

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

**SECTION I**

Date: \_\_\_\_\_, 2024  
CID Contact Information: Clem Helmstetter, Jr. ([clem.helmstetter@greenwayfields.org](mailto: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 2023/24 fiscal year over budget, as the board completed a few large cost major maintenance items that will carry over into our 24/25 budget funding. Work completed by the CID in 23/24 FY included improved landscaping at the entry of Wornall Rd and Greenway Ter; Greenway Ter. and Pennsylvania and masonry work on park steps and wall at neighborhood park at 63rd and Valley Rd. Greenway Fields Neighborhood CID is strong and continues to focus on capital improvements, major maintenance and security for its residents. The board of directors continues to review capital improvements within the district to serve its members' interests.

Services for the fiscal year were maintenance, landscaping, security and snow plowing.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

\_\_\_\_\_  
Clement Helmstetter – [clem.helmstetter@greenwayfields.org](mailto:clem.helmstetter@greenwayfields.org)  
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Gina Valentino – [gina.valentino@greenwayfields.org](mailto:gina.valentino@greenwayfields.org)  
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Sue Roush – [sue.roush@greenwayfields.org](mailto:sue.roush@greenwayfields.org)  
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Jeff Riggs – [jeff.riggs@greenwayfields.org](mailto:jeff.riggs@greenwayfields.org)  
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Beth Nobel – [beth.nobel@greenwayfields.org](mailto:beth.nobel@greenwayfields.org)  
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Kirsten Potter – [kirsten.potter@greenwayfields.org](mailto:kirsten.potter@greenwayfields.org)

**SECTION IV**

**REVENUE AND EXPENSES:**

<b>INCOME:</b>		
a) Special Assessment Income		\$52,624.44
b) Interest		\$525.44
<b>TOTAL INCOME</b>		<b>\$53,149.88</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Administration Fee	\$1,998.00	
b) HAKC CID Parcel Assessment	\$500.00	
c) Management Fee	0	
d) Postage	\$37.50	
e) Insurance	\$879.00	
f) Legal	\$878.00	
g) City Annual Review Fee	\$719.83	
<b>SUB-TOTAL</b>	<b>\$5,012.33</b>	
II. Advertising & Marketing		
a) Website Expenses	\$4,030.03	
<b>SUB-TOTAL</b>	<b>\$4,030.03</b>	
III. Beautification, Maintenance & Reserves		
a) Ground Maintenance	\$12,412.74	
b) Security Services	\$15,800.00	
c) Major Maintenance - Reserve	\$23,955.00	
d) Snow Plowing	\$1,295.00	
e) Trash Services	\$1,120.00	
f) Tree replacement	\$2,543.40	
g) Other	\$232.50	
<b>SUB-TOTAL</b>	<b>\$57,358.74</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$5,012.33	
II. Advertising & Marketing	\$4,030.03	
III. Beautification, Maintenance & Reserves	\$57,358.74	
<b>TOTAL EXPENSES</b>	<b>\$66,401.00</b>	
<b>TOTAL INCOME</b>		<b>\$53,149.88</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$66,401.00</b>
<b>BALANCE</b>		<b>(\$13,251.12)</b>

Date Proposed Annual Budget Submitted to City: January 25, 2024

Date Last Annual Report Submitted to City: August 29, 2023

**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2024-01	Nominating Successor Directors
2024-02	Electing Officers for Fiscal Year 2024-2025
2024-03	Approving the Budget for Fiscal Year 2024-2025
2024-04	Approving the Special Assessments for 2024

**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](mailto:redvelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Clerk@kcmo.org](mailto: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](mailto: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](mailto: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")  
NOMINATING SUCCESSOR 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, the Petition authorizes the Board of Directors of the District (the "Board") to select qualified individuals to serve as Successor Directors in accordance with the qualifications set forth in the Petition; and

WHEREAS, the Board terms of Sue Roush and Gina Valentino expire November 2024; and

WHEREAS, the Board desires to reappoint Sue Roush and Gina Valentino as Successor Directors; and

WHEREAS, the Petition authorizes 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.


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

1. The following slate contains the term, name, and classification of the individual selected by the Board to serve as Successor Director:
  - a. 4 Year Term – Sue Roush, Owner; and
  - b. 4 Year Term – Gina Valentino, Owner.
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution.
3. This Resolution shall take effect immediately.

Adopted this 23<sup>rd</sup> day of March, 2024.

  
Clement Helmstetter Jr., Chairperson

ATTEST:

  
Sue Roush, Secretary  
4878-8521-4895

RESOLUTION NO. 2024-02

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2024-25**

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 23<sup>rd</sup> day of March, 2024.

  
Clement Helmstetter Jr., Chairperson

ATTEST:



Sue Roush, Secretary

RESOLUTION NO. 2024-03

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 2024-25

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 2024-25, in substantially the form attached hereto as Exhibit A.

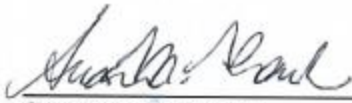
NOW, THEREFORE, BE IT RESOLVED by the Board as follows:

- Section 1. The Board approves the proposed budget for fiscal year 2024-25.
- 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 23<sup>rd</sup> day of March, 2024.

  
Clement Helmstetter Jr., Chairperson

ATTEST:

  
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Sue Roush, Secretary



RESOLUTION NO. 2024-04

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 2024.

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 2024 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 2024.

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 23<sup>rd</sup> day of March, 2024.



Clement Helmstetter Jr., Chairperson

ATTEST:



Sue Roush, Secretary