

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

**SECTION I**

Date: September 9, 2020

CID Contact Information: Clem Helmstetter, Jr. ([clem.helmstetter@greenwayfiels.org](mailto:clem.helmstetter@greenwayfiels.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 2019/20 fiscal year with very minimal surplus due to extra expenses on snowplow services within the District, a service that our residents request is prompt snow removal. Greenway Fields Neighborhood CID is strong and continues to focus on capital improvements. Some planned updates for 2019 will be restoration / sealing of historic columns created by J.C. Nicholas over 100 years ago. 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

Derek Ramsay

Caroline Andalikiewicz

Joseph Cheritto

Heidi Dixon White

## SECTION IV

### REVENUE AND EXPENSES:

<b>INCOME:</b>		
a) Special Assessment Income		\$ 54,880.00
b) Interest		107.98
<b>TOTAL INCOME</b>		<b>\$ 54,987.98</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Administration Fee	\$ 1,998.00	
b) HAKC CID Parcel Assessment	586.75	
c) Management Fee	5000.00	
d) Postage	198.32	
e) Insurance	1079.00	
f) Legal	700.00	
<b>SUB-TOTAL</b>	<b>\$ 9,562.07</b>	
II. Advertising & Marketing		
a) Website Expenses	\$ 119.40	
b)	0.00	
<b>SUB-TOTAL</b>	<b>\$ 119.40</b>	
III. Beautification, Maintenance & Reserves		
a) Ground Maintenance	\$ 21,064.34	
b) Security Services	17,120.00	
c) Trash Services	796.91	
d) Snow Plowing	5,420.00	
e) Tree Replacement	0.00	
f) Other	35.70	
<b>SUB-TOTAL</b>	<b>\$ 44,436.95</b>	
<b>EXPENSE TOTAL:</b>		
I. Administrative	\$ 9,562.07	
II. Advertising & Marketing	35.70	
III. Beautification, Maintenance	44,436.95	
<b>TOTAL EXPENSES</b>	<b>\$ 54,118.42</b>	
<b>TOTAL INCOME</b>		<b>\$ 54,987.98</b>
<b>LESS TOTAL EXPENSES</b>		<b>\$ 54,118.42</b>
<b>BALANCE</b>		<b>\$ 869.56</b>

## **SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2020-01	Resolution Nominating / Confirming Successor Directors
2020-02	Resolution Appointing Interim Directors
2020-03	Resolution Electing Officers for FY 2020 - 2021
2020-04	Resolution Approving the Budget for FY 2020 - 2021
2020-05	Resolution Approving Special Assessments for 2020

### **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](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

**RESOLUTION NO. 2020-01**

**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 Derek Ramsay and Heidi White have expired; and

WHEREAS, the Board desires to reappoint Derek Ramsay and Heidi White 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 – Derek Ramsay, Owner;
  - b. 4 Year Term – Heidi White, Owner; and
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 21<sup>st</sup> day of March, 2020.

  
Clement Helmstetter Jr., Chairperson

ATTEST:

  
Derek Ramsay, Secretary

DocID: 4823-0024-6967.1

**RESOLUTION NO. 2020-02**

**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, Catherine Hamelin is no longer a member of the Board; and

WHEREAS, the Board desires to appoint Caroline Andalikiewicz as Interim Director to serve the remaining term of Catherine Hamelin; and

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

1. The Board appoints Caroline Andalikiewicz to serve as Interim Director for the remainder of Catherine Hamelin's term ending in October 2021.
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 21<sup>st</sup> day of March, 2020.



Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

DocID: 4823-0024-6967.1

**RESOLUTION NO. 2020-03**

**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 2020-21**

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. Derek Ramsay is elected Secretary of the District.
4. Heidi White 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 21<sup>st</sup> day of March, 2020.

  
Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

DocID: 4823-0024-6967.1

**RESOLUTION NO. 2020-04**

**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 2020-21**

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 2020-21, 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 2020-21.

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 21<sup>st</sup> day of March, 2020.



Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary

**EXHIBIT A**

**PROPOSED BUDGET FOR FISCAL YEAR 2020/2021**

<b>PROJECTED INCOME:</b>	
a) CID Annual Assessments	<b>\$54,880.00</b>
<b>TOTAL PROJECTED INCOME</b>	<b>\$54,880.00</b>
<b>PROJECTED EXPENSES:</b>	
a) Administration Fee	\$2,000.00
b) HAKC CID Parcel Assessment	\$650.00
c) Management Fee - GFHA	\$5,000.00
d) Insurance	\$600.00
e) Legal Services	\$3,000.00
f) Island/Grounds Maintenance	\$12,500.00
g) Tree Replacement (Street Easement)	\$3,000.00
h) (Major) Maintenance Reserve Fund	\$7,210.00
i) Postage	\$600.00
j) Snow Plowing/Salt	\$3,000.00
k) Trash Services	\$420.00
l) Security Service Fees	\$16,640.00
m) Website Maintenance	\$260.00
<b>TOTAL PROJECTED EXPENSES</b>	<b>\$54,880.00</b>
<b>TOTAL PROJECTED INCOME</b>	<b>\$54,880.00</b>
<b>TOTAL PROJECTED EXPENSES</b>	<b>\$54,880.00</b>
<b>PROJECTED BALANCE</b>	<b>\$0.00</b>

DocID: 4823-0024-6967.1



**RESOLUTION NO. 2020-05**

**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 2020.**

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 2020 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 2020.

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 21<sup>st</sup> day of March, 2020.



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Clement Helmstetter Jr., Chairperson

ATTEST:



Derek Ramsay, Secretary