

ANNUAL REPORT FOR  
Waldo Community Improvement District  
COMMUNITY IMPROVEMENT DISTRICT (“CID”)  
FISCAL YEAR ENDING APRIL 30<sup>TH</sup>, 2024

**SECTION I**

DATE OF REPORT SUBMITTAL: 8/28/24

DISTRICT POINT OF CONTACT NAME: Sean Anderson

POINT OF CONTACT PHONE AND EMAIL: 402-320-7646

sean@waldokc.org

**SECTION II**

CURRENT BOARD MEMBERS AND CONTACT INFORMATION:

BOARD MEMBER NAME:	BOARD MEMBER EMAIL:
Diane Botwin	dbotwin@botwinrealestate.com
Tom Turgeon	tom@turgeon.com
Zubin Talib	zubintalib@izooky.com
Andrew Ganahl	andrew@andkc.com
David Hollins	david.waldocafe@gmail.com
Zach Moores	zach@crowscoffee.com
Kevin Ryan	governorstumpys@gmail.com
Michael Funaro	michael.funaro@westpacwealth.com

### SECTION III

#### SERVICES PROVIDED DURING THE CURRENT FISCAL YEAR:

The Waldo CID set out to provide more services in FY 2024 than in the previous year. Several projects were completed, including:

- Working with the City of KCMO to finish the Gregory Blvd Improvement Project, where we invested \$46,642 into new landscaping in the bump-outs installed along Gregory. Native plants were chosen that could both endure Missouri weather shifts and require less water to maintain.
- Waldo pole banners were hung throughout the CID to provide a cohesive community theme.
- Money was invested back into our monuments, including a \$2100 facelift for the Waldo tower on Gregory/Wornall and \$1936 spent to restore electricity to the Waldo monument on 75th/Wornall. The electricity returning to the monument will allow our Christmas display to once again shine.
- We provided grants to area businesses for the purposes of storefront improvement, security camera installations, event support, and paint.
- The Waldo CID provided near 24/7 contract security services to the District in response to the rapid increase in crime felt across the area.
- The Waldo CID provided cleaning services to the District with help from our contractor Moonlight Sweeping. MS provided daily litter pickup, graffiti removal, and other services.
- Event/Marketing support was offered to our community through Fall Festival sponsorship, promotions, co-op and radio ads, and more.
- A new security vehicle was leased in December 2023 for the purpose of updating our security presence in the community and to replace the old vehicle which was failing.

### SECTION IV

*For this section provide the date of budget and report submittal that occurred during the fiscal year this report is regarding.*

DATE PROPOSED BUDGET WAS SUBMITTED: 2/21/23

DATE ANNUAL BUDGET WAS ADOPTED: 1/23/23

DATE ANNUAL REPORT WAS SUBMITTED: 9/8/23



**SECTION VI**

REVENUE AND EXPENSES:

<b>REVENUE:</b>		
a) Sales/Use Tax Collections	\$ 760,122.30	
b) Special Assessment Collections	\$ 36,767.51	
c) CD Interest	\$ 7343.85	
d) Regular Interest	\$ 2444.67	
e) Carryover	\$ 100,000.00	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>TOTAL REVENUE:</b>		<b>\$ 906,678.33</b>
<b>EXPENSES:</b>		
<b>I. Public Infrastructure Improvements:</b>		
a) Gregory Project Landscaping	\$ 46,642.00	
b) Wornall Monument Electrical	\$ 1936.00	
c) Gregory Monument Rehab	\$ 2100.00	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 50,678.00</b>
<b>II. Interior Improvements:</b>		
a)	\$	
b)	\$	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 0</b>

**SECTION VI CONTINUED**

REVENUE AND EXPENSES CONTINUED:

III. Exterior Improvements		
a) Waldo Pole Banners	\$ 8,042.22	
b) Storefront Improvement Grant	\$ 9,777.55	
c) Camera Grant	\$ 1,363.30	
d) Paint Grant	\$ 489.89	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 19,672.96</b>
IV. Services:		
a) Security (Chesley Brown Intl.)	\$ 203,590.66	
b) Cleaning (Moonlight Sweeping)	\$ 144,000.00	
c) Administration/Member Services	\$ 280,005.74	
d) Landscaping (Minus Gregory Project)	\$ 7,905.65	
e) Events/Marketing	\$ 64,080.17	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 699,582.22</b>
V. Other Expenses		
a) Equipment/Maintenance	\$ 7,944.22	
b) Auto Expenses	\$ 5,021.93	
c)	\$	
d)	\$	
e)	\$	
f)	\$	
g)	\$	
h)	\$	
i)	\$	
j)	\$	
<b>SUB-TOTAL:</b>		<b>\$ 12,966.15</b>

<b>EXPENSES SUB-TOTAL:</b>		
I. Public Infrastructure Improvements	\$ 50,678.00	
II. Interior Improvements	\$ 0	
III. Exterior Improvements	\$ 19,672.96	
IV. Services	\$ 699,582.22	
V. Other Expenses	\$ 12,966.15	
<b>TOTAL EXPENSES:</b>		\$ 782,899.33
<b>TOTAL REVENUE:</b>		\$ 906,678.33
<b>LESS TOTAL EXPENSES:</b>		\$ 782,899.33
<b>BALANCE:</b>		\$ 123,779.00

**SUBMIT FORM AND ANY ATTACHMENTS TO:**

Missouri Dept. of Economic Development  
 Attn: CID Annual Report  
 P. O. Box 1157  
 Jefferson City, MO 65102  
 Phone: 573-522-8004  
 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: 816-513-6401  
 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: [moaudit@auditor.mo.gov](mailto:moaudit@auditor.mo.gov)

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 Chairperson, Vice-Chairperson, 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. Diane Botwin is appointed Chairperson of the District.
2. Tom Turgeon remains Vice-Chair of the District.
3. Zach Moores is appointed Secretary of the District.
4. Zubin Talib is appointed Treasurer of the District.
5. David Hollins is appointed co-Treasurer of the District.

Adopted this 8th day of January 2024.

  
\_\_\_\_\_  
Diane Botwin, Chairperson

ATTEST:

  
\_\_\_\_\_  
Tom Turgeon, Vice Chairperson

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed on 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 Act provides for the Chief elected officer of a municipality (the "Mayor") to appoint successor Directors of a Community Improvement District, which is also a political subdivision, with the consent of the governing body of the municipality;

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 Successor Directors for a four-year term from January 2024- December 2027:

**Andrew Ganahl-Property owner**  
**David Hollins-Business owner**


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 8th day of January 2024.

  
\_\_\_\_\_  
Diane Botwin, Chairperson

ATTEST:

  
\_\_\_\_\_  
Tom Turgeon, Vice-Chairperson



THE WALDO COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR THE FISCAL YEAR 2024.

WHEREAS, the District, which was formed on 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 2025, 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 2025.


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 31st day of January 2024.

  
\_\_\_\_\_  
Diane Botwin, Chairperson

ATTEST:

  
\_\_\_\_\_  
Tom Turgeon, Vice Chairperson

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 \$170.00 per Lot; provided, however, the maximum amount shall be adjusted annually beginning in 2023 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 \$170.00 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 8th day of January 2024.

  
\_\_\_\_\_  
Diane Botwin, Chairperson

ATTEST:

  
\_\_\_\_\_  
Tom Turgeon, Vice-Chairperson