

Waldo Community Improvement District

7222 Wornall Rd., Kansas City, MO 64114
816-286-4523 Fax- 816-
www.waldokc.org

August 18, 2021

Ms. Marilyn Sanders
City of Kansas City, Missouri
25th Floor, City Hall
414 E 12th Street
Kansas City, MO 64106

RE: The Waldo Community Improvement District Annual Report

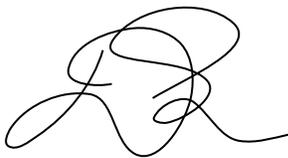
Dear Ms. Sanders,

Enclosed is the Annual Report for the Waldo Community Improvement District for the fiscal year 2020 (May 1, 2020 – April 30, 2021) along with copies of the resolutions approved during the year.

Please contact me with any comments or questions in connection with your review of the materials.

Sincerely,

Waldo Community Improvement District



B. Dorna Edgar Swan
District Manager

Enclosures

**ANNUAL REPORT FOR
WALDO COMMUNITY IMPROVEMENT DISTRICT
COMMUNITY IMPROVEMENT DISTRICT (“CID”)**

FYE 2020 (May 1, 2020, to April 30, 2021)

SECTION I

Date: August 18, 2021

CID Contact Information: B. Dorna Edgar Swan, District Manager

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: December 18, 2008, Ordinance #081242

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

To serve as an economic development tool that allows landowners in the district to coordinate efforts to improve and promote the district, plan for and provide public improvements, and share the costs of these services through special assessments and sales and use taxes. Services include the provision of awareness staff on the streets to increase public safety, cleaning staff to help keep public corridors tidy, promotions of the area and its activities, and the preparation and regular communications of district news and events, etc. community events, and storefront improvement and event grant programs were continued and successfully helped beautify and attract people to the district.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Becky Beck - Chairperson

Debby Allmon – Vice-Chairperson

Chris Lewellen - Treasurer

Kevin Ryan - Secretary

Jerry Singer

Alex Jackson

Tom Turgeon

Angela Bruan

SECTION IV

REVENUE AND EXPENSES: FYE 2020 (May 1, 2020 – April 30, 2021)

INCOME:		
a) Special Assessments		\$33,703.97
b) Sales Tax Revenue		\$574,353.36
c) Interest		\$10,215.98
d) Promotions		\$500.00
TOTAL INCOME		\$618,773.31
EXPENSES:		
I. Administrative:		
a) Adm. Services	\$171,718.00	
b) Professional/Legal/Bank Fees	\$380.00	
c) Member/Office Services	\$30,000.00	
d) Accounting	\$2,040.00	
e) Insurance	\$5,223.00	
SUB-TOTAL	\$209,361.00	
II. Services:		
a) Waldo Wizards (cleaning)	\$124,272.00	
b) Waldo Roadrunners (awareness)	\$151,810.41	
c) Fountain Maintenance	\$237.52	
d) Equipment and Maintenance	\$9,279.63	
e) Landscaping	\$988.50	
SUB-TOTAL	\$286,588.06	
III. Improvements		
a) Capital Improvements	\$7,550.04	
b) Storefront Improvement Program	\$34,965.15	
SUB-TOTAL	\$42,515.19	
IV. Other		
a) Promotions	\$73,030.60	
SUB-TOTAL	\$73,030.60	
EXPENSE TOTAL:		
I. General/Administrative	\$209,361.00	
II. Services	\$286,588.06	
III. Property	\$42,515.19	
IV. Promotions	\$73,030.60	
TOTAL EXPENSES	\$611,494.85	
TOTAL INCOME		\$618,773.31
LESS TOTAL EXPENSES		\$611,494.85
BALANCE		\$7,278.46

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-04	Approving Levy of Special Assessments 2020
2021-01	Approving the budget for FY 2021
2021-02	Appointing of Director Terms
2021-03	Appointing 2021 Officers
2021-04	Approving 2021 Levy of Special Assessments

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: missouridevelopment@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: Marilyn.sanders@kcmo.org

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
APPROVING LEVY OF SPECIAL ASSESSMENTS**

WHEREAS, the Board of Directors of the Waldo Community Improvement District (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 the Petition to Establish the Waldo Community Improvement District and Authorize Special Assessments (the "Special Assessment Petition"), a copy of which is attached as Exhibit A;

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be levied annually against each Lot in an annual amount not to exceed \$150.00 per Lot; provided, however, the maximum amount shall be adjusted annually beginning in 2009 pursuant to the increases 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 "Consumer Price 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 Waldo Community Improvement District, as follows:

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

Section 2. CID Special Assessment. The CID Special Assessment is hereby levied against each Lot in the amount of \$150.00 per Lot.

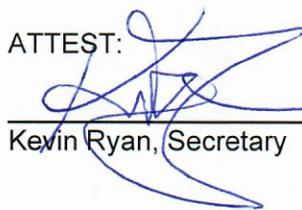
Section 3. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Special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

Adopted this 28th day of August, 2020



Rebecca B. Beck, Chairperson

ATTEST:



Kevin Ryan, Secretary

RESOLUTION NO. 2021-01

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPROVING THE BUDGET FOR THE FISCAL YEAR 2021.

WHEREAS, the District, which was formed 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 2021, in substantially the form attached hereto as Exhibit A.

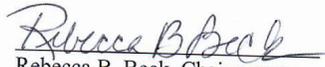
NOW, THEREFORE, BE IT RESOLVED, by the Board of the District, as follows:

Section 1. The Board approves the proposed budget for the fiscal year 2021-2022.

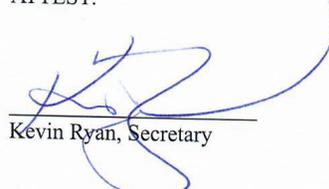
Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 14th day of January 2021.


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary

RESOLUTION NO. 2021-02

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") NOMINATING SUCCESSOR DIRECTOR**

WHEREAS, the Petition to Establish the Waldo Community Improvement District ("Petition") authorizes the Board of Directors of the District (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;

WHEREAS, the Board in accordance with the Petition hereby nominates the following slate of Successor Directors;

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

Section 1. The following slate contains the name and classification of the individuals nominated by the Board to serve as Directors:

1 year term from January 2021 - December 2021 - Jerry Singer

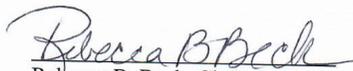
3 year term from January 2021-December 2023 - Debby Allmon

4 year term from January 2021 to December 2024 - Alex Jackson

Section 2. The Chairperson is authorized and directed to take all further acts necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 14th day of January 2021.


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

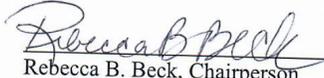
RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPOINTING OFFICERS

WHEREAS, the Board of Directors of the District desires to appoint a Chairman, Vice-Chairman, Secretary, and Treasurer in accordance with the District's Bylaws.

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

1. Rebecca B. Beck is appointed Chairperson of the District.
2. Debby Allmon is appointed Vice Chair of the District.
3. Kevin Ryan is appointed Secretary of the District.
4. Chris Lewellen is appointed Treasurer of the District.

Adopted this 14th day of January 2021.


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

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Adopted this 14th day of January, 2021


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary