

# FY 2023 ANNUAL REPORT

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Waldo Community  
Improvement District

Waldo C.I.D.

816-286-4523

[www.waldokc.org](http://www.waldokc.org)

[sean@waldokc.org](mailto:sean@waldokc.org)

7222 Wornall Rd. Kansas City, MO 64114



# WELCOME MESSAGE

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"As we reflect on another year of growth, collaboration, and positive change, we are delighted to present the Annual Report of the Waldo Community Improvement District. Within these pages, you'll discover the stories of our vibrant community coming together to transform challenges into opportunities and dreams into realities.

From infrastructure enhancements to innovative initiatives, our shared journey towards a better tomorrow has been marked by dedication, unity, and a shared vision. As we recount our achievements and set the stage for the future, we extend our heartfelt gratitude to every resident, business, and supporter who has contributed to the remarkable evolution of Waldo.

Join us as we celebrate the milestones achieved, acknowledge the strides made, and lay the groundwork for a promising future. This report is not just a collection of facts and figures; it's a testament to the power of community spirit and the boundless potential that lies within our collective efforts.

Thank you for being an integral part of the Waldo community. Together, we will continue to shape a community we are all proud to call home."

Sincerely,  
The WABA Team

A vertical sign with the word "WALDO" in large, dark, serif letters on a light background, mounted on a dark metal frame. The sign is partially obscured by the dark grey diagonal overlay.

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# REVENUE

The Waldo CID is primarily funded by a .5% sales tax that applies to purchases made at businesses within the District. In addition, yearly, a special assessment is collected in the value of \$170 from District businesses. First utilized in 2002, CIDs are a tool for redevelopment and neighborhood stabilization. A CID is a separate legal entity, either a political subdivision or not-for-profit corporation, which is established to pay for public improvements or private projects through collecting the above-mentioned taxes and assessments.

Over the last five fiscal years, the Waldo CID has averaged \$669,412 in revenue; how were these re-invested in FY 2023? See below for more information!

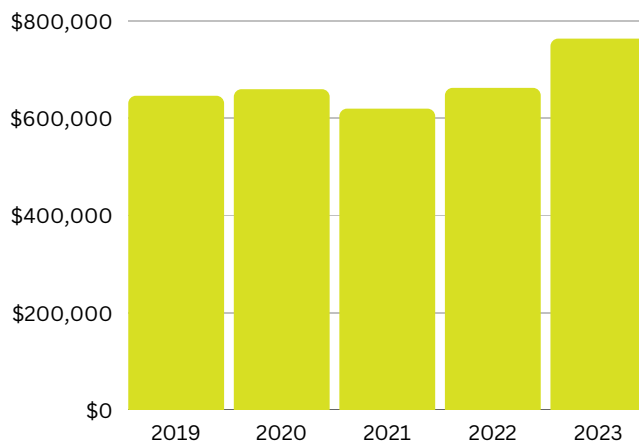
## Higher Revenue; why?

The FYE April 30, 2023 marked the highest revenue year for the Waldo CID in the last five years. With proceeds rising to just under \$763k, this year marked a 15.3% increase in revenue over FY 2022.

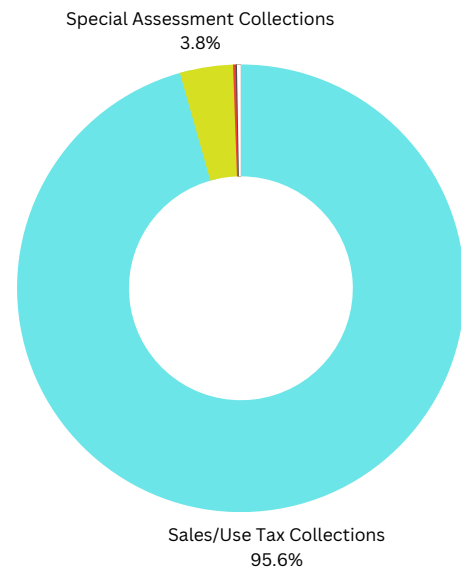
What caused the revenue to climb so suddenly? Here are our thoughts:

- **Inflation rates causing prices to climb**
- **Introduction of recreational marijuana sales into District**
- **Continued social recovery from COVID-19 Pandemic**

## Revenue by FY



## Revenue Sources



## How is this collected?

Revenue for the Waldo CID is collected monthly through the Missouri Department of Revenue. Portions of zip codes 64113 and 64114 pay the following sales taxes:

**State:** 4.225%

**County:** 1.375%

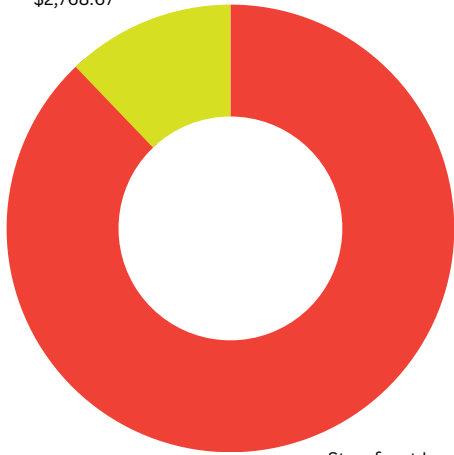
**City:** 3.25%

**Special:** .625% (Includes .5% for Waldo CID)

**Total:** 9.475% Sales Tax

# EXPENSES

Camera Grant  
\$2,768.67



Storefront Improvement Grant  
\$20,000

## Exterior Improvements:

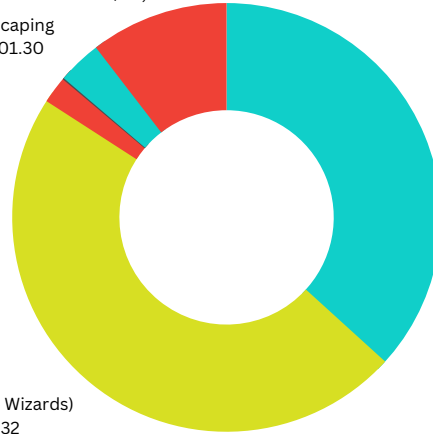
The CID provided several grants to participating businesses over the last twelve months. The Storefront Improvement Grant (S.I.G.) was used to fund projects for businesses such as **Tasso's Greek Restaurant** and **Waldo Jewelers**. The CID Camera Grant is likewise available to businesses located within the CID and was utilized by six businesses. In total, these improvements cost the organization \$22,768.67. We would love more businesses to apply!

## Services:

Waldo's CID contracts with several local businesses to provide top-notch services to this community. We proudly partner with Chesley Brown International to provide our Waldo Roadrunners public safety program. In addition, we partner with Moonlight Sweeping for support in keeping our community free of debris. Landscaping, member services, fountain maintenance, and more also fall under our purview.

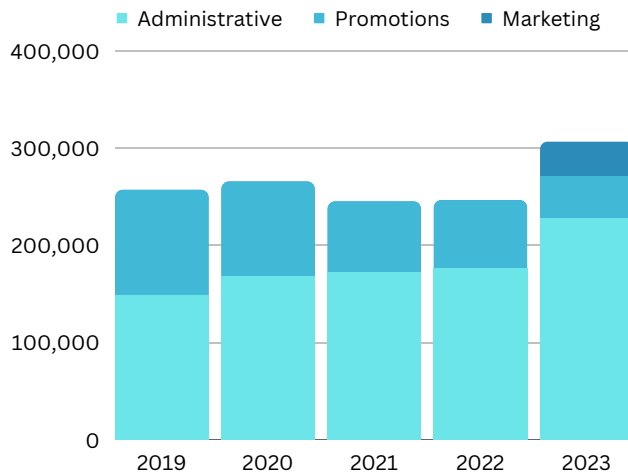
Member Services  
\$30,000

Landscaping  
\$9,501.30



Security (Waldo Roadrunners)  
\$105,633.35

Cleaning (Waldo Wizards)  
\$136,228.32



## Other Expenses:

The corresponding stacked bar chart shows our highest "other" expenses year-over-year for the last five years. As you can see, administrative costs, such as salaries, paid promotions, and marketing expenses take the lion's share of our revenue each year. Other expenses reported under this category include our holiday display, accounting support, website maintenance, event grants, and other lesser expenses.

# FY 2024 GOALS

## Full Grant Utilization:

Our grant offerings, such as the Store Front Improvement Grant, Camera Grant, and Event Grants have not been fully utilized throughout the last fiscal year. These grants are easy to apply for and are budgeted for at the beginning of each year. We will be working to ensure we spend our full grant budgets down in FY 2024. [Apply here!](#)

## Increased Public Improvement Involvement:

Several projects are kicking off this fall in the Waldo area. A major development on the 7400 block of Broadway St., currently named 74Broadway, will begin demolition for a [\\$90.3 million, 278-unit apartment complex in October 2023](#). In addition, the long-awaited [Wornall Streetscape Project](#) will begin work between 74th and 79th St. this Fall. These overlapping projects will require the Waldo C.I.D. to provide communication resources, updates, and more to support businesses throughout the next 18-24 month project cycles. Keep an eye out for more information!

## Outreach and Education:

With new staff, a pandemic in the rearview, and the sky as the limit, we at the Waldo Area Business Association are ready to rekindle our relationship with the community. We plan to outreach each business within our jurisdiction over the next several months and will be bringing with us new material to remind you of what we can do to make this community a great one. Continued educational opportunities, such as luncheons with District Councilmembers, will continue to be offered. As always, if you have an idea that you feel could add value to our programming, please, let us know!



# THANK YOU

In drawing this annual report to a close, we want to extend our sincere thanks to you. Your investment in reading and engaging with our progress is a testament to the importance of our collective efforts.

As members of the Waldo community, your interest and involvement fuel the positive changes we strive for. Your support elevates our initiatives, and your belief in our mission is deeply valued.

We are all looking forward to continuing to move forward together, as we all work to enhance the Waldo community. Your role is integral, and your commitment to our District is greatly appreciated.

Best,  
The Waldo Area Business Association Team



Contact Us:  
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