

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

SECTION I

DATE OF REPORT SUBMITTAL: 8/28/25

DISTRICT POINT OF CONTACT NAME: Sean Anderson

POINT OF CONTACT PHONE AND EMAIL: 816-286-4523

Sean@waldokc.org

SECTION II

CURRENT BOARD MEMBERS, CONTACT INFORMATION, AND TERM DATES:

NAME:	EMAIL:	TERM START DATE:	TERM END DATE:
Diane Botwin	dbotwin@botwinrealestate.com	05/2022	05/2026
Tom Turgeon	tom@turgeon.com	05/2022	05/2026
Zach Moores	zach@crowscoffee.com	01/2023	01/2027
Andrew Ganahl	andrew@andkc.com	01/2024	01/2028
Kevin Ryan	governorstumpys@gmail.com	05/2022	05/2026
Howard Turley	theturl07@gmail.com	02/2025	02/2029
Michael Funaro	michael.funaro@westpacwealth.com	01/2023	12/31/2025
Alan Ramseyer	alan@collarsdogresort.com	08/2025	08/2029

SECTION III

SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Waldo CID provided a wide-array of services during FY2025. These include:

-Provision of security coverage to the District. The Waldo CID again partnered with Chesley Brown International in FY2025 to deliver unarmed security services to the District. At times during the summer last year, we had to inflate to 24/7 coverage in order to support businesses through the crime wave we saw in South KC. The Waldo CID exceeded its security budget as a result.

-Provision of street cleaning services through Moonlight Sweeping. The Waldo CID continues to partner with Moonlight Sweeping to provide cleaning services to the District. Three full-time cleaners are utilized each week to keep trash, road debris and more free from the District. We have also utilized these crews to clean houseless camps from the Trolley Track Trail and to mitigate graffiti in the area.

-The Waldo CID also partnered with KES Studio in FY 2025 to provide marketing and advertising services to the District. We have a full-time marketing expert who helps us run social media, paid print, radio and tv advertising. Our reach was phenomenal in FY 2025 as a result of this partnership.

-The Waldo CID likewise operates a Storefront Improvement Grant Program. This opportunity can be applied for once every ten years by businesses operating in parcels within the Waldo CID. This year, we folded our security grant underneath the program in order to provide larger grant amounts for security systems, etc. Eight businesses applied and were selected with help from our Property Committee for matching funds worth up to \$7,500.00.

-The Waldo CID funds staff for the Waldo Area Business Association, including, an Executive Director (Sean Anderson) who also operates as the District Manager of the Waldo CID, a Director of Operations (Natalie Nelson) and Community Engagement Manager (Cenyeaa Williams). WABA supports businesses both inside of the Waldo CID and out and puts on several signature events each year which also benefit from CID dollars.

-The Waldo CID now maintains many public spaces within the District, including, Gregory Blvd from Main-Oak St., the Waldo monument at Gregory/Wornall Rd., landscaping within the 74th Street parking lots, and the Waldo monuments at 75th/Wornall Rd. and 85th/Wornall Rd.

-The Waldo CID District Manager advocated alongside the KC CID Alliance for many small business-related needs throughout the year.

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 31, 2025

DATE ANNUAL BUDGET WAS ADOPTED: January 31, 2025

DATE ANNUAL REPORT WAS SUBMITTED: August 28, 2025

SECTION V

RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2025-01	FY2026 BUDGET
2025-02	NOMINATING SUCCESSOR DIRECTORS.
2025-03	APPOINTING OFFICERS
2025-04	APPROVING LEVY OF SPECIAL ASSESSMENT
2025-05	NOMINATING SUCCESSOR DIRECTORS

BOARD RESOLUTIONS:

☒ ATTACHED

☐ NONE APPROVED

CID BYLAW AMENDMENTS:

☐ ATTACHED

☐ NONE APPROVED

SECTION VI

REVENUE AND EXPENSES:

BALANCE FROM PRIOR FY:		\$ 164,397.75
REVENUE:		
a) Sales/Use Tax Collections	\$ 816,060.79	
b) Special Assessment Collections	\$ 32,245.53	
c) CD Interest	\$ 13,356.67	
d) Other Interest	\$ 1,465.34	
e) Grants	\$ 21,500	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
TOTAL REVENUE:		\$ 884,628.33
EXPENSES:		
I. Public Infrastructure Improvements:		
a) Monument Revitalization	\$ 22,785.20	
b) Gregory Blvd. Landscaping	\$ 47,767.00	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 70,552.20
II. Interior Improvements:		
a) WABA Office Expansion/Remodel	\$ 75,073.20	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 75,073.20

SECTION VI CONTINUED

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Storefront Improvement Program	\$ 46,207.14	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
SUB-TOTAL:		\$ 46,207.14
IV. Services:		
a) Moonlight Sweeping	\$ 144,000.00	
b) Chesley Brown Intl. Security	\$ 268,133.98	
c) Landscape Maintenance	\$ 12,705.30	
d) Holiday Display	\$ 4,095.20	
e) Administration Services	\$ 297,444.00	
f) Member/Office Services	\$ 34,416.72	
g) Event Grants	\$ 3,522.00	
h) Paint Program	\$ 500.00	
i) Fountain Maintenance	\$ 210.05	
j)	\$	
SUB-TOTAL:		\$ 765,027.25
V. Other Expenses		
a) Marketing Consultant	\$ 43,200.00	
b) Promotions/Marketing Expenses	\$ 16,665.50	
c) Sponsorships	\$ 5,000.00	
d) Website	\$ 4,990.00	
e) Insurance	\$ 5,682.00	
f) Sales Tax Reports	\$ 1,160.50	
g) Accounting	\$ 3,326.25	
h) Bank Fees	\$ 127.03	
i) Equipment (Security/Cleaning)	\$ 1,500.00	
j) Vehicle Maintenance	\$ 9,579.90	
SUB-TOTAL:	\$92,166.18	

k) Legal

EXPENSES SUB-TOTAL:		
I. Public Infrastructure Improvements	\$ 70,552.20	
II. Interior Improvements	\$ 75,073.20	
III. Exterior Improvements	\$ 46,207.14	
IV. Services	\$ 765,027.25	
V. Other Expenses	\$ 92,166.18	
TOTAL EXPENSES:		\$ 1,049,025.97
BALANCE FROM PRIOR FY:		
		\$ 164,397.75
TOTAL REVENUE:		\$ 884,628.33
LESS TOTAL EXPENSES:		\$ 1,049,025.97
BALANCE:		\$ 0

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

RESOLUTION NO.

2025-01

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPROVING THE BUDGET FOR THE FISCAL YEAR 2024.**

WHEREAS, the District, which was formed on 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 2026, 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 2026.

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 January 2025.



Diane Botwin, Chairperson

ATTEST:



Tom Turgeon, Vice-Chairperson

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed on 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 February 2025-February 2029:

Howard Turley-Property 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.

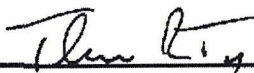
Section 3. This resolution shall take effect immediately.

Adopted this 28th day of February 2025.



Diane Botwin, Chairperson

ATTEST:



Tom Turgeon, Vice-Chairperson

RESOLUTION NO. 2025-04

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 2023 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);

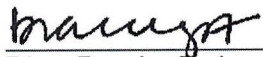
NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Waldo Community Improvement District, as follows:

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 25th day of August 2025.



Diane Botwin, Chairperson

ATTEST:



Tom Turgeon, Vice Chairperson

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed on 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 August 2025-August 2029:

Alan Ramseyer-Business 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 25th day of August 2025.



Diane Botwin, Chairperson

ATTEST:



Tom Turgeon, Vice-Chairperson

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

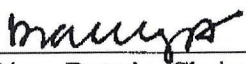
RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPOINTING OFFICERS

WHEREAS, the Board of Directors of the District desires to appoint a Chairperson, Vice-Chairperson, 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:

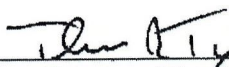
1. Andrew Ganahl is appointed Treasurer of the District.

Adopted this 25th day of August 2025.



Diane Botwin, Chairperson

ATTEST:



Tom Turgeon, Vice Chairperson