

Waldo Community Improvement District

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

August 28, 2020

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

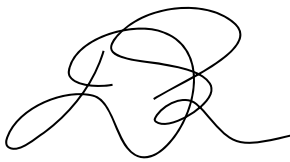
Dear Ms. Sanders,

Enclosed is the Annual Report for the Waldo Community Improvement District for the fiscal year 2019 (May 1, 2019 – April 30, 2020) 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

A handwritten signature in black ink, appearing to be 'B. Dorna Edgar Swan', with a stylized, cursive script.

B. Dorna Edgar Swan
District Manager

Enclosures

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

FYE 2020 (May 1, 2019, to April 30, 2020)

SECTION I

Date: August 25, 2020

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 - Chairperon

Debby Allmon – Vice Chairperson

Jerry Singer - Treasurer

Kevin Ryan - Secretary

Kate Nielsen

Chris Lewellen

Tom Turgeon

Alex Jackson

SECTION IV

REVENUE AND EXPENSES: FYE 2019 (May 1, 2019 – April 30, 2020)

INCOME:		
a) Special Assessments		\$27,058.39
b) Sales Tax Revenue		\$611,936.67
c) Interest		\$7,320.08
d) Promotions		\$12,448.29
TOTAL INCOME		\$658,763.43
EXPENSES:		
I. Administrative:		
a) Adm. Services	\$167,916.00	
b) Professional/Legal/Bank Fees	\$2,918.00	
c) Member/Office Services	\$30,000.00	
d) Accounting	\$4,325.00	
e) Insurance	\$4,597.00	
SUB-TOTAL	\$209,756.00	
II. Services:		
a) Waldo Wizards (cleaning)	\$123,209.42	
b) Waldo Roadrunners (awareness)	\$146,145.53	
c) Fountain Maintenance	\$665.00	
d) Equipment and Maintenance	\$8,077.34	
e) Landscaping	\$4,397.00	
f) Storage	\$1,015.68	
SUB-TOTAL	\$283,509.97	
III. Improvements		
a) Capital Improvements	\$46,434.20	
b) Storefront Improvement Program	\$14,423.58	
SUB-TOTAL	\$60,857.78	
IV. Other		
a) Promotions	\$97,331.86	
SUB-TOTAL	\$97,331.86	
EXPENSE TOTAL:		
I. Administrative	\$209,756.00	
II. Services	\$283,509.97	
III. Capital Improvements	\$60,857.78	
IV. Other	\$97,331.86	
TOTAL EXPENSES	\$651,455.61	
TOTAL INCOME		\$658,763.43
LESS TOTAL EXPENSES		\$651,455.61
BALANCE		\$7,307.82

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-01	Approving the budget for FY 2020
2020-02	Appointing Officers
2020-03	Nominating a Successor Director

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. 2020-01

THE WALDO COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE WALDO COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPROVING THE BUDGET FOR THE FISCAL YEAR 2020.

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 2020, 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 2020-2021.


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 9th day of January 2020.


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary

RESOLUTION NO. 2020-02

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. Becky 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. Jerry Singer is appointed Treasurer of the District.**

Adopted this 9th day of January 2020.


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary

RESOLUTION NO. 2020-03

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:

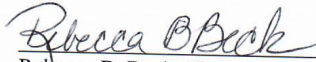
Section 1. The following slate contains the name and classification of the individuals nominated by the Board to serve as Successor Directors for a four-year term from January 2020-December 2023:

Alex Jackson - Property Owner/Operator

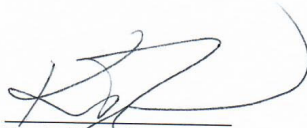
Section 2. The Chairperson is authorized and directed to take all further acts necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 16th day of April 2020.


Rebecca B. Beck, Chairperson

ATTEST:


Kevin Ryan, Secretary