

# Waldo Community Improvement District

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

August 11, 2022,

Ms. Marilyn Sanders  
City of Kansas City, Missouri  
25<sup>th</sup> Floor, City Hall  
414 E 12<sup>th</sup> 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 2021 (May 1, 2021 – April 30, 2022) 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 be '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 11, 2022,

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 2021 (May 1, 2021 – April 30, 2022) along with copies of the resolutions approved during the year.

Please contact me with any comments or questions concerning your review of the materials.

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**Waldo Community Improvement District**

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

**FYE 2020 (May 1, 2021, to April 30, 2022)**

**SECTION I**

Date: August 11, 2022

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

Diane Botwin

Alex Jackson

Tom Turgeon

Angela Bruan

## SECTION IV

REVENUE AND EXPENSES: FYE 2020 (May 1, 2021 – April 30, 2022)

<b>INCOME:</b>		
a) Special Assessments		\$31,073.31
b) Sales Tax Revenue		\$624,478.06
c) Interest		\$3,052.54
d) Promotions		\$2,886.30
<b>TOTAL INCOME</b>		<b>\$661,490.21</b>
<b>EXPENSES:</b>		
I. Administrative:		
a) Adm. Services	\$175,483.00	
b) Professional/Legal/Bank Fees	\$800.04	
c) Member/Office Services	\$30,000.00	
d) Accounting	\$6,110.00	
e) Insurance	\$5,283.25	
<b>SUB-TOTAL</b>	<b>\$217,676.29</b>	
II. Services:		
a) Waldo Wizards (cleaning)	\$127,071.93	
b) Waldo Roadrunners (awareness)	\$146,414.26	
c) Fountain Maintenance	\$245.27	
d) Equipment and Maintenance	\$7,304.15	
e) Landscaping	\$1,272.50	
<b>SUB-TOTAL</b>	<b>\$282,308.11</b>	
III. Improvements		
a) Capital Improvements	\$13,310.46	
b) Storefront Improvement Program	\$18,892.16	
<b>SUB-TOTAL</b>	<b>\$32,202.62</b>	
IV. Other		
a) Promotions	\$70,587.35	
<b>SUB-TOTAL</b>	<b>\$70,587.35</b>	
<b>EXPENSE TOTAL:</b>		
I. General/Administrative	\$217,676.29	
II. Services	\$282,308.11	
III. Property	\$32,202.62	
IV. Promotions	\$70,587.35	
<b>TOTAL EXPENSES</b>	<b>\$602,774.37</b>	
<b>TOTAL INCOME</b>		\$661,490.21
<b>LESS TOTAL EXPENSES</b>		\$602,774.37
<b>BALANCE</b>		<b>\$58,715.84</b>

**SECTION V**

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

RESOLUTION NUMBER	RESOLUTION TITLE
2022-01	Approving the budget for FY 2022
2022-02	Approving of Successor Directors
2022-03	Approving Board of Directors
2022-04	Approving 2022 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](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)