

ANNUAL REPORT FOR
GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT
("CID")

SECTION I

Date: August 28, 2023

CID Contact Information: Clem Helmstetter, Jr. (clem.helmstetter@greenwayfields.org)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 29, 2009, Ordinance No. 090890

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

Purpose – To provide certain services and public improvements, which generally include, but are not limited to, aiding in connection with the following: parks, lawns, trees, sculptures, fountains, streetscape, lighting, benches, security, snow plowing, refuse collection and other services to public property. The District also sets the levy of special assessments.

Specific Services – The CID ended 2022/23 fiscal year under budget, as we are building reserves to cover extra expenses anticipated within the district next year. The CID is planning to complete 20-year maintenance, restoration / sealing of historic columns created by J.C. Nicholas over 100 years ago Wornall Rd and Greenway Ter. Greenway Fields Neighborhood CID is strong and continues to focus on capital improvements / major maintenance. The board of directors continues to review capital improvements within the district to sever its members' interests.

Services for the fiscal year were maintenance on the entry of Greenway Terrace, the historical monument, Rituck Point, and new limestone caps on the monument.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Clement Helmstetter – clem.helmstetter@greenwayfields.org

Gina Valentino – gina.valentino@greenwayfields.org

Sue Roush – sue.roush@greenwayfields.org

Jeff Riggs – jeff.riggs@greenwayfields.org

Beth Nobel – beth.nobel@greenwayfields.org

Kirsten Potter – kirsten.potter@greenwayfields.org

SECTION IV

REVENUE AND EXPENSES:

INCOME:		
a) Special Assessment Income		\$56,058.79
b) Interest		\$170.12
TOTAL INCOME		\$56,228.91
EXPENSES:		
I. Administrative:		
a) Administration Fee	1,998.00	
b) HAKC CID Parcel Assessment	586.75	
c) Management Fee	5,086.75	
d) Postage	393.29	
e) Insurance	-11,038.50	
f) Legal	900.00	
SUB-TOTAL	-\$2,073.71	
II. Advertising & Marketing		
a) Website Expenses	263.88	
SUB-TOTAL	\$263.88	
III. Beautification, Maintenance & Reserves		
a) Ground Maintenance	10,141.01	
b) Security Services	14,720.00	
c) Major Maintenance - Reserve	24,000.00	
d) Other	904.44	
SUB-TOTAL	\$49,765.45	
EXPENSE TOTAL:		
I. Administrative	-2,073.71	
II. Advertising & Marketing	263.88	
III. Beautification, Maintenance & Reserves	49,765.45	
TOTAL EXPENSES	\$47,955.62	
TOTAL INCOME		\$56,228.91
LESS TOTAL EXPENSES		\$47,955.62
BALANCE		\$8,273.29

Date Proposed Annual Budget Submitted to City: 12/07/2022

Date Annual Budget Adopted: 03/25/2022

Date Last Annual Report Submitted to City: 07/25/2022

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2023-01	Resolution Appointing Interim Directors
2023-02	Resolution Electing Officers for FY 2023 - 2024
2023-03	Resolution Approving the Budget for FY 2023 - 2024
2023-04	Resolution Approving Special Assessments for 2023

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
Email: redvelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
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: localgovernment@auditor.mo.gov

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING INTERIM DIRECTORS

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, 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 Act, the Board is to appoint qualified individuals to serve as interim directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, Caroline Andalikiewicz, Nola Devitt, and Joseph Cherrito no longer are members of the Board; and

WHEREAS, the Board desires to appoint Beth Nobel, Sue Roush, and Jeff Riggs as Interim Director to serve the remaining term of Caroline Andalikiewicz, Nola Devitt, and Joseph Cherrito; and respective terms and

NOW THEREFORE, BE IT RESOLVED, by the Board, as follows:

- I. The Board appoints Beth Nobel to serve as Interim Director for the remainder of Caroline Andalikiewicz's term ending in November 2025.
- II. The Board appoints Sue Roush to serve as Interim Director for the remainder of Nola Devitt's term ending in November 2024.
- III. The Board appoints Jeff Riggs to serve as Interim Director for the remainder of Joseph Cherrito's term ending in November 2025.
- IV. The District's legal counsel is authorized to take all actions necessary to carry out this Resolution.
- V. This Resolution shall take effect immediately.

Adopted this 25th day of March 2023.


Clement Helmstetter Jr., Chairperson

ATTEST:


Sue Roush, Secretary

DocID: 4823-0024-6967.1

RESOLUTION NO. 2023-02

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2023-24

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, 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 District's bylaws the Board is to elect officers at the annual meeting of the District; and

WHEREAS, the Board desires to elect a Chairperson, Vice Chairperson, Secretary, Treasurer and District Manager.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

1. Clement Helmstetter Jr. is elected Chairperson of the District.
2. Beth Noble is elected Vice Chairperson of the District.
3. Sue Roush is elected Secretary of the District.
4. Gina Valentino is elected Treasurer of the District.
5. Jeff Riggs is elected District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 25th day of March, 2023.


Clement Helmstetter Jr., Chairperson

ATTEST:

Sue Roush, Secretary

RESOLUTION NO. 2023-03

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2023-24

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, 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 desires to approve the District budget for fiscal year 2023-24, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

Section 1. The Board approves the proposed budget for fiscal year 2023-24.

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 25th day of March, 2023.


Clement Helmstetter Jr., Chairperson

ATTEST:

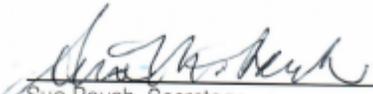

Sue Roush, Secretary

EXHIBIT A

PROPOSED BUDGET FOR FISCAL YEAR 2023/24

PROJECTED INCOME:	
a) CID Annual Assessments	\$54,880.00
TOTAL PROJECTED INCOME	\$54,880.00
PROJECTED EXPENSES:	
a) Administration Fee	\$2,000.00
b) HAKC CID Parcel Assessment	\$650.00
c) Management Fee - GFHA	\$5,000.00
d) Insurance	\$600.00
e) Legal Services	\$3,000.00
f) Island/Grounds Maintenance	\$12,500.00
g) Tree Replacement (Street Easement)	\$3,000.00
h) (Major) Maintenance Reserve Fund	\$7,210.00
i) Postage	\$600.00
j) Snow Plowing/Salt	\$3,000.00
k) Trash Services	\$420.00
l) Security Service Fees	\$16,640.00
m) Website Maintenance	\$260.00
TOTAL PROJECTED EXPENSES	\$54,880.00
TOTAL PROJECTED INCOME	\$54,880.00
TOTAL PROJECTED EXPENSES	\$54,880.00
PROJECTED BALANCE	\$0.00

RESOLUTION NO. 2023-04

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPROVING THE SPECIAL ASSESSMENTS FOR 2023.

WHEREAS, the District, which was formed by Ordinance Number 090890 adopted by the City Council of the City of Kansas City, MO, 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 desires to approve the 2023 Special Assessments in the amount of \$160.00 per parcel within the District which will be assessed by Jackson County.

NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

Section 1. The Board approves the special assessment for 2023.

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 25th day of March, 2023.


Clement Helmstetter Jr., Chairperson

ATTEST:


Sue Roush, Secretary