

Amanda K. McGee
Executive Director – 39th Street CID
Kansas City, MO 64110
Direct: 310.497.8284
akmkeller@outlook.com
39thstreetwest@gmail.com

August 12th, 2024

VIA ELECTRONIC MAIL

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
clerk@kcmo.org

Re: 39th Street Community Improvement District

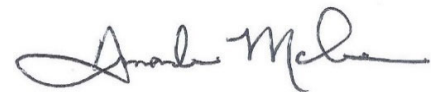
Dear City Clerk:

On behalf of the District, and as required by the Missouri Community Improvement District Act, Section 67.1401-67.1571 of the Revised Statute of Missouri (the "Act"), and more specifically, Section 67.1471.4 of the Act, we submit the following documentation:

1. Annual report for fiscal year 2024; and
2. Copies of each Resolution passed by the Board of Directors of the District during fiscal year 2024.

If you have any questions concerning any of the enclosed, please contact me as soon as possible.

Sincerely,



Amanda K. McGee
Executive Director – 39th Street CID
<https://39thkc.com/>

AKM
Enclosures

ANNUAL REPORT FOR
39th STREET COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date of Report Submittal: August 12th, 2024
District Point of Contact: Amanda McGee 310-497-8284 (akmkeller@outlook.com)
Political Subdivision or Not for Profit: Political Subdivision
Date of and Ordinance No: April 24, 2003 Ordinance No. 030482 & June 6, 2013
Ordinance No. 130421

SECTION II

CURRENT BOARD MEMBERS AND CONTACT INFORMATION

BOARD MEMBER NAME:	EMAIL ADDRESS:
Donna Foulk	donna@donnasdressshop.com
Tom Wayne	twayne@prosperosbookstore.com
Bill Vogt	bvogt@allstaryeswecan.com
Sarah Mendoza	behappy@midtownkava.com
Daniel Pule	stateoftheartkc@gmail.com
Martha Hasker	martha.hasker@commercebank.com

SECTION III

PURPOSE OF CID AND SERVICES PERFORMED DURING THE CURRENT FISCAL YEAR:

Purpose — Facilitate economic development, coordinate efforts to improve the District through improved safety and security measures, maintenance and the visual appearance of the District, parking management, promotions and marketing to encourage tourism and local patronage.

Specific Services — In FY2024, the CID furthered District goals in the categories of public area maintenance, clean-up efforts and streetscape beautification, better communication and increase in security services, and reintroduced community activities for local patronage and tourism. Programming focused on maintaining economic stability for local businesses as opposed to growth for the fiscal year, and was successful in achieving the goals set by the District.

Since 2016, the Community Improvement District has continued to have an outstanding return on investment in improving needed pedestrian amenities; investing in local infrastructure such as pedestrian streetlights for the corridor, streetscape improvements and street tree maintenance, a plan of action for routine clean-up efforts, and graffiti removal. The marketing strategies of the District increased another

fiscal year of attracted growth for local and small business establishments, while the existing one-half percent (.05%) only district sales and use tax remained moderately stable during 2023-2024. As a boost to local patronage and tourism, the District returned to hosting small community events once a month from the spring to fall season with small-scale community engagement at the forefront. In the past two fiscal years to present, a major change of property ownership district-wide has occurred with a variety of impacts. A delayed start in new businesses opening in some properties within the District has influenced slower consumer traffic and gaps in retail storefronts. In addition, the District anticipates a new development of 200+ apartments to increase the resident traffic of the District to be completed in fall of 2025.

Three other major efforts of public improvement plans within the 39th Street District were initiated and completed in FY2024; District-wide maintenance plans for the pedestrian streetlights to be fully serviced and repaired in spring 2024-2025, maintenance to fix and clean the public trash receptacles in the corridor, replacement and establishment of street trees in the right-of-ways that required grinding, replacement and new establishment with a watering and maintenance plan. Mitigating several past year damages and maintenance of the corridor amenities were the primary focus. With assistance from City staff, the 39th Street CID took inventory of the infrastructure maintenance needs such as remaining sidewalk repairs, hydrant repairs, water related issues, required signage updating, curb replacement and ADA access corners of deferred maintenance slated for prioritization in future projects. Implementation work to address these efforts began just after the beginning of the new fiscal year in April of 2024. Overall, the CID successfully completed the goals of the District for FY2024 and set a clear path to achieving the goals for the success of the next fiscal year.

SECTION IV

DATE PROPOSED BUDGET WAS SUBMITTED: January 22nd, 2024

DATE ANNUAL BUDGET WAS ADOPTED: January 18th, 2024

DATE ANNUAL REPORT WAS SUBMITTED: FYE 2024 August 12th, 2024

DATE ANNUAL REPORT WAS SUBMITTED (For Previous Fiscal Year Financial Statement Reporting): FYE 2023 Submitted August 28th, 2023

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2024-01	Resolution to Approve Budget 2024 (FY 2025)
2024-02	Resolution Appointing Officers 2024

SECTION VI

REVENUE AND EXPENSES:

REVENUE:		
a) Sales Tax		\$196,231.14
b) DOR Local Option		\$7,455.96
c) Interest		\$416.31
d) Special Assessment Collections		\$ 0
TOTAL REVENUE:		
\$204,103.41		
EXPENSES:		
I. Administrative		
a) Bookkeeping	\$3,649.00	
b) District Operations Management	\$72,000.00	
c) Insurance	\$2,406.00	
d) City of KCMO CID Admin Expense	\$1,000.00	
e) Supplies	\$185.27	
f) Legal Fees	\$250.00	
g) Reconciliation Bank Service Adjustment	\$ -3.58	
SUB-TOTAL:		\$79,486.69
II. Advertising & Marketing		
a) Advertising & Marketing	\$4,843.00	
b) Website Maint	\$203.88	
SUB-TOTAL:		\$5,046.88
III. Maintenance & Beautification		
a) Trash/ Maintenance Clean-Up	\$7,200.00	
b) Christmas Lights (Replacements)	\$1,982.94	
c) Electrical Utilities	\$5,040.22	
d) Electrical Engineering Contractor	\$2,002.50	
e) Landscape/Beautification Maint.	\$10,370.22	
SUB-TOTAL:		\$26,595.88

EXPENSES:		
IV. 3rd Friday Events/ Community Events		
a) Charitable Contributions	\$800.00	
b) 3 rd Friday Community Events	\$913.33	
SUB-TOTAL:		\$1,713.33
V. Security		

	a)	Security Services	\$76,841.08	
VI. Other	b)	Operating Reserve (Reserved)		
SUB-TOTAL:			\$76,841.08	
VII. Int. Improvements	c)	Interior Real Property Improvements	\$0.00	
VIII. Ext. Improvements	d)	Exterior Real Property Improvements	\$0.00	
EXPENSE SUB TOTAL:				
	I.	Administrative	\$79,486.69	
	II.	Advertising & Marketing	\$5,046.88	
	III.	Maintenance & Beautification	\$26,595.88	
	IV.	Community Events	\$1,713.33	
	V.	Security Services	\$76,841.08	
TOTAL EXPENSES:			\$189,683.86	
TOTAL REVENUE			\$204,103.41	
LESS TOTAL EXPENSES			-\$189,683.86	
BALANCE			\$14,419.55	

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025.**


WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and 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 fiscal year 2022, in substantially the form attached hereto as Exhibit A.

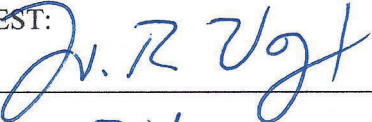
NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

- Section 1. The Board approves the proposed budget for fiscal year 2025.
- 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 18th day of January, 2024.



Daniel Dale, ~~Vice~~-Chairman

ATTEST:


WILLIAM R. VOGT, Secretary

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE 39TH STREET COMMUNITY IMPROVEMENT DISTRICT
(THE "DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 030482 and amended by Ordinance Number 130421, and 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 of the District desire to appoint a Chairman, Vice Chairman, District Member for Board of Directors, District Member for Board of Directors, Secretary and Treasurer in accordance with the Article IV of the District's Bylaws.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the District that the following individuals shall be or remain appointed to those positions listed opposite their names below:

- Chairman Daniel Pule
- Vice-Chairman Donna Foulk
- Secretary Bill Vogt
- Board of Directors Tom Wayne
- Board of Directors Sarah Mendoza
- Treasurer Martha Hasker

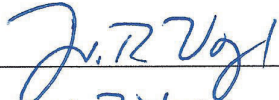
FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date executed below.

Adopted this 18th day of January, 2024.



Daniel Pule, Chairman

ATTEST:



WILLIAM R. VOGT, Secretary

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept. of Economic Development
Attn: CID Annual Report
P.O. Box 1157
Jefferson City, MO 65102
Phone: 1-573-522-8004
Fax: 1-573-522-9462
Email: redvelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: 816-513-6401
Email: clerk@kcmo.org

Missouri Dept. of Revenue
Attn: CID Annual Report
P.O. Box 3380
Jefferson City, MO 65105-3380
Phone: 573-751-4876
Email: localgov@dor.mo.gov
Email: localgovernment@auditor.mo.gov

Missouri State Auditor
Attn: CID Annual Report
P.O. Box 869
Jefferson City, MO 65102
Phone: 573-751-4213
Email: moaudit@auditor.mo.gov