

Waldo Community Improvement District

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

August 16, 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 concerning your review of the materials.

Sincerely,

Waldo Community Improvement District

A handwritten signature in black ink, appearing to read 'B. Dorna Edgar Swan', written in a cursive style.

B. Dorna Edgar Swan
District Manager

Enclosures

Waldo Community Improvement District

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August 16, 2021

Missouri Department of Economic Development
Attn: CID Annual Report
301 W High Street, P.O. Box 118
Jefferson City, MO 65102

RE: The Waldo Community Improvement District Annual Report

Dear Sir/Madam,

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 concerning your review of the materials.

Sincerely,

Waldo Community Improvement District

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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 2, 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