



BROADWAY
COMMUNITY IMPROVEMENT
DISTRICT

August 22, 2023

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, 2023 – April 30, 2024 along with the current Board of Directors and Financial Statement of year May 1, 2022 – April 30, 2023. The proposed Annual Budget for 2023-24 was submitted to the City Clerk on January 23, 2023. The Annual Budget for Fiscal Year 2023-24 was adopted on March 10, 2023.

No resolutions were adopted by the Board in the previous fiscal year.

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. The only exterior improvements funded were for Façade Improvement Grants, which are detailed in the Income Statement. Additionally, no funds were spent on public infrastructure improvements, though the vast majority of expenses go for services in public space. That’s the nature of our “clean and safe” program.

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". The signature is fluid and cursive, with a prominent initial "K".

Kevin Klinkenberg
Chief Administrator
Broadway Area Community Improvement District

Broadway Area Community Improvement District
 Approved Budget
 May 2023-April 2024

Budget

Income

MO Department of Revenue	\$400,000.00
Other Income	\$0.00
Interest Income	\$100.00
KCMO Streetscape Income	\$8,000.00
Other Income	\$41,900.00
Total Income	\$450,000.00

The Broadway Area CID is funded by a 1% sales tax.

Expenses

BACID Meetings	\$1,500.00
Bank Charges	\$100.00
City of KCMO Fees	\$1,000.00
Façade Grant Program	\$10,000.00
Insurance	\$1,000.00
Management Fee	\$68,000.00
Marketing / Advertising	\$1,000.00
Meals & Entertainment	\$500.00
Office Supplies & Equipment	\$100.00
Postage & Delivery	\$100.00
Printing & Reproduction	\$500.00
Professional Fees - Accounting	\$9,000.00
Professional Fees - Legal	\$1,000.00
WSBD Loan	\$5,000.00
Website	\$2,500.00
Subtotal Administration	\$101,300.00

Apparel	\$1,500.00
Area Transportation	\$1,000.00
Maintenance Supplies	\$9,000.00
Sub-Station Rental	\$1,200.00
Security Office	\$6,000.00
Trash	\$500.00
Telephone	\$6,000.00
Subtotal Operations	\$25,200.00

Board / Employee Training	\$1,500.00
Holiday Party	\$1,000.00
Party in the Parking Lot	\$2,000.00
Shared Staff Fee	\$54,000.00
Subcontractor - Maintenance	\$75,000.00
Subcontractor - Security	\$190,000.00
Subtotal Staffing	\$323,500.00

Total Expenses **\$450,000.00**

Net Income **\$0.00**

Balance Sheet

Broadway Area CID As of April 30, 2023

	APR 30, 2023	APR 30, 2022	APR 30, 2021
Assets			
Current Assets			
Cash and Cash Equivalents			
Great American Bank	296,156.67	224,300.17	140,262.70
Total Cash and Cash Equivalents	296,156.67	224,300.17	140,262.70
Accounts Receivable	(12,785.32)	-	-
Total Current Assets	283,371.35	224,300.17	140,262.70
Total Assets	283,371.35	224,300.17	140,262.70
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable	211.00	-	-
Total Current Liabilities	211.00	-	-
Total Liabilities	211.00	-	-
Equity			
Current Year Earnings	58,860.18	84,037.47	36,299.38
Retained Earnings	224,300.17	140,262.70	103,963.32
Total Equity	283,160.35	224,300.17	140,262.70
Total Liabilities and Equity	283,371.35	224,300.17	140,262.70

Income Statement (Profit and Loss)

Broadway Area CID

For the year ended April 30, 2023

	2023	2022	2021
Income			
CID Income	437,276.49	421,195.03	366,833.32
Interest Income	538.09	310.34	175.05
KCMO Streetscape Income	16,920.00	1,134.00	7,359.00
Other Income	-	250.00	-
Total Income	454,734.58	422,889.37	374,367.37
Gross Profit			
	454,734.58	422,889.37	374,367.37
Operating Expenses			
Annual Retreat	-	103.88	-
Apparel	2,189.91	1,214.00	964.25
Area Transportation	213.33	156.20	291.92
BACID Meetings	977.77	654.84	-
Board / Employee Training	-	1,424.56	-
City of KCMO Fee	1,000.50	-	-
Contributions	-	-	500.00
Employee Gifts	-	40.00	-
Facade Improvement Grant Program	4,053.55	-	-
Holiday Party	1,100.00	326.19	610.00
Insurance	750.00	729.00	708.00
Landscaping Expense	20,296.48	-	-
Maintenance Supplies	5,248.82	7,891.93	4,807.30
Management Fees	73,822.94	71,603.16	62,321.49
Marketing / Advertising	52.58	-	-
Meals & Entertainment	-	52.29	-
Office - Trash	500.00	-	-
Office Equipment over \$2,500	3,799.82	-	-
Office Supplies & Equipment	599.95	187.89	114.86
Other Expense	142.67	-	-
Party in the Parking Lot	638.49	1,639.48	-
Printing & Reproduction	20.00	877.57	72.00
Professional Fees - Audit & Accounting	1,504.00	260.00	247.00
Security Office Lease	5,000.00	-	-
Streetscape Maintenance & Repair	550.00	150.00	-
Subcontractor - Maintenance	33,984.88	89,357.60	67,089.43
Subcontractor - MKCN Shared Staff	60,331.06	54,000.00	54,000.00
Subcontractor - Security	170,938.66	101,410.12	142,039.71
Telephone	5,401.99	5,391.70	4,312.61

Income Statement (Profit and Loss)

	2023	2022	2021
Website / IT Support	2,757.00	1,441.90	-
Total Operating Expenses	395,874.40	338,912.31	338,078.57
Operating Income	58,860.18	83,977.06	36,288.80
Other Income / (Expense)			
Vendor Refunds	-	60.41	10.58
Total Other Income / (Expense)	-	60.41	10.58
Net Income	58,860.18	84,037.47	36,299.38

Broadway Area Community Improvement District

Board of Directors 2023-24

<p>Cameron Probst Gomer's 3838 Broadway Blvd. Kansas City, MO 64111 816-931-4170 1st Term – (April 30, 2026) Cdprobst54@gmail.com</p>	<p>Tom Platt – Treasurer Westport Land & Management I, LLC 300 Westport Rd Kansas City, MO 64111 816-753-5507 Cell 816-529-5884 3rd Term - (April 30, 2027) thmspltt@yahoo.com</p>
<p>Mark Inman Chez Charlie 3809 Broadway Blvd. Kansas City, MO 64111 816-753-9247 1st Term – (April 30, 2026) broadwayop@gmail.com</p>	<p>Nate Feldmiller Broadway Butcher Shop 3828 Broadway Blvd. Kansas City, MO 64111 816-931-2333 1st Term – (April 30, 2027) natefeldmiller@gmail.com</p>
<p>Matt Bramlette Mid Coast Modern 314 Westport Road Kansas City, MO 64111 816-599-4574 1st Term – (April 30, 2024) matt@midcoastmodernkc.com</p>	<p>Russell Criswell - Chair Vulcan's Forge 3936 Broadway Blvd. Kansas City, MO 64111 816-931-6303 Cell 816-729-6897 3rd Term - (April 30, 2027) vulforge@aol.com</p>
<p>Steve Tulipana - Secretary Mini Bar 3810 Broadway Blvd. Kansas City, MO 64111 816-326-8281 Cell 816-726-3301 2nd Term – (April 30, 2026) booking@therecordbar.com</p>	<p>Jose Bautista Bautista LeRoy 3770 Broadway Blvd. Kansas City, MO 6111 816-221-0382 2nd Term – (April 30, 2025) jose@bautistaleroy.com</p>
<p>Lauren Euston – Vice-Chair Moss Salon Studios 3725 Broadway Blvd. Kansas City, MO 64111 913-706-4564 1st Term – (April 30, 2025) laureneuston@gmail.com</p>	<p>Kevin Evans, Ex-Officio KCMO Parks Department</p>