

ANNUAL REPORT FOR  
TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
FISCAL YEAR 2021-2022

**SECTION I**

Date: August 22, 2022

CID Contact Information: Gina Stuelke, President  
3401 East Truman Road  
Kansas City, MO 64127  
816-888-5840  
[ginas@kentonbrothers.com](mailto:ginas@kentonbrothers.com)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: October 27, 2008, Ordinance No. 081023  
July 26, 2012, Ordinance No. 120664

**SECTION II**

Provide safety and security. Public area maintenance, including graffiti removal and trash removal. Common area beautification projects. Redevelopment initiatives.

**SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING

Gina Stuelke	Alan Olson
Joe Calabrese	Joe Higbee
Susan McGinn	Mark Carder
John Weilert	

## SECTION IV

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08/10/22  
Accrual Basis

### Truman Road Cid Profit & Loss May 2021 through April 2022

	May '21 - Apr 22
Ordinary Income/Expense	
Income	
4103 · Sales Tax	141,510.82
4104 · Property Tax Revenue	58,392.34
	199,903.16
Total Income	199,903.16
Expense	
6175 · Security Services	58,440.00
6180 · Insurance Expense	1,296.00
6245 · Office Supplies & Expenses	310.99
6260 · Printing and Reproduction	1,500.00
6270 · Professional Fees	
6280 · Legal Expenses	3,851.00
6270 · Professional Fees - Other	465.00
	4,316.00
Total 6270 · Professional Fees	4,316.00
6275 · Consulting Fees	2,322.18
6285 · Director Fees	61,166.67
6295 · Property Maintenance	
6296 · Landscaping	3,600.00
6297 · Trash Removal	1,682.75
6298 · Facade Improvement	385.31
6295 · Property Maintenance - Other	6,150.00
	11,818.06
Total 6295 · Property Maintenance	11,818.06
6300 · Repairs	
6330 · Equipment Repairs	2,000.00
	2,000.00
Total 6300 · Repairs	2,000.00
6561 · Contract Labor	34,600.00
	177,769.90
Total Expense	177,769.90
Net Ordinary Income	22,133.26
Other Income/Expense	
Other Income	
7010 · Interest Income	76.19
	76.19
Total Other Income	76.19
Net Other Income	76.19
Net Income	22,209.45

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08/10/22  
Accrual Basis

Truman Road Cid  
Balance Sheet  
As of April 30, 2022

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	<u>Apr 30, 22</u>
<b>ASSETS</b>	
Current Assets	
Checking/Savings	
1000 · Central Bank	261,517.79
1002 · Central Bank CD 100228	77,119.06
1003 · Central Bank CD100229	76,458.52
1004 · Guadalupe Centers Federal	202,288.42
1010 · Petty Cash	150.00
Total Checking/Savings	<u>617,533.79</u>
Total Current Assets	<u>617,533.79</u>
<b>TOTAL ASSETS</b>	<u><u>617,533.79</u></u>
<b>LIABILITIES &amp; EQUITY</b>	
Equity	
30000 · Opening Balance Equity	524,825.73
32000 · Unrestricted Net Assets	67,905.38
Net Income	24,802.68
Total Equity	<u>617,533.79</u>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<u><u>617,533.79</u></u>

**SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACH COPIES)

RESOLUTION NO.	RESOLUTION TITLE/SUBJECT MATTER
2021-01	Approval of Budget for Fiscal Year
2021-02	Approval of Single Payment to Trash Removal Contractor
2021-03	Approving Levy and Special Assessments
2021-04	Approve Funding to Repair Wall at Elmwood Cemetery
2021-05	Nomination and election of Successor Director
2021-06	Ratification of all acts by Successor Director
2021-07	Resolution Appointing Officers
2021-08	Successor Director's Oath of Performance as Director

RESOLUTION NO. 2021-02

**THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT  
DISTRICT TO APPROVE SINGLE INSTALLMENT TO CONTRACTOR  
PERFORMING TRASH REMOVAL & TIRE RECYCLING.**

WHEREAS, pursuant to the Community Improvement District Act (the "Act") Sections 67-140 to 67-15 71 of the Revised Statutes of Missouri, certain owners of real property submitted to the Municipal Clerk of the City of Kansas City, Missouri (the "City") a petition (the "Petition") to form the Truman Road Community Improvement District (the "District");

WHEREAS, on October 27<sup>th</sup> 2008, certification of the Petition was presented and a public hearing held pursuant to the Act. The District was declared organized by Ordinance Number 081023 (the "Ordinance") by the City Council of Kansas City, Missouri;

WHEREAS, pursuant to the Community Improvement District Act, on June 10<sup>th</sup>, by quorum Board of Directors approval, the amount of \$6,000 will be provided as an additional single installment to the Contractor, Carlos Raphael, for trash and removal services provided in the District.

The District's Legal Counsel and Treasurer are authorized to take all applicable actions necessary to carry out this Resolution.

This Resolution shall take effect immediately.

Adopted this 10<sup>th</sup> day of June, 2021.

  
Gina Stuelke, Chairman

ATTEST:

  
John Weibert, Treasurer

**TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
APPROVING LEVY AND SPECIAL ASSESSMENTS**

WHEREAS, the Truman Road Community Improvement District, which was formed by Ordinance Number 081023 adopted by the City of Kansas City, Missouri, City Council on October 27, 2008, in accordance with the Petition to establish the Truman Road Community Improvement District and Authorize Special Assessments (the "Petition"), and in accordance with Sections 67-1401 through 67-1571, RSMO, otherwise known as the Missouri Community Improvement District Act (the "Act"); is transacting business and exercising the powers granted by the act; and

WHEREAS, the Board of Directors of the Truman Road Community Improvement District (the "District") desires to continue to levy a special assessment against real property benefited within the District (the "CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in Exhibit D of the Petition (the "Special Assessment Petition"); and

WHEREAS, pursuant to the Special Assessment Petition, such assessments shall be equally allocated among each of the members (as defined below) in an annual amount not to exceed (i) \$.01 per square foot of land area, and (ii) \$.01 for each dollar of assessed value for real property within the District; provided however, the minimum amount shall be adjusted annually beginning 2010 pursuant to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-1984= 100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (the "Cost Index") or if not available, then by another reasonable index selected by the Board Of Directors of the District.

NOW THEREFORE BE IT RESOLVED, the Board of Directors of the Truman Road Community Improvement District, at the August 2021 board meeting, voted on and approved continuation of the existing assessments as identified on Resolutions 2016-06 of July 20<sup>th</sup> 2016 and 2017-07 of July 18<sup>th</sup> 2017.

**TRCID Special Assessment.** The Truman Road CID Special Assessment remains for each Lot in the amount of (i) \$.005 per square foot of land area, and (ii) \$.005 for each dollar of assessed value for real property within the District.

**Section 3. Collection Of Assessments.** The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector Of Jackson County, Missouri, to bill and collect the CID Special Assessment as provided in this resolution and in the Special Assessment Petition.

Adopted this 12<sup>th</sup> day of August, 2021.

ATTEST:



Gina Stuelke, Chairman

**THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT  
DISTRICT TO APPROVE A CONTRIBUTION OF FUNDS TO REPAIR  
SECTION OF HISTORIC GROUNDS WALL AT ELMWOOD CEMETERY.**

WHEREAS, pursuant to the Community Improvement District Act (the "Act") Sections 67-140 to 67-15 71 of the Revised Statutes of Missouri, certain owners of real property submitted to the Municipal Clerk of the City of Kansas City, Missouri (the "City") a petition (the "Petition") to form the Truman Road Community Improvement District (the "District");

WHEREAS, on October 27<sup>th</sup> 2008, certification of the Petition was presented and a public hearing held pursuant to the Act. The District was declared organized by Ordinance Number 081023 (the "Ordinance") by the City Council of Kansas City, Missouri;

WHEREAS, pursuant to the Community Improvement District Act, on August 12<sup>th</sup>, by quorum Board of Directors approval, a contribution of funds will be provided to the foundation of Elmwood Cemetery for participation in the cost of repair of the historic retaining wall along 12<sup>th</sup> Street in the amount of \$2,000.00.

The District's Legal Counsel is authorized to take all applicable actions necessary to carry out this Resolution.

This Resolution shall take effect immediately.

Adopted this 12<sup>th</sup> day of August, 2021.

  
Gina Stielke, Chairman

ATTEST:

  
John Weiler, Treasurer

**TRUMAN RD COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT NOMINATING  
SUCCESSOR DIRECTORS.**

WHEREAS, the District, which was formed by Ordinance Number 030482 and amended by Ordinance Number 130421, and 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 Act, provides for the Chief elected officer of a municipality (the "Mayor") to appoint successor Directors of a Community Improvement District with the consent of the governing body of the municipality (the "City Council"); "Mayor"

WHEREAS, in accordance with the Petition, certain named Directors were to serve on the Board of Directors or the District (the "Board") for a period of four (4) years or until their successor is appointed in accordance with the Petition;

WHEREAS, the Board desires to nominate and vote upon a slate of nominees who shall consist of the number of Successor Directors needed to fill the seats of expiring terms;

WHEREAS, pursuant to the Petition, those appointed Successor Directors shall serve for four (4) year terms or until their successor is appointed in accordance with the Petition; 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 of Directors of The Truman Rd Community Improvement District, as follows:

1. The following slate contains the names, classifications and terms of the individuals nominated by the Board to serve as Successor Directors:

Alan Olson (Assigned Organization Representative, 4-year term)

2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;

RESOLUTION NO.: 2021-05

This Resolution shall take effect immediately.

Adopted this 13<sup>th</sup> day of December, 2021.

  
Gina Suelke, Chairman

ATTEST:  
  
Joe Calabrese, Vice-Chairman

**TRUMAN RD COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
(THE "DISTRICT") APPOINTING OFFICERS**

WHEREAS, the District, which was formed by Ordinance Number 030482 and amended by Ordinance Number 130421, and 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 appointed Alan Olson to serve as Board Member of the Board of Directors; and

WHEREAS, the Board desires to ratify, acknowledge and accept all acts performed by Alan Olson, as Board Member of the Board of Directors.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District that Alan Olson was appointed as a Board Member of the District, are hereby ratified, acknowledged and accepted.

FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date executed below.

Adopted this 13<sup>th</sup> day of December, 2021.

  
Gina Stuelke, Chairman

ATTEST:

  
Joe Calabrese, Vice-Chairman

**TRUMAN RD COMMUNITY IMPROVEMENT DISTRICT  
RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
(THE "DISTRICT") APPOINTING OFFICERS**

WHEREAS, the District, which was formed by Ordinance Number 030482 and amended by Ordinance Number 130421, and 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 of the District desire to appoint a Chairman, Vice-Chairman, Board of Directors Secretary, Board of Directors Treasurer, and District Members for Board of Directors in accordance with the Article IV of the District's Bylaws.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the District that the following individuals shall be or remain appointed to those positions listed opposite their names below:

Chairman	<u>Gina Stuelke</u>
Vice-Chairman	<u>Joe Calabrese</u>
Board of Directors	<u>Joe Higbee</u>
Board of Directors	<u>Mark Carder</u>
Board of Directors	<u>Alan Olson</u>
Secretary	<u>Susan McGinn</u>
Treasurer	<u>John Weikert</u>

FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date executed below.

Adopted this 13<sup>th</sup> day of December, 2021.

  
Gina Stuelke, Chairman

ATTEST:

  
Joe Calabrese, Vice-Chairman

TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS OATH/AFFIRMATION

STATE OF MISSOURI )  
  )  
COUNTY OF JACKSON )

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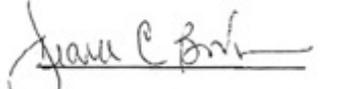
I, Alan Olson, being a registered voter and at least 21 years of age, do solemnly swear [or affirm], that I will faithfully execute my duties as a member of the Board of Directors of the Truman Rd Community Improvement District, and will uphold the Constitution of the United States and the State of Missouri and will, to the best of my ability, faithfully perform all of the duties thereof in conformance with the law.



Board Member

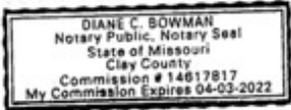
  
Chairman

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 7th day of December, 2021.

  
Diane C. Bowman  
Type or Print Name

My Commission Expires:

April 03 2022



**RESOLUTION 2022-01**

**THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2023**

WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and 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 fiscal year 2023, 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 fiscal year 2023.
- Section 2. The Chairman 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 14<sup>th</sup> day of April, 2022.

  
Gina Stuelke, Chairman

ATTEST:

  
Joe Calabrese, Vice-Chairman

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (“BOARD”) OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) ELECTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 081023 adopted by the City Council of the City of Kansas City, Missouri, 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 Bylaws of the District, the Board is to elect officers of the District annually; and

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

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

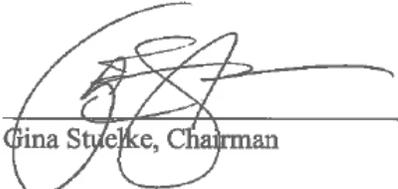
1. Gina Stuelke is appointed Chairman of the District;
2. Joe Calabrese is appointed Vice Chairman of the District;
3. Susan McGinn is appointed Secretary of the District;
4. John Weilert is appointed Treasurer of the District; and
5. Joe Higbee, Alan Olson and Mark Carder are appointed Members of the Board.

FURTHER RESOLVED that this Resolution shall take effect immediately upon the date executed below.

Adopted this 14<sup>th</sup> day of April, 2022.

ATTEST:

  
\_\_\_\_\_  
Joe Calabrese, Vice-Chairman

  
\_\_\_\_\_  
Gina Stuelke, Chairman

THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") TERMINATING THE INDEPENDENT CONTRACTOR TRANSITION AND RELEASE AGREEMENT**

WHEREAS, the District, which was formed by Ordinance Number 081023 adopted by the City Council of the City of Kansas City, Missouri, 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;

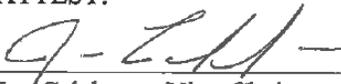
WHEREAS, the Board entered into an Independent Contractor Transition and Release Agreement ("Agreement") with Amanda McGee. The last transaction was completed on April 10, 2022, all payments due to Amanda McGee have been completed and the Board desires to terminate the Agreement, as Ms. McGee's services are no longer required; and

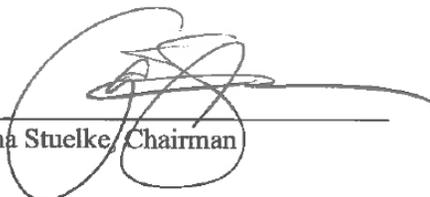
NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

1. The Board terminates the Agreement with Amanda McGee as of April 7, 2022.
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 upon the date executed below.

Adopted this 14<sup>th</sup> day of April, 2022.

ATTEST:

  
\_\_\_\_\_  
Joe Calabrese, Vice-Chairman

  
\_\_\_\_\_  
Gina Stuelke, Chairman

**THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") NOMINATING SUCCESSOR DIRECTORS**

WHEREAS, the District, which was formed by Ordinance Number 081023 adopted by the City Council of the City of Kansas City, Missouri, 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 terms of Alan Olson, Susan McGinn, Joe Higbee and Mark Carder are set to expire in October 2022 and the Board desires to renew the terms of the board members named in this Resolution.

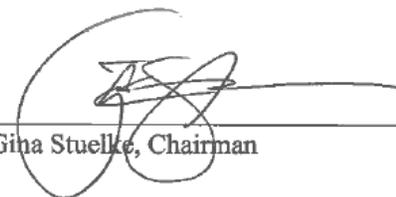
NOW THEREFORE, BE IT RESOLVED, by the Board as follows:

6. The following slate contains the name and classification of the individuals selected by the Board to serve as Successor Directors:
  - a. Alan Olson (4 Year Term);
  - b. Susan McGinn (4 Year Term);
  - c. Joe Higbee (4 Year Term); and
  - d. Mark Carder \_\_\_\_\_, (4 Year Term).
7. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;
8. This Resolution shall take effect immediately upon the date executed below.

Adopted this 14<sup>th</sup> day of April, 2022.

ATTEST:

  
\_\_\_\_\_  
Joe Calabrese, Vice-Chairman

  
\_\_\_\_\_  
Gina Stuelke, Chairman

**THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TRUMAN ROAD COMMUNITY IMPROVEMENT DISTRICT  
APPROVING LEVY OF SPECIAL ASSESSMENTS**

WHEREAS, the Truman Road Community Improvement District (the "District"), which was formed by Ordinance Number 081023 adopted by the City of Kansas City, Missouri, City Council on October 27, 2008, in accordance with the Petition to Establish the Truman Road Community Improvement District and Authorize Special Assessments (the "Petition"), and in accordance with Sections 67.1401 through 67.1571, RSMo, otherwise known as the Missouri Community Improvement District Act (the "Act"); is transacting business and exercising the powers granted by the Act; and

WHEREAS, the Board of Directors of the District desires to levy a special assessment against real property benefited within the District (the "CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in Exhibit D of the Petition (the "Special Assessment Petition"); and

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be equally allocated among each of the Lots (as defined below) in an annual amount not to exceed (i) one cent (\$0.01) per square foot of land area, and (ii) one cent (\$0.01) for every dollar of assessed value for real property within the District; provided, however, the maximum amount shall be adjusted annually beginning in 2010 pursuant to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-84 = 100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (the "Cost Index") (or, if not available, then by another reasonable index selected by the board of directors of the District).

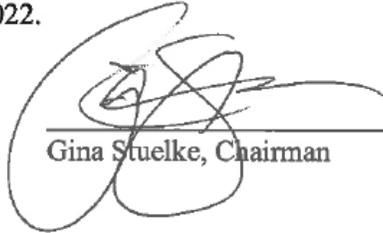
NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the District, as follows:

Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which located within the District and listed on the attached petition (each "Lot") will be benefited by the financing of the Eligible Services (as defined in the Petition) and the operation of the District.

Section 2. CID Special Assessment. The CID Special Assessment remains for each Lot in the amount of (i) (\$0.005) per square foot of land area, and (ii) (\$0.005) for each dollar of assessed value for real property within the District.

Section 3. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Special Assessment Petition. This resolution shall take effect immediately.

Adopted this 14<sup>th</sup> day of April, 2022.



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Gina Stuelke, Chairman

ATTEST:



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Joe Calabrese, Vice-Chairman