Petition to Establish the Brookside Shops Community Improvement District – Ordinance No. 250995

Collaborative. Accountable. Authentic.
Legal Solutions for Business Objectives.

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December 9, 2025

Lathrop GPM

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Introduction

- The purpose of Ordinance No. 250995 is to consider approval of the Brookside Shops Community Improvement District. There are two owners, both of which have signed the Petition. The owners are GRI Brookside LLC and Block & Company.

- The purpose of the CID would be the funding and development of aesthetic, environmental, and public improvements.

- The plan envisions an up-front investment in the District of $1M for these improvements by GRI Brookside.

- The plan envisions a partnership between the Community Improvement District, GRI Brookside and the City of Kansas City.

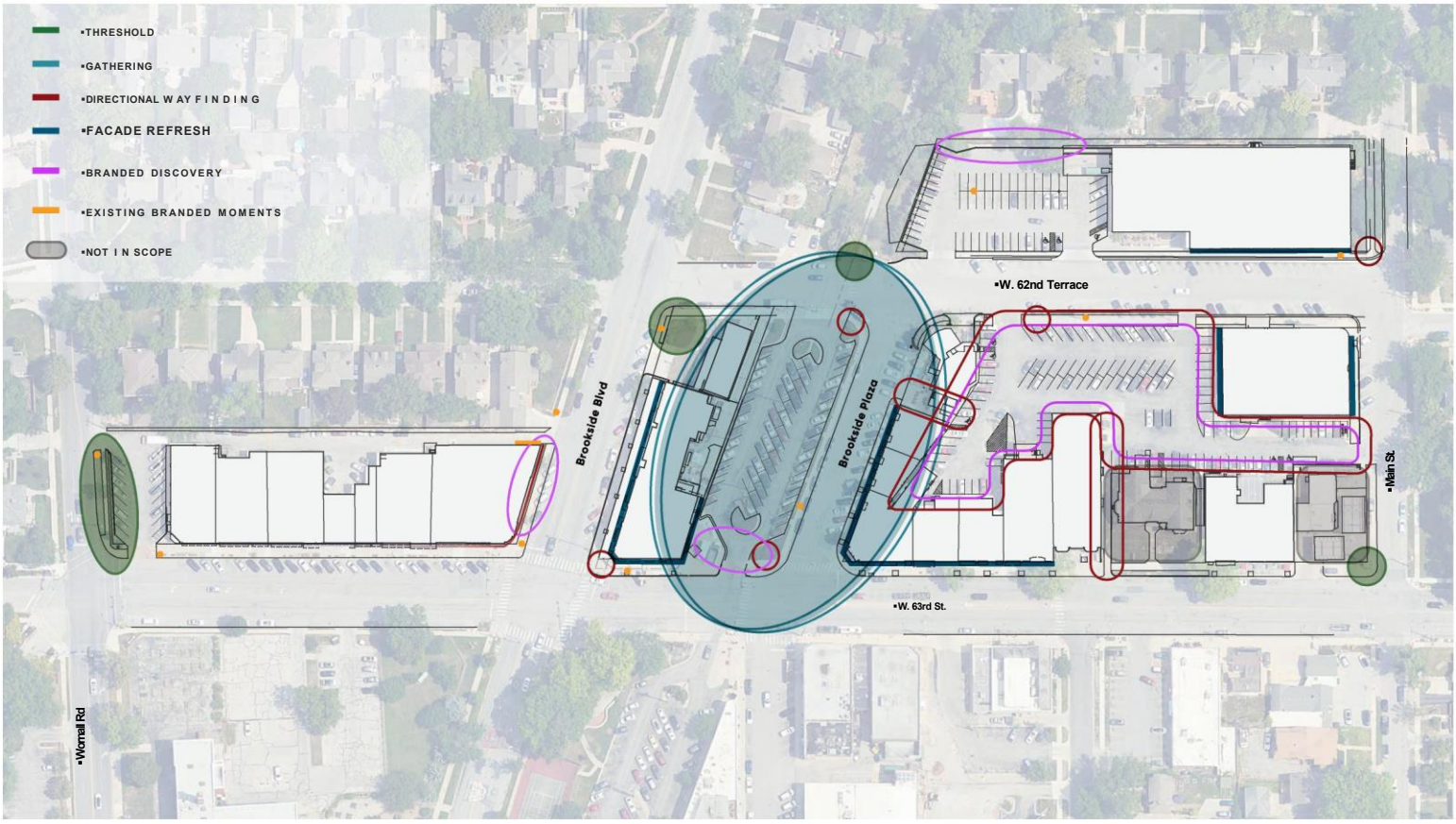
- We will provide some detail on the desired improvements and objectives of the private/public project and Andrea Hidalgo will review the conceptual improvements being considered by GRI Brookside.

- We have had broad discussions with City staff and Councilmembers Bough and Duncan, as well as meetings with the business owners and tenants.

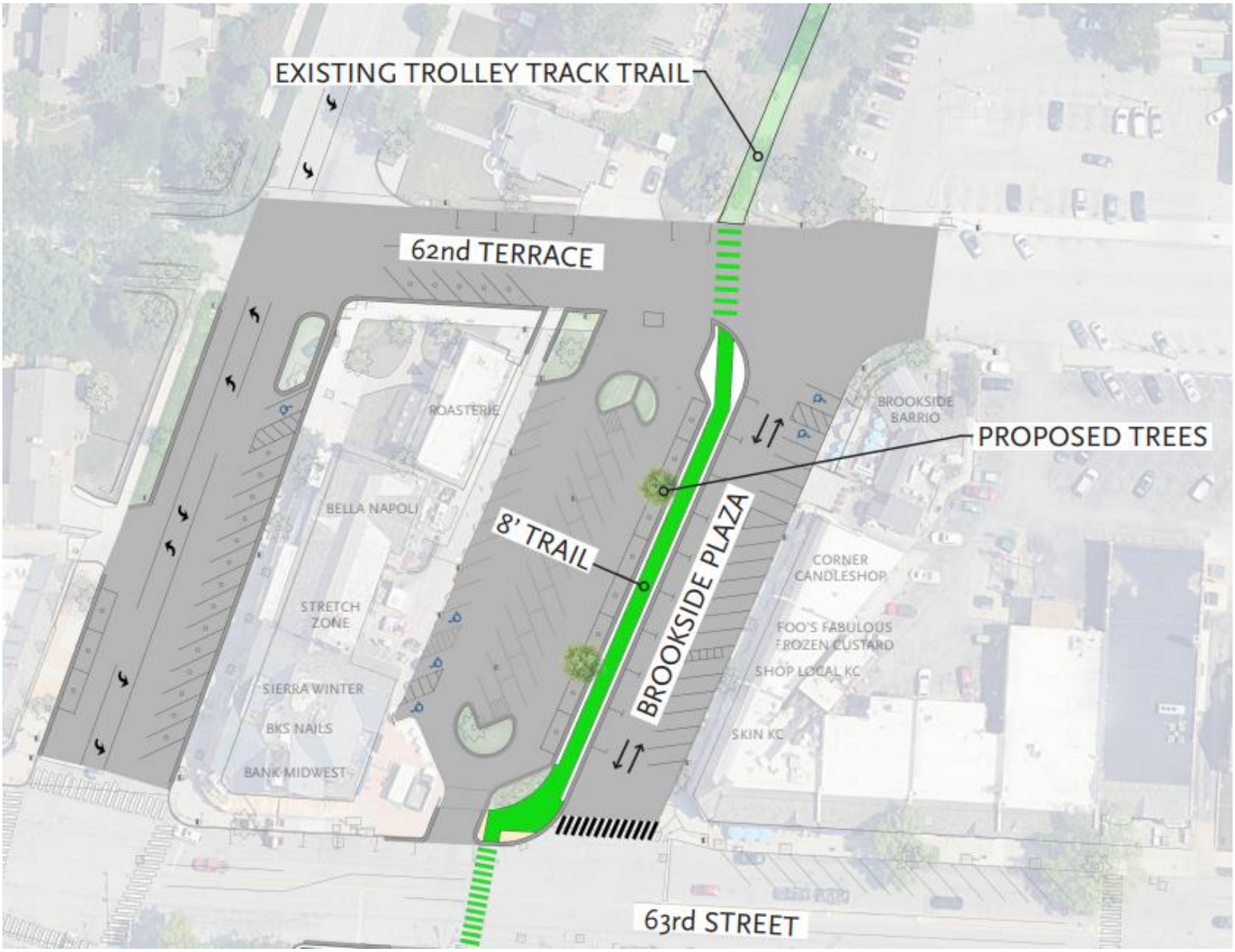
- The City's role includes the Phase I Trolley Trail Connector and public improvements.

District Boundary Map

▪SITE PLAN | OPPORTUNITIES

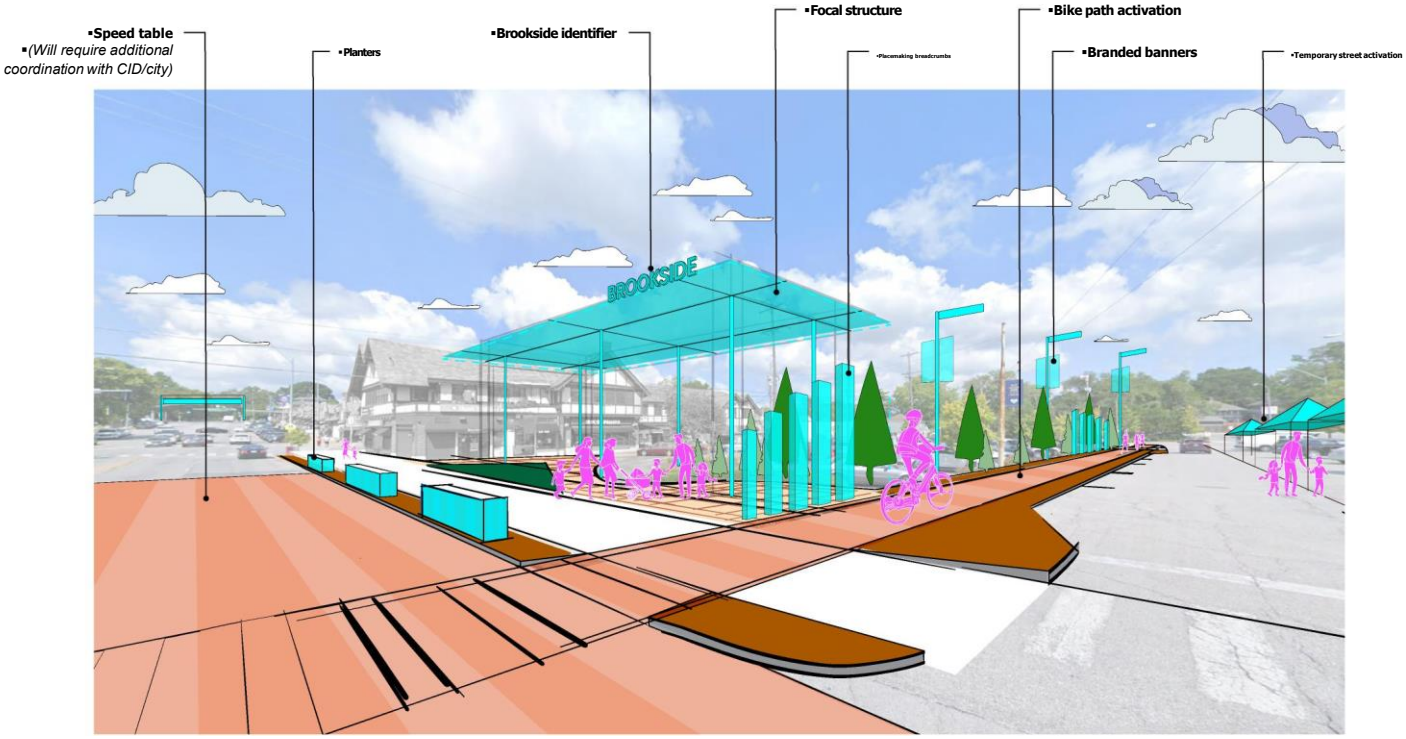


Trolley Track Trail Phase I Conceptual Plan



▪CENTRAL SQUARE | EXISTING

▪C E N T R A L S Q U A R E | G AT H E R I N G & BRANDED DISCOVERY



▪ARRIVAL | EXISTING

▪WORNALL & 63RD

▪ARRIVAL | OPTION 2

WORNALL &

63RD

Brookside identifier

(Will require additional coordination

with CID/city)

Branded

banners

Sculptural breadcrumb

▪PEDESTRIAN CONNECTIVITY | EXISTING

▪PEDESTRIAN CONNECTIVITY | WAYFINDING

▪ARRIVAL | EXISTING

▪WORNALL & 63RD

▪ARRIVAL | OPTION 2

WORNALL &

63RD

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Branded

banners

Sculptural breadcrumb

EXHIBIT D

	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
Sales Tax Revenue	$ 184,000	$ 186,000	$ 189,000	$ 192,000	$ 195,000	$ 198,000	$ 201,000	$ 204,000	$ 207,000	$ 212,800	$ 1,968,800
First Washington Realty Match[1]	250,000	250,000	250,000	250,000	-	-	-	-	-	-	1,000,000
TOTAL CID FUNDING	$ 434,000	$ 436,000	$ 439,000	$ 442,000	$ 195,000	$ 198,000	$ 201,000	$ 204,000	$ 207,000	$ 212,800	$ 2,968,800
CID Project Costs											
Signage, Wayfinding, Environmental Design, & Monuments	400,000	-	-	-	-	-	-	-	-	-	400,000
Exterior and Outside Space Improvements, Landscaping	1,050,500	-	-	-	-	-	-	-	-	-	1,050,500
Sculpture & Lighting	400,000	-	-	-	-	-	-	-	-	-	400,000
Art	125,500	-	-	-	-	-	-	-	-	-	125,500
Contingency	296,400	-	-	-	-	-	-	-	-	-	296,400
Soft Costs	296,400	-	-	-	-	-	-	-	-	-	296,400
Total CID Project Costs	$ 2,568,800	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 2,568,800
CID Other Costs											
Administration / Office Expense	$ 16,000	$ 16,000	$ 18,000	$ 18,000	$ 20,000	$ 20,000	$ 22,000	$ 22,000	$ 24,000	$ 24,000	$ 200,000
Trolley Track Trail Reimbursement[2]	-	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	200,000
City of Kansas City CID Reimbursement	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,500
Total CID Other Costs	$ 17,500	$ 17,000	$ 44,000	$ 44,000	$ 46,000	$ 46,000	$ 48,000	$ 48,000	$ 50,000	$ 50,000	410,500
TOTAL CID EXPENSES	$ 2,586,300	$ 17,000	$ 44,000	$ 44,000	$ 46,000	$ 46,000	$ 48,000	$ 48,000	$ 50,000	$ 50,000	$ 2,979,300

Additional Public Infrastructure Sources	**Year 1**	**Year 2**	**Year 3**	**Year 4**	**Year 5**	**Year 6**	**Year 7**	**Year 8**	**Year 9**	**Year 10**	**Total**
PIAC[3]	$ 300,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 300,000
Trolley Trail Phase I Construction[4]	1,300,000	-	-	-	-	-	-	-	-	-	1,300,000
Total Additional Public Infrastructure Sources	1,600,000	-	-	-	-	-	-	-	-	-	1,600,000
Additional Public Infrastructure Expenses											
Trolley Track Trail - P1[5]	$700,000	$ 600,000	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ 1,300,000
PIAC Improvements (Street, Roadway, & Property)	45,000	-	-	-	-	-	-	-	-	-	45,000
PIAC Improvements (Pedestrian Lighting)	75,000	-	-	-	-	-	-	-	-	-	75,000
PIAC Improvements (Streetscape Monuments & Fountains)	180,000	-	-	-	-	-	-	-	-	-	180,000
Total Additional Public Infrastructure Expenses	1,000,000	600,000	-	-	-	-	-	-	-	-	1,600,000

Notes:

1. First Washington has agreed to provide $1,000,000 in matching funds for the improvements contingent upon the City funding.
2. The District will reimburse $200,000 of the full cost of the Trolley Track Trail Extension to the City of Kansas City.
3. An application for $300,000 has been filed and is pending with the City.
4. This line item contemplates an infrastructure investment from the City of $1.3 million. This amount is an estimate of hard costs from Public Works and does not include soft costs for the extension. This estimate is for Phase I between 62nd Terr and 63rd Street.
5. This expense assumes construction of the Trolley Track Trail Connector over a period of two years and again does not include estimate of the soft costs.

Conclusion

In conclusion, the improvements would fulfill these objectives:

- Enhance the Brookside Shops through selective, unifying enhancements that amplify, reinforce, and extend the identity and sense of place for the development.
- Create consistency across storefronts through signage/awnings and create placemaking elements.
- Enhance pedestrian experience and safety, create neighborhood gathering locations, and wayfinding signage especially in the parking lots on 63rd Street.
- Update landscaping improvements, create a sense of arrival to the shops, and add art and murals throughout.

The CID would generate substantial revenues for the partnership and collaborate with existing neighborhood assets to improve the neighborhood, generate additional public revenues, and would be to the public benefit.