



August 8, 2025

City Clerk  
25<sup>th</sup> Floor, City Hall  
414 E. 12<sup>th</sup> 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 39<sup>th</sup> 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, 2025 – April 30, 2026 along with the current Board of Directors and Financial Statement of year May 1, 2024 – April 30, 2025. The proposed Annual Budget for 2025-26 was submitted to the City Clerk on January 24, 2025. The Annual Budget for Fiscal Year 2025-26 was adopted on March 14, 2025. The Annual Report for Fiscal Year 2023-24 was submitted on July 23, 2024.

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. In 2023-24, the CID funded \$7,962.37 in exterior façade improvements to eligible applicants in the District. The CID also funded \$10,560.76 in exterior landscape improvements and \$1,785.00 in repairs to streetscape elements. Those elements were damaged during car crashes and other incidents.

If you have any questions or comments, feel free to call me 816-753-3820.



**BROADWAY**  
COMMUNITY IMPROVEMENT  
DISTRICT

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Klinkenberg', is written over a faint, light blue circular watermark that matches the Broadway Community Improvement District logo.

Kevin Klinkenberg  
Chief Administrator  
Broadway Area Community Improvement District

# Broadway Area Community Improvement District

## Board of Directors 2024-25

<b>Cameron Probst</b> Gomer's 3838 Broadway Blvd. Kansas City, MO 64111 816-931-4170 1 <sup>st</sup> Term – (5/1/2023 -4/30/ 2026) <a href="mailto:Cdprobst54@gmail.com">Cdprobst54@gmail.com</a>	<b>Tom Platt – Treasurer</b> Westport Land & Management I, LLC 300 Westport Rd Kansas City, MO 64111 816-753-5507 Cell 816-529-5884 3 <sup>rd</sup> Term - (5/1/2024- 4/30/2027) <a href="mailto:thmspltt@yahoo.com">thmspltt@yahoo.com</a>
<b>Mark Inman</b> Chez Charlie 3809 Broadway Blvd. Kansas City, MO 64111 816-753-9247 1 <sup>st</sup> Term – (5/1/2023 – 4/30/2026) <a href="mailto:broadwayop@gmail.com">broadwayop@gmail.com</a>	<b>Nate Feldmiller</b> Broadway Butcher Shop 3828 Broadway Blvd. Kansas City, MO 64111 816-931-2333 1 <sup>st</sup> Term – (5/1/2024 -4/30/2027) <a href="mailto:natefeldmiller@gmail.com">natefeldmiller@gmail.com</a>
<b>Matt Bramlette</b> Mid Coast Modern 314 Westport Road Kansas City, MO 64111 816-599-4574 2 <sup>nd</sup> Term – (5/1/2024 -4/30/2028) <a href="mailto:matt@midcoastmodernkc.com">matt@midcoastmodernkc.com</a>	<b>Russell Criswell - Chair</b> Vulcan's Forge 3936 Broadway Blvd. Kansas City, MO 64111 816-931-6303 Cell 816-729-6897 3 <sup>rd</sup> Term - (5/1/2024 – 4/30/2027) <a href="mailto:vulforge@aol.com">vulforge@aol.com</a>
<b>Steve Tulipana - Secretary</b> Mini Bar 3810 Broadway Blvd. Kansas City, MO 64111 816-326-8281 Cell 816-726-3301 2 <sup>nd</sup> Term – (5/1/2023- 4/30/2026) <a href="mailto:booking@therecordbar.com">booking@therecordbar.com</a>	<b>Jose Bautista</b> Bautista LeRoy 3770 Broadway Blvd. Kansas City, MO 6111 816-221-0382 2 <sup>nd</sup> Term – (5/1/2022 – 4/30/2025) <a href="mailto:jose@bautistaleroy.com">jose@bautistaleroy.com</a>
<b>Lauren Euston – Vice-Chair</b> Moss Salon Studios 3725 Broadway Blvd. Kansas City, MO 64111 913-706-4564 1st Term – (5/1/2022 - 4/30/2025) <a href="mailto:laureneuston@gmail.com">laureneuston@gmail.com</a>	

# Balance Sheet

Broadway Area CID  
As of April 30, 2025

	APR 30, 2025	APR 30, 2024	APR 30, 2023
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash and Cash Equivalents</b>			
Great American Bank	240,433.05	169,332.30	296,156.67
<b>Total Cash and Cash Equivalents</b>	<b>240,433.05</b>	<b>169,332.30</b>	<b>296,156.67</b>
Accounts Receivable	-	-	(12,785.32)
<b>Total Current Assets</b>	<b>240,433.05</b>	<b>169,332.30</b>	<b>283,371.35</b>
<b>Total Assets</b>	<b>240,433.05</b>	<b>169,332.30</b>	<b>283,371.35</b>
<b>Liabilities and Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	6,287.94	1,900.33	211.00
<b>Total Current Liabilities</b>	<b>6,287.94</b>	<b>1,900.33</b>	<b>211.00</b>
<b>Total Liabilities</b>	<b>6,287.94</b>	<b>1,900.33</b>	<b>211.00</b>
<b>Equity</b>			
Current Year Earnings	66,713.14	(115,728.38)	58,860.18
Retained Earnings	167,431.97	283,160.35	224,300.17
<b>Total Equity</b>	<b>234,145.11</b>	<b>167,431.97</b>	<b>283,160.35</b>
<b>Total Liabilities and Equity</b>	<b>240,433.05</b>	<b>169,332.30</b>	<b>283,371.35</b>

# Income Statement (Profit and Loss)

## Broadway Area CID

For the year ended April 30, 2025

	2025	2024	2023
<b>Income</b>			
CID Income	503,972.57	413,731.70	437,276.49
Interest Income	511.20	439.57	538.09
KCMO Streetscape Income	-	-	16,920.00
<b>Total Income</b>	<b>504,483.77</b>	<b>414,171.27</b>	<b>454,734.58</b>
<b>Gross Profit</b>	<b>504,483.77</b>	<b>414,171.27</b>	<b>454,734.58</b>
<b>Operating Expenses</b>			
Apparel	652.39	1,367.27	2,189.91
Area Transportation	5,384.80	9,049.18	213.33
BACID Meetings	1,247.29	920.10	977.77
Business License & Fees	-	17.59	-
Cameras	-	16,219.05	-
City of KCMO Fee	1,000.50	1,000.50	1,000.50
Employee Gifts	-	1,250.00	-
Facade Improvement Grant Program	7,962.37	18,872.02	4,053.55
Holiday Party	1,021.29	1,235.17	1,100.00
Insurance	2,876.00	772.00	750.00
Landscaping Expense	10,560.76	6,960.84	20,296.48
Maintenance Supplies	8,342.77	4,194.66	5,248.82
Management Fees	85,675.34	70,585.41	73,822.94
Marketing / Advertising	25.00	25.00	52.58
Office - Taxes, Insurance, Fees	5.96	-	-
Office - Trash	500.00	500.00	500.00
Office Equipment over \$2,500	-	-	3,799.82
Office Supplies & Equipment	219.45	299.55	599.95
Other Expense	-	-	142.67
Party in the Parking Lot	1,926.60	1,551.05	638.49
Printing & Reproduction	19.75	170.00	20.00
Professional Fees - Audit & Accounting	6,000.00	6,275.00	1,504.00
Professional Fees - Legal	-	840.00	-
Security Office Lease	5,900.00	5,200.00	5,000.00
Streetscape Maintenance & Repair	1,785.00	-	550.00
Sub-station rental	180.00	1,016.00	-
Subcontractor - Maintenance	88,060.10	124,057.14	33,984.88
Subcontractor - MKCN Shared Staff	54,000.00	49,500.00	60,331.06
Subcontractor - Office	6,584.03	-	-
Subcontractor - Security	139,488.16	199,275.17	170,938.66

	2025	2024	2023
Telephone	6,332.98	6,801.70	5,401.99
Website / IT Support	2,020.09	1,945.25	2,757.00
Total Operating Expenses	437,770.63	529,899.65	395,874.40
Operating Income	66,713.14	(115,728.38)	58,860.18
Net Income	66,713.14	(115,728.38)	58,860.18

Broadway Area Community Improvement District  
Draft Budget  
May 2025-April 2026  
Broadway Area CID is funded by a 1% sales tax in the District

	Budget
Income	
MO Department of Revenue	\$440,000.00
Other Income	\$0.00
Interest Income	\$400.00
KCMO Landscaping Income	\$0.00
Other Income	\$117,300.00 * from Balance Sheet
Total Income	<b>\$557,700.00</b>
Expenses	
BACID Meetings	\$1,200.00
Bank Charges	\$100.00
Broadway improvements - landscape improvementsin the ROW from 38th to 39th	\$65,000.00 * authorized in 2023, not spent
Cameras	\$15,000.00 * spent 16K in 2023
City of KCMO Fees	\$1,000.00
Façade Grant Program	\$10,000.00
Insurance	\$3,000.00
Landscaping Expenses / Watering	\$5,000.00 * new
Management Fee	\$74,800.00
Marketing / Advertising	\$1,000.00
Meals & Entertainment	\$500.00
Office Supplies & Equipment	\$500.00
Postage & Delivery	\$100.00
Printing & Reproduction	\$500.00
Professional Fees - Accounting	\$7,000.00 * includes bookkeeping
Professional Fees - Legal	\$1,000.00
WSBD Loan	\$0.00
Website	\$2,000.00
Subtotal Administration	<b>\$187,700.00</b>
Apparel	\$1,500.00
Area Transportation	\$5,000.00
Maintenance Supplies	\$5,000.00
Sub-Station Rental	\$0.00
Security Office	\$6,000.00
Trash	\$500.00
Telephone	\$6,000.00
Subtotal Operations	<b>\$24,000.00</b>
Board / Employee Training	\$1,000.00
Employee Gifts	\$1,500.00
Holiday Party	\$1,500.00
Party in the Parking Lot	\$2,000.00
Shared Staff Fee	\$54,000.00
Subcontractor - Office Manager	\$6,000.00
Subcontractor - Maintenance	\$90,000.00
Subcontractor - Security	\$190,000.00
Subtotal Staffing	<b>\$346,000.00</b>
Total Expenses	<b>\$557,700.00</b>
Net Income	<b>\$0.00</b>