Secretary

**RESOLUTION NO. 2022-04**

**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 2009 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.

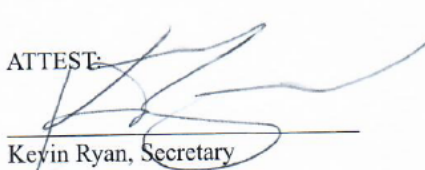
Section 2. CID Special Assessment. The CID Special Assessment is hereby levied against each Lot in the amount of \$170.00 per Lot.

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 13<sup>th</sup> day of January 2022

  
Rebecca B. Beck, Chairperson

ATTEST:

  
Kevin Ryan, Secretary