



August 28, 2025

Jackson County Legislative Auditor's Office
415 E. 12th Street
Kansas City, MO 64106

Re: Truman Road CID – Annual Budget Submission For 2025-2026

To Whom It May Concern:

On behalf of the Truman Road Community Improvement District (CID), please find attached the district's approved annual budget for Fiscal Year 2025-2026.

As background, the CID does not maintain separate bylaws. Instead, the board is governed by the Establishing Ordinance adopted by the City of Kansas City, Missouri, which sets forth the board structure, election process, spending authority, and other governing rules. This ordinance functions as the CID's "bylaws equivalent" and is attached for your reference.

Additionally, please note that three of the seven current board members are presently serving in a holdover capacity. In accordance with Missouri law and the district's ordinance, these members continue to serve as successors until their formal reappointments are finalized at the upcoming September board meeting. This ensures continuity of governance and the validity of all actions taken by the board, including approval of this budget.

We respectfully submit this budget in compliance with statutory requirements and appreciate your acknowledgment of receipt. Should you require additional information or supporting documentation, please do not hesitate to contact me at agarcia@mattierhodes.org

Sincerely,
Andrea Garcia
Administrator
Truman Road Community Improvement District

ANNUAL REPORT FOR
Truman Road CID
COMMUNITY IMPROVEMENT DISTRICT ("CID")
FISCAL YEAR ENDING APRIL 30TH, 2025

SECTION I

DATE OF REPORT SUBMITTAL: 8/28/2025

DISTRICT POINT OF CONTACT NAME: Gina Stuelke

POINT OF CONTACT PHONE AND EMAIL: 816.888.5840

ginas@kentonbrothers.com

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Gina Stuelke	ginas@kentonbrothers.com	November 2024	November 2026
John Weilert	jkweilert94@gmail.com	November 2024	November 2026
Tim Ketcham	tketchem@belfontedairy.com	November 2022	November 2024
Tom Heilman	theilman@aceimagewear.com	November 2022	November 2024
Steve Giles	sgiles@centralbankkc.com	November 2022	November 2024
Edward Yerington	yerington@guadalupecenters.org	November 2022	November 2026
Elliot Eley	eseley7@gmail.com	November 2024	November 2028

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Truman Road CID continued to focus on its core service areas of beautification, security, marketing, and development. Standard services included weekly trash and debris collection, private security patrols, and landscaping maintenance. The CID also supported property owners through grant programs such as façade improvement assistance and vacant lot cleanup support.

This year marked the third year of the “Truman Road Has Heart” marketing campaign, which has grown to include expanded community engagement, crime prevention programming, and business spotlights highlighting the diverse stakeholders along the corridor. The CID also worked closely with KCPD, KCMO Fire, Hope Faith Ministries, the Land Bank, and other partners to address encampments and public safety concerns. These collaborative efforts led to the successful relocation of several homeless camps and trash debris removal. In addition, the CID advanced its work through the Rebuild KC grant with a focus on crime prevention and continued its partnership with KC Common Good to develop a comprehensive safety plan tailored to our corridor.

The district also undertook significant new initiatives, including preparing for the removal of bike lanes along Truman Road beginning September 1, 2025, to improve traffic flow and accessibility, as well as reviewing private security services and investing in a district-wide security camera program to enhance safety.

Beautification efforts expanded with a new partnership with Bridging the Gap, launching a tree-planting initiative to improve the natural environment along the common entryways of the Guadalupe School campus and Elmwood Cemetery. The CID also continued its beautification and anti-dumping programs to protect property values and enhance pedestrian safety.

Finally, the Truman Road CID strengthened regional collaboration by hosting and participating in the KC CID Alliance, while expanding outreach to property owners and businesses to ensure they have direct support and representation in corridor planning.

SECTION IV

For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.

DATE PROPOSED BUDGET WAS SUBMITTED: January 9, 2025

DATE ANNUAL BUDGET WAS ADOPTED: January 9, 2025

DATE ANNUAL REPORT WAS SUBMITTED: August 28, 2025

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	Fiscal Year 2026 Budget Approval
2025-02	Board Member Election

BOARD RESOLUTIONS:

☒ **ATTACHED**

☐ **NONE APPROVED**

CID BYLAW AMENDMENTS:

☐ **ATTACHED**

☒ **NONE APPROVED**

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		\$
REVENUE:		
a) Sales/Use Tax Collections	\$ 149229.67	
b) Special Assessment Collections	\$ 69422.29	
c) Interest Income	\$ 27638.12	
d) Rebuild KC Grant	\$ 35000	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 281290.08
EXPENSES:		
I. Public Infrastructure Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0
II. Interior Improvements:		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 0

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Facade Rebate Program	\$ 7466	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 7466
IV. Services:		
a) Trash Debris Collection/Removal	\$ 33567.50	
b) Landscaping	\$ 2400	
c) Snow Removal	\$ 8100	
d) Security Services	\$ 86271.36	
e) Crime Prevention Programming	\$ 120058.40	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 250397.26
V. Other Expenses		
a) Planning & District Operations	\$ 23779.50	
b) Professional Services	\$ 23216.01	
c) Insurance	\$ 1200	
d) Legal	\$ 21752.25	
e) Marketing	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 69947.76

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	\$ 0	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 7466	
IV. Services	\$ 250397.26	
V. Other Expenses	\$ 69947.76	
TOTAL EXPENSES:		\$ 327811.02
BALANCE FROM PRIOR FY:		\$ 0
TOTAL REVENUE:		\$ 281290.08
LESS TOTAL EXPENSES:		\$ 327811.02
BALANCE:		\$ -46520.94

RELEVANT AGENCY CONTACT INFORMATION:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
Email: reddevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
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: moaudit@auditor.mo.gov

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT")
APPROVING THE BUDGET FOR FISCAL YEAR 2025-2026

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 2025-2026, in substantially the form attached hereto as Exhibit A.

- Section 1. The Board Approves the proposed budget for fiscal year 2025-2026.
- 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 09th day of January, 2025.

Gina stuelke

Gina Stuelke, Chairman

ATTEST:



John Weilert, Treasurer

Truman Road Community Improvement District
Operating Budget - EXHIBIT A
 Fiscal Year 2025-2026

Projected Revenue	Budget
	2025-2026
Interest Income	\$ 12,000.00
Rebuild KC Grant	\$ -
County Special Assessment	\$ 76,598.49
Average Sales Tax	\$ 115,000.00
Total Projected Revenue	\$ 203,598.49
Expenses	
Professional Services	
Legal Fees	\$ 2,500.00
Marketing / Community Engagement	\$ 10,000.00
Planning & District Operations	\$ 40,000.00
Professional Services/ Consultant Fees	\$ 3,000.00
Security Services	\$ 96,000.00
Total Professional Services	\$ 151,500.00
Liability Insurance	\$ 1,200.00
Crime Prevention Programming	\$ -
Façade Rebate Program	\$ 7,500.00
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	\$ 33,800.00
Total Beautification & Land Maintenance	\$ 48,050.00
Total Expenses	\$ 208,250.00
Deficit to pull from reserves	\$ (4,651.51)

Signature:  Gina S. Kenton 7/20/2025 15:02 CST

Email: ginas@kentonbrothers.com

Signature: 

Email: jweilert94@gmail.com

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTIONS ("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. Elliott Eley is appointed Board Member of the District

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

Adopted this 9th day of January, 2025.

Gina Stuelke

Gina Stuelke, Chairman

ATTEST:

John K. Weilert

John Weilert, Treasurer

Signature: 
Gina Stuelke (Jan 26, 2025 15:06 CST)

Email: ginas@kentonbrothers.com

Signature: 
John Weilert (Jan 26, 2025 15:38 CST)

Email: jkweilert94@gmail.com









Truman_Board Resolution_2025-02

Final Audit Report

2025-01-26

Created:	2025-01-26
By:	Tess Pattison-Wade (tess@piqueco.com)
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-  Document created by Tess Pattison-Wade (tess@piqueco.com)
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-  Document e-signed by John Weilert (jkweilert94@gmail.com)
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