

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

Waldo Community Improvement District FY 2026 Budget

INCOME		DESCRIPTION	FY 2026-B
Special Assessments		\$170 per property (Was \$150 up until 2023) within the CID (204 properties). \$30,600 with no exemptions, minus exemptions, minus 1% County collection fee. Will vary depending on remittance, penalties, exemptions.	\$34,170.00
Sales Tax Revenue		0.50% sales / use tax. Approximately 3 month delay in collections.	\$900,000.00
CD Interest		Interest collected on funds invested in CDs. Interest may double in 2024 as we move accounts to Arvest for a higher interest rate	\$20,000.00
Other Interest		Nominal interest collected on monthly account balance. Fluctuates and amount is insignificant so nominal amount budgeted. Previously included CD interest.	\$1,500.00
Promotions		Sales of COOP ads, and other cost-shared advertising opportunities.	\$1,000.00
Misc.		Nominal revenue not accounted for in other categories.	
Subtotal:			\$956,670.00
Total:			\$956,670.00
EXPENSES		DESCRIPTION	FY 2026-B
Maintenance / Security:			
Waldo Wizards		Contracted trash collection within the CID. Currently contracted with Moonlight Sweeping.	\$144,000.00
Waldo Roadrunners		Security / ambassador services including vehicular patrol and store visits. Currently contracted with Chesley Brown International. Off-duty cop program included in FY 2025	\$257,129.60
74th Street Lot Rental		Rental of the 74th Street lots for use of Waldo businesses/events	\$19,800.00
Equipment		Equipment for Wizards and Roadrunners including trash cans, rollers, pickers, hand tools, bikes, security cell phones and other budgeted equipment. gas, maintenance, insurance, moved to vehicle	\$2,500.00
Landscape Maintenance		Landscaping, weeding, mulch and other landscape maintenance services for the beds at sites throughout Waldo. Will include maintenance of monument, Gregory Blvd, etc.	\$15,000.00
		Snow Removal (74th St Lots) NEW 2025	\$5,000.00
Fountain Maintenance		Routine maintenance for the fountain including startup, weekly inspections, chemicals, minor repairs, and similar.	\$0.00
Vehicle		Costs associated with the lease and maintenance of Waldo Security vehicle (Lease payments, gasoline, maintenance)	\$12,000.00
Subtotal:			\$450,429.60
EXPENSES		DESCRIPTION	FY 2026-B
Events / Marketing:			
Holiday Display		Expenses for installation, storage and operation of the holiday decorations.	\$3,500.00

Website	All expenses associated with website development, hosting and maintenance. Does not include content which is part of Marketing Consultant (monthly retainer). New line in 2017. Previously included in Promotions/Marketing. 2017 Includes \$5,000 for site development .	\$3,420.00
Sponsorships	Sponsorship of community events. 2017 budget includes Fall Festival and Awards Luncheon. New line item in 2017. Previously included in Promotions/Marketing.	\$10,000.00
Gift cards	Operation costs, funds to cover prior giveaways. Will be used to support businesses throughout construction timeframe	\$500.00
Marketing Consultant	Retainer for marketing consultant to implement annual marketing plan.	\$43,200.00
Promotions/Marketing	All other marketing expenses not budgeted above, including Waldo brand marketing campaign from marketing plan and Visit KC membership	\$30,000.00
Subtotal:		\$90,620.00
EXPENSES DESCRIPTION FY 2026-B		
Administration / Member Services:		
Admin Services	Expenses for staffing, facilities, and related overhead.	\$322,368.00
Member/Office Services	Lump sum contribution to Waldo Business Association for membership renewals and new membership in WABA for all those in the Waldo CID. Based off of special assessments.	\$34,170.00
Insurance	General liability insurance for Board of Directors and officers, coverage for fountain, and share of theft, gen liability, umbrella, terrorism, and other coverages.	\$12,000.00
Sales tax reports	Expenses for obtaining monthly reports from the Mo Dept. of Revenue.	\$2,000.00
Legal	Annual Expense for CID legal counsel.	\$2,000.00
Accounting	Expense for financial review and consultation.	\$4,000.00
Bank Fees	Fees for account maintenance, and other similar banking fees. None projected	\$300.00
Subtotal:		\$376,838.00
Improvements: FY 2026-B		
Capital Improvements	Funds for capital improvement projects. One-time payments for tower and other monument revitalization, Gregory Blvd Project, funds for other capital improvements. Funds to be allocated following Board final approval.	\$40,000.00
Street enhancements	Funds for implementation of Waldo Streetscape Enhancement Plan. To be used in coordination with 75th and Wornall improvements, unless other priority is determined.	\$20,000.00
Interior Improvements	Building remodel/expansion NEW 2025	\$5,000.00
Subtotal		\$65,000.00
Grants: FY 2026-B		

Storefront Improvement Program	Funds for storefront improvement grant program. \$7,500 maximum grant per project. Funds allocated as available and awarded on a first come, first served basis up to budgeted amount. In 2024, this now includes Camera Grant program.	\$47,500.00
Event grants	Rebates for events not run by the District. Funds allocated as available and awarded on a first come, first served basis up to budgeted amount.	\$6,000.00
Paint Program	Paint Grant through Sherwin Williams	\$5,000.00
Subtotal		\$58,500.00
Other:		FY 2026-B
Payment Processing	Processing fees associated with payments made.	\$100.00
Celebrations/Berevements	All expenses not otherwise budgeted.	\$100.00
Subtotal		\$200.00
Totals:		FY 2026-B
Total Expenses:		\$1,041,587.60
Total Income (Projected):		\$956,670.00
Budget Shortfall:		\$84,917.60
Funds withdrawn from reserve:	The Waldo CID plans to begin investing unspent funds from last several years into community alongside major projects happening in 2024.	\$84,917.60
Net		\$ -