

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

SECTION I

Date: August 17, 2021
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 2020/21 fiscal year over budget, however had reserves to cover extra expenses within the district. This past year the CID completed a 20-year maintenance, restoration / sealing of historic columns created by J.C. Nicholas over 100 years ago at W. Meyer Blvd & Wornall Rd. In addition 100-year Centennial plaques that will be added to our monuments within the district. Greenway Fields Neighborhood CID is strong and continues to focus on capital improvements. The board of directors continues to review capital improvements within the district to sever its members’ interests.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Clement Helmstetter

Gina Valentino

Caroline Andalikiewicz

Joseph Cheritto

Nola Devitt

SECTION IV

REVENUE AND EXPENSES:

INCOME:		
a) Special Assessment Income		\$ 55,980.96
b) Interest		122.93
TOTAL INCOME		\$ 56,103.89
EXPENSES:		
I. Administrative:		
a) Administration Fee	1,998.00	
b) HAKC CID Parcel Assessment	500.00	
c) Management Fee	5000.00	
d) Postage	185.04	
e) Insurance	919.00	
f) Legal	1388.00	
SUB-TOTAL	\$ 9,990.04	
II. Advertising & Marketing		
a) Website Expenses	119.40	
b)	0.00	
SUB-TOTAL	\$ 119.40	
III. Beautification, Maintenance & Reserves	12,833.48	
a) Ground Maintenance	13,955.09	
b) Security Services	14,720.00	
c) Trash Services	1,600.00	
d) Snow Plowing	0.00	
e) Tree Replacement	5,595.85	
f) Other	36.52	
SUB-TOTAL	\$ 48,740.94	
EXPENSE TOTAL:		
I. Administrative	9,990.04	
II. Advertising & Marketing	119.40	
III. Beautification, Maintenance	48,740.94	
TOTAL EXPENSES	\$ 58,850.38	
TOTAL INCOME		\$ 56,103.89
LESS TOTAL EXPENSES		\$ 58,850.38
BALANCE		\$ (2,746.49)

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-01	Resolution Nominating / Confirming Successor Directors
2021-02	Resolution Appointing Interim Directors
2021-03	Resolution Electing Officers for FY 2021 - 2022
2021-04	Resolution Approving the Budget for FY 2021 - 2022
2021-05	Resolution Approving Special Assessments for 2021

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

RESOLUTION NO. 2021-01

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 Clement F Helmstetter Jr and Joseph Cheritto and Caroline Andalikiewicz expire November 2021; and

WHEREAS, the Board desires to reappoint Clement F Helmstetter Jr and Joseph Cheritto and Caroline Andalikiewicz 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 – Clement F Helmstetter Jr, Owner;
 - b. 4 Year Term – Joseph Cheritto, Owner; and
 - c. 4 Year Term – Caroline Andalikiewicz, 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 27th day of March, 2021.


Clement Helmstetter Jr., Chairperson

ATTEST:


Nola Devitt, Secretary

DocID: 4823-0024-6967.1

RESOLUTION NO. 2021-02

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") 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, Derek Ramsay and Heidi White are no longer members of the Board; and

WHEREAS, the Board desires to appoint Gina Valentino as Interim Director to serve the remaining term of Derek Ramsay; and

WHEREAS, the Board desires to appoint Nola Devitt as Interim Director to serve the remaining term of Heidi White.

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

- I. The Board appoints Gina Valentino to serve as Interim Director for the remainder of Derek Ramsay's term ending in October 2024.
- II. The Board appoints Nola Devitt to serve as Interim Director for the remainder of Heidi White's term ending in October 2024.
- III. The District's legal counsel is authorized to take all actions necessary to carry out this Resolution.
- IV. This Resolution shall take effect immediately.

Adopted this 27th day of March 2021.


Clement Helmstetter Jr., Chairperson

ATTEST:


Nola Devitt, Secretary

DocID: 4823-0024-6967.1

RESOLUTION NO. 2021-03

THE GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE BOARD OF DIRECTORS (THE "BOARD") OF GREENWAY FIELDS NEIGHBORHOOD COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") ELECTING OFFICERS FOR FISCAL YEAR 2021-22

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. Caroline Andalikiewicz is elected Vice Chairperson of the District.
3. Nola Devitt is elected Secretary of the District.
4. Gina Valentino is elected Treasurer of the District.
5. Joseph Cherrito is elected District Manager of the District.
6. This resolution shall take effect immediately.

Adopted this 27th day of March, 2021.


Clement Helmstetter Jr., Chairperson

ATTEST:


Nola Devitt, Secretary

RESOLUTION NO. 2021-04

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 BUDGET FOR FISCAL YEAR 2021-22

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 2021-22, 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 2021-22.
- 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 27th day of March, 2021.



Clement Helmstetter Jr.,
Chairperson

ATTEST:



Nola Devitt, Secretary

EXHIBIT A
PROPOSED BUDGET FOR FISCAL YEAR 2021/2022

PROJECTED INCOME:	
a) GFNCID Annual Assessments	\$54,880.00
TOTAL PROJECTED INCOME:	\$54,880.00
PROJECTED EXPENSES:	
a) Administration Fee	\$2,000.00
b) HAKC CID Parcel Assessment	\$500.00
c) Management Fee - GFHA	\$5,000.00
d) Insurance	\$870.00
e) Legal Services	\$2,500.00
f) Island/Grounds Maintenance	\$12,000.00
g) Tree Replacement (Street Easement)	\$2,000.00
h) (Major) Maintenance Reserve Fund	\$5,370.00
i) Postage	\$200.00
j) Snow Plowing/Salt	\$7,000.00
k) Trash Services	\$420.00
l) Security Service Fees	\$16,640.00
m) Website Maintenance	\$260.00
n) Other	\$120.00
TOTAL PROJECTED INCOME	\$54,880.00
TOTAL PROJECTED EXPENSES	\$54,880.00
PROJECTED BALANCE	\$0.00

DocID: 4823-0024-6967.1

RESOLUTION NO. 2021-05

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 2021.

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 2021 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 2021.
- 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 27th day of March, 2021.



Clement Helmstetter Jr.,
Chairperson

ATTEST: /



Nola Devitt, Secretary