



TROOST AVENUE CID
601 E 63rd St, Ste 350
Kansas City, MO 64110
(816) 523-5553
www.Southtown.org/Troost-CID

August 28, 2024

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

RE: The Troost Avenue Community Improvement District Annual Report – FY 2024

Dear Ms. Sanders:

Enclosed is the Annual Report for the Troost Avenue Community Improvement District for fiscal year 2024 (May 1, 2023 – April 30, 2024) as required by Section 105.145, RSMo, and in compliance with 15 CSR 40-3.030 and City Ordinance No. 210565. The same is also known as the Annual Financial Statement Filing for the State of Missouri and is submitted to the Missouri Department of Revenue, Missouri State Auditor and Missouri Department of Economic Development.

Please let me know if you have any questions or need additional information.

Sincerely,

Troost Avenue Community Improvement District

Sean Ackerson
District Manager

Enclosures

CC: Chris Kline, Legal Counsel, Husch Blackwell LLP - Chris.Kline@huschblackwell.com
Sarah Burger, Husch Blackwell LLP - Sarah.Burger@huschblackwell.com
Missouri Department of Revenue – localgov@dor.mo.gov
Missouri State Auditor – localgovernment@auditor.mo.gov
Missouri Department of Economic Development – redvelopment@ded.mo.gov
Abbey Brinkley, Analyst, City of Kansas City, MO - abbey.brinkley@kcmo.org

**ANNUAL REPORT AND FINANCIAL STATEMENT FILING FOR
TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT (CID)**

FYE 2024 (May 1, 2023 to April 30, 2024)

SECTION I

Annual Report Submitted: August 28, 2024

Prior Annual Report Submitted: August 29, 2023

CID Contact Information:

Sean Ackerson, District Manager

601 E 63rd St, Ste 350

Kansas City, MO 64110

816-523-5553

Political Subdivision or Not for Profit: Political Subdivision

Date of Creation and Ordinance No: May 9, 2013, Ordinance #130362

Annual meeting and FYE 2024 Annual Budget Adopted: December 22, 2022

Annual Budget Submitted: January 31, 2023

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR 2024:

To serve as an economic development tool that allows property and business owners in the district to coordinate efforts to improve and promote the district 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 and sidewalks tidy, promotions of the area and its activities, and the preparation and regular communications of district news and events, etc.

During the 2024 fiscal year the district also worked with area business and property owners and other community partners to abate graffiti and property damages, repair broken infrastructure, and improve area security all geared toward improving economic development and public safety. Efforts also included working closely with the City, elected officials, area institutions, several neighborhoods and other community partners to address long-standing nuisances and safety concerns in the CID boundaries.

In fiscal year 2024 the CID also promoted individual efforts to engage the public and bring diverse community members together, provide community services, increase awareness of and celebrate new businesses and investments.

Budgeting for 2024 was conservative following the closing of a couple large retail businesses in the district and increasing vacancies. To the contrary, sales taxes increased due to inflation / increases in prices and infill businesses. The budget included funds for brand marketing in 2024 which were held as the City discusses renaming Troost which will require renaming and rebranding the district. Funds for special projects and partnerships not realized in Fiscal Year 2024 were carried over to 2025.

SECTION III

BOARD MEMBERS FOR FYE 2024:

Emmanuel Obi – President

1220 East 63rd Street, Suite 200
Kansas City, Missouri 64110
(816) 822-7292
eobi@obiconsultingengr.com

Calvin Shelby - Vice President

7502 Troost Avenue
Kansas City, MO 64131
(816) 213-5873
calvinshelby35@gmail.com

Jureau Bowman – Secretary

6100 Troost
Kansas City, MO 64110
(816) 234-2498
jureau.bowman@commercebank.com

Rosetta Smith - Treasurer

6016 Troost Avenue
Kansas City, MO 64131
(816) 841-0397
rosettasmith5240@att.net

SECTION IV

REVENUE AND EXPENSES: FYE 2024 (May 1, 2023 to April 30, 2024)

CARRY OVER	DESCRIPTION	FY 24 Budget	FY 24 Actual	5-YEAR AVG
Carry over	Funds carried over from prior year budget. New line item in 2017. Budgeted for new façade rebate program match if awarded.	\$ 50,000.00	\$ -	\$ -
Subtotal:		\$ 50,000.00	\$ -	\$ -

INCOME	DESCRIPTION	2023 Budget	5-Year Avg	
Sales Tax Revenue	0.50% sales / use tax. Approximately 2 month delay in collections. Trend for collections appear to be steady.	\$ 240,000.00	\$ 339,789.49	\$ 252,748.28
Special Assessments	\$150 per property within the CID. 1% County collection fee. Will vary depending on remittance, penalties, exemptions. Previously called Property Tax Revenues.	\$ 22,000.00	\$ 25,671.70	\$ 27,846.07
Investment income	Nominal interest collected on monthly account balance. Fluctuates and amount is insignificant so no specific amount budgeted.	\$ -	\$ 436.03	\$ 84.97
Subtotal:		\$ 262,000.00	\$ 365,897.22	\$ 280,679.33

Total: \$ 312,000.00 \$ 365,897.22 \$ 280,679.33

EXPENSES	DESCRIPTION	2023 Budget	5-Year Avg	
Maintenance				
Trash Removal	Troost Troopers. Contracted trash collection within the CID. Services currently contracted with Moonlight Sweeping for cleaning trash in public ROW.	\$ 128,000.00	\$ 125,839.35	\$ 121,098.77
Graffiti removal / rebate program	Funds for graffiti removal. \$4,000 to be allocated as available, & awarded on a first come/first served basis up to budgeted amount. \$2,000 to be reserved for supplies & special projects. New line item in 2019.	\$ 4,000.00	\$ 391.66	\$ 3,488.28
Banner Maint.	Maintenance, repair and replacement of CID banners on Troost and 63rd Street. Two sets to be rotated annually. New line item in 2017.	\$ 2,000.00	\$ -	\$ 366.88
Other	Funds for special maintenance projects, including removal of bulky items, or other special projects beyond the basic trash removal contract if needed. New item in '17.	\$ 500.00	\$ -	\$ 86.78
Subtotal		\$ 134,500.00	\$ 126,231.01	\$ 125,040.71

EXPENSES	DESCRIPTION	2023 Budget	5-Year Avg	
Security				
Security	Troost Titans. Security services including patrol and store visits Tues-Sat 9-5 pm. Contracted with Titan Protection and Consulting.	\$ 65,000.00	\$ 54,233.06	\$ 61,590.60
Security rebate program	Funds for new security improvement rebate program. Funds to be allocated as available, and awarded on a first come, first served basis up to budgeted amount. New line item in 2017.	\$ 4,000.00	\$ -	\$ 63.75
Public security improvements	for purchase of cameras to be donated to KCPD. Funds to be allocated as available. Funds to be carried over if program can't be implemented. New line item in 2017. Projected for matching funds in 23-24, if needed.	\$ 5,000.00	\$ -	\$ -
Subtotal		\$ 74,000.00	\$ 54,233.06	\$ 61,654.34

Other Contract Services / Leases				
Legal	Annual expense for CID legal counsel. 2018 includes 10 hours of legal services. Previously professional fees.	\$ 2,500.00	\$ 1,000.50	\$ 1,296.44
Accounting	Annual expense for services as needed. Previously under professional fees.	\$ 1,500.00	\$ -	\$ -
Sales tax reports	Previously sales tax reports from the State. Free as of 2018. No longer used.	\$ -	\$ -	\$ 14.00
Professional fees	Software / tracking app. Discontinued in 2021. Reserved for other services.	\$ -	\$ -	\$ 1,150.00
Subtotal		\$ 4,000.00	\$ 1,000.50	\$ 2,230.44

Events / Marketing				
Webpage	Expenses for designing and maintaining the Troost CID web presence. Previously included in Promotions/Community Devel. To be used for webpage software updates if needed	\$ -	\$ -	\$ -
Uniforms	Uniforms (shirts, pants, hats, jackets, patches) for Troost Troopers. Desired to help identify and promote district.	\$ -	\$ -	\$ 21.60
Directory	Previously business directory for Troost CID businesses only. Previously included in Promotions/Community Devel.	\$ -	\$ -	\$ -
General Promo/Mktg	All other marketing expenses. Revised in 2017. Previously included all marketing expenses as part of Promotions/Community Development. Budget includes advertising in area publications, and on TV as prior, and funds for marketing partnership as needed.	\$ 2,500.00	\$ 625.00	\$ 1,484.06
Subtotal		\$ 2,500.00	\$ 625.00	\$ 1,208.85

EXPENSES	DESCRIPTION	2023 Budget	5-Year Avg	
Administration / Services				
Admin Services & Fees	Expenses for contract management, admin services and related overhead.	\$ 25,000.00	\$ 24,999.96	\$ 24,999.96
Membership Fees	Annual fees for memberships. Fee based on estimated number of businesses and \$150 per basic membership.	\$ 24,000.00	\$ 12,000.00	\$ 24,000.00
Insurance	General liability insurance for Board of Directors and officers, and share of theft, gen liability, umbrella, terrorism, and other coverages.	\$ 2,000.00	\$ 1,590.55	\$ 1,676.37
Debt Services	Scheduled payments for debt services including revolving loans. All loans previously repaid. No debt services projected.	\$ -		\$ -
Subtotal		\$ 51,000.00	\$ 38,590.51	\$ 50,676.33
Other				
Special projects	Funds for special planning, improvement and similar projects. New item in 2019. Includes funds for project matching opportunities.	\$ 45,000.00	\$ -	\$ -
Miscellaneous	All expenses not otherwise budgeted. New line item in 2017.	\$ 500.00	\$ -	\$ 196.23
Contingencies	Contingency for project overruns, and unforeseen emergency expenses. New line item in 2017.	\$ 500.00	\$ -	\$ -
Subtotal		\$ 46,000.00	\$ -	\$ 196.23
Total Expenses:		\$ 312,000.00	\$ 220,680.08	\$ 241,006.90
BALANCE:		\$ -	\$ 145,217.14	\$ 39,672.43

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2024 (copies attached):

RESOLUTION NUMBER	RESOLUTION TITLE
2023-02	Approving Levy of Special Assessments
2023-03	Approving the proposed FY 2025 budget

SUBMITTED TO:

Submitted via email to:

Missouri Dept. of Economic Development

Attn: CID Annual Report
P. O. Box 1157
Jefferson City, MO 65102
Phone: 573-522-8004
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

Missouri State Auditor

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

THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT APPROVING & AFFIRMING LEVY OF SPECIAL ASSESSMENTS

WHEREAS, the Board of Directors of the Troost Avenue Community Improvement District (the "District") desires to levy a special assessment against real property benefited within the District (the "CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Establish the Troost Avenue Community Improvement District and Authorize Special Assessments (the "Special Assessment Petition"),

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be levied annually against each Lot within the District in an annual amount not to exceed \$150.00 per Lot; provided, however, the maximum amount shall be adjusted annually beginning in 2013 pursuant to the increases to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (the "Consumer Price Index") (or, if not available, then by another reasonable index selected by the board of directors of the District);

WHEREAS, the Consumer Price Index has increased since 2013, however, the Board of Directors has set the annual levy at \$150 per non-exempt Lot until such time as increase is approved by resolution in accordance with the Special Assessment, and authorized and directed the officers of the District to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment accordingly as provided for in the Special Assessment Petition;

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Troost Avenue Community Improvement District, as follows:

Section 1. Property Benefited. The Board affirms that each tract, lot, and parcel of real property which is located within the District (each "Lot") is and will be benefited by the financing of the Eligible Services (as defined in the Petition forming the District) and the operation of the District.


Section 2. CID Special Assessment. The annual CID Special Assessment in the amount of \$150.00 per Lot, unless otherwise exempt from said assessment, was approved, levied and hereby affirmed for 2023;

Section 3. Collection of Assessments. The officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment annually as provided in this resolution and in the Special Assessment Petition.

Adopted this 12th day of September 2023.


Emmanuel Obi, Chairman

ATTEST:


Jureau Bowman, Secretary

Troost Avenue CID 2023 Assessments*

Parcel_ID	SitusAddress	SitusCity	tusSta	usZipCo	23 Assessme
30-510-14-16-00-0-00-000	4538 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-510-24-22-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64110	\$150.00
30-510-24-23-00-0-00-000	4630 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-540-24-01-00-0-00-000	1000 E 51ST ST	KANSAS CITY	MO	64110	\$0.00
30-540-26-01-00-0-00-000	4700 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-540-26-18-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64110	\$0.00
30-540-26-19-00-0-00-000	4750 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-620-21-05-00-0-00-000	4531 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-620-22-08-01-0-00-000	4627 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-620-22-08-02-0-00-000	4631 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-620-22-10-00-0-00-000	1102 E 47TH ST	KANSAS CITY	MO	64110	\$150.00
30-620-22-28-00-0-00-000	4601 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-620-22-30-00-0-00-000	4627 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-630-20-65-00-0-00-000	4901 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-630-29-03-00-0-00-000	4825 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-720-08-02-00-0-00-000	5101 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-720-08-03-00-0-00-000	5109 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-720-08-05-00-0-00-000	5111 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-720-08-26-00-0-00-000	1100 ROCKHURST RD	KANSAS CITY	MO	64110	\$0.00
30-720-21-02-00-0-00-000	5401 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-720-21-03-00-0-00-000	5429 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-720-21-04-00-0-00-000	5437 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-02-00-0-00-000	5501 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-03-00-0-00-000	5505 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-04-00-0-00-000	5511 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-09-00-0-00-000	5529 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-10-00-0-00-000	5533 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-11-00-0-00-000	5539 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-12-00-0-00-000	5547 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-25-00-0-00-000	5531 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-08-26-00-0-00-000	5517 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-09-02-00-0-00-000	5605 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-730-24-02-00-0-00-000	5701 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-24-03-00-0-00-000	5709 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-24-04-00-0-00-000	5713 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-24-05-00-0-00-000	5719 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-24-29-00-0-00-000	5753 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-25-02-00-0-00-000	5805 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-25-03-00-0-00-000	5811 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-730-25-17-00-0-00-000	5829 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-01-01-00-0-00-000	1011 E 51ST ST	KANSAS CITY	MO	64110	\$0.00
30-810-10-01-01-1-00-000	SITUS VERIFICATION I	UNKNOWN	MO		\$0.00
30-810-10-01-01-2-00-000	SITUS VERIFICATION I	UNKNOWN	MO		\$150.00
30-810-11-01-00-0-00-000	5300 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-20-00-0-00-000	5340 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-21-00-0-00-000	5336 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-28-00-0-00-000	5316 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-29-00-0-00-000	5312 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-30-00-0-00-000	5310 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-31-00-0-00-000	5306 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-32-00-0-00-000	5304 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-37-01-0-00-000	5322 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-37-02-0-00-000	5334 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-11-38-00-0-00-000	5346 TROOST AVE	KANSAS CITY	MO	64110	\$0.00

Troost Avenue CID 2023 Assessments*

Parcel_ID	SitusAddress	SitusCity	State	ZipCo	23 Assessme
30-810-21-01-00-0-00-000	5400 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-810-21-14-00-0-00-000	1012 E 55TH ST	KANSAS CITY	MO	64110	\$150.00
30-810-21-15-00-0-00-000	5440 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-21-18-00-0-00-000	5408 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-21-19-00-0-00-000	5406 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
30-810-21-20-00-0-00-000	5424 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-01-00-0-00-000	5500 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-14-00-0-00-000	5550 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-15-00-0-00-000	5540 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-16-00-0-00-000	5536 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-17-00-0-00-000	5532 TROOST AVE UNI	KANSAS CITY	MO	64110	\$150.00
30-840-01-22-00-0-00-000	5516 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-23-00-0-00-000	5508 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-01-25-00-0-00-000	5524 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-13-00-0-00-000	5646 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-16-00-0-00-000	5636 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-17-00-0-00-000	5632 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-18-01-0-00-000	5604 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-18-02-0-00-000	5618 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-20-00-0-00-000	5640 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-15-21-00-0-00-000	5600 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-01-00-0-00-000	5706 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-14-00-0-00-000	5744 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-15-00-0-00-000	5738 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-19-00-0-00-000	5722 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-20-00-0-00-000	5720 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-21-01-0-00-000	5730 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-16-21-02-0-00-000	5736 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-31-01-00-0-00-000	5800 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-31-16-01-0-00-000	5830 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-31-20-01-0-00-000	5818 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-31-23-00-0-00-000	5810 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-31-24-00-0-00-000	5812 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
30-840-31-25-00-0-00-000	5840 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-04-00-0-00-000	5901 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-05-00-0-00-000	5921 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-06-00-0-00-000	5925 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-07-00-0-00-000	5929 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-08-00-0-00-000	5931 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
47-120-06-09-00-0-00-000	5933 1/2 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-10-00-0-00-000	5937 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-06-11-00-0-00-000	5947 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-07-04-00-0-00-000	6017 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-07-05-00-0-00-000	6021 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-07-06-00-0-00-000	6033 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-07-18-00-0-00-000	6001 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
47-120-13-30-01-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64110	\$0.00
47-120-13-30-02-0-00-000	6145 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-14-29-00-0-00-000	6227 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-120-14-30-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64110	\$150.00
47-120-14-32-00-0-00-000	1100 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-15-15-00-0-00-000	1210 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-15-16-00-0-00-000	1220 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-10-00-0-00-000	1300 E 63RD ST	KANSAS CITY	MO	64110	\$150.00

Troost Avenue CID 2023 Assessments*

Parcel_ID	SitusAddress	SitusCity	State	ZipCo	23 Assessme
47-120-17-11-00-0-00-000	1308 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-12-00-0-00-000	1316 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-13-00-0-00-000	1320 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-14-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64110	\$150.00
47-120-17-19-00-0-00-000	6234 PASEO BLVD	KANSAS CITY	MO	64110	\$150.00
47-120-18-15-00-0-00-000	1410 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-18-16-00-0-00-000	1414 E 63RD ST	KANSAS CITY	MO	64110	\$0.00
47-120-19-02-00-0-00-000	1608 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-20-02-00-0-00-000	1614 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-130-03-05-00-0-00-000	6401 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-03-06-00-0-00-000	6441 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-03-49-00-0-00-000	1201 E MEYER BLVD	KANSAS CITY	MO	64131	\$150.00
47-130-03-50-00-0-00-000	6415 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-04-33-00-0-00-000	6501 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-04-34-00-0-00-000	6525 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-05-30-00-0-00-000	6601 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-05-31-00-0-00-000	6633 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-130-10-17-00-0-00-000	6655 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-210-01-01-00-0-00-000	5900 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-13-00-0-00-000	5946 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-14-01-0-00-000	5924 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-14-02-0-00-000	5930 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-18-00-0-00-000	5914 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-22-00-0-00-000	6016 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-23-00-0-00-000	6022 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-25-00-0-00-000	6032 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-26-00-0-00-000	6000 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-27-00-0-00-000	6028 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-28-00-0-00-000	6038 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
47-210-17-01-00-0-00-000	6100 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-15-00-0-00-000	6130 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-17-00-0-00-000	6122 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-18-00-0-00-000	6120 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
47-210-17-19-00-0-00-000	6118 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-22-00-0-00-000	6110 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-01-00-0-00-000	6200 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-15-00-0-00-000	6238 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-16-00-0-00-000	6232 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-17-00-0-00-000	6226 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-18-00-0-00-000	6216 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-20-00-0-00-000	1020 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-210-28-12-00-0-00-000	900 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-210-28-13-00-0-00-000	912 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-240-01-01-01-1-00-000	6300 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-01-01-2-00-000	6308 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-01-02-0-00-000	6330 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-01-03-3-00-000	6392 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-02-00-0-00-000	6301 ROCKHILL RD	KANSAS CITY	MO	64131	\$150.00
47-240-08-04-00-0-00-000	6442 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-08-05-00-0-00-000	6430 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-08-06-00-0-00-000	6420 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-08-11-00-0-00-000	6406 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-01-00-0-00-000	6500 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-13-00-0-00-000	6530 TROOST AVE	KANSAS CITY	MO	64131	\$0.00

Troost Avenue CID 2023 Assessments*

Parcel_ID	SitusAddress	SitusCity	State	ZipCo	23 Assessme
47-240-28-14-00-0-00-000	6536 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-15-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64131	\$150.00
47-240-28-17-00-0-00-000	6600 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-19-00-0-00-000	6650 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-01-21-00-0-00-000	6724 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-01-41-00-0-00-000	6700 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-01-00-0-00-000	6800 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-07-00-0-00-000	6842 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-08-00-0-00-000	6830 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-09-01-0-00-000	6814 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-09-00-0-00-000	6814 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-12-00-0-00-000	1020 E 70TH ST	KANSAS CITY	MO	64131	\$0.00
47-510-13-13-00-0-00-000	6900 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-20-30-00-0-00-000	7016 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-20-31-00-0-00-000	7008 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-510-25-43-00-0-00-000	7044 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-25-45-00-0-00-000	7030 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-01-01-00-0-00-000	7100 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-01-08-00-0-00-000	7110 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-01-09-00-0-00-000	7106 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-08-01-00-0-00-000	7130 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-08-28-00-0-00-000	7146 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-14-01-00-0-00-000	7200 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-14-54-00-0-00-000	7210 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-14-59-00-0-00-000	7218 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-15-01-00-0-00-000	7246 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-01-00-0-00-000	7300 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-13-00-0-00-000	7344 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-14-00-0-00-000	7320 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-15-00-0-00-000	7312 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-31-01-00-0-00-000	7420 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-620-01-01-01-0-00-000	6901 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-620-01-01-02-0-00-000	6903 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-08-03-00-0-00-000	7101 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-08-04-00-0-00-000	7115 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-08-13-00-0-00-000	7125 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-02-00-0-00-000	7201 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-03-00-0-00-000	7209 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-04-00-0-00-000	7213 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-05-00-0-00-000	7215 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-10-00-0-00-000	7237 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-11-00-0-00-000	7243 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-21-00-0-00-000	7233 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-22-00-0-00-000	7217 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-02-00-0-00-000	7305 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-03-00-0-00-000	7309 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-630-24-04-00-0-00-000	7317 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-05-00-0-00-000	7319 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-06-00-0-00-000	7321 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-07-00-0-00-000	7323 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-08-00-0-00-000	7325 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-11-00-0-00-000	7339 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-20-00-0-00-000	7331 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-25-02-00-0-00-000	7403 TROOST AVE	KANSAS CITY	MO	64131	\$150.00

Troost Avenue CID 2023 Assessments*

Parcel_ID	SitusAddress	SitusCity	tusStausZipCo)	23 Assessme
47-630-25-03-00-0-00-000	7423 TROOST AVE	KANSAS CITY	MO 64131	\$150.00
47-630-25-04-00-0-00-000	7427 TROOST AVE	KANSAS CITY	MO 64131	\$150.00
47-630-25-05-01-0-00-000	7431 TROOST AVE	KANSAS CITY	MO 64131	\$0.00
47-630-25-05-02-0-00-000	7443 TROOST AVE	KANSAS CITY	MO 64131	\$0.00
47-720-02-42-00-0-00-000	7501 TROOST AVE	KANSAS CITY	MO 64131	\$150.00
47-810-01-09-00-0-00-000	1015 E 75TH ST	KANSAS CITY	MO 64131	\$150.00
Total*				\$27,000.00

* Subject to the following:

- 1: Parcels, mergers, splits and exemptions to be verified by Jackson County, with notice of any changes to the District prior to assessment.
2. Any parcel that was previously exempt that is no longer exempt shall be assessed \$150.
3. Any parcel not previously exempt and is now exempt shall not be assessed.
4. Any parcels that have merged shall be charged the total of the prior assessment rates (ie, 2 parcels assessed at \$150 each, merged into a single parcel shall now be assessed \$150)
5. Any parcel that has been split off a parent parcel shall be assessed \$150 unless exempt (both parent and child parcels shall be assessed \$150 each unless exempt)

THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2024-25.**

WHEREAS, the District, which was formed May 9, 2013 by ordinance number 130362 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 the fiscal year 2024-25, 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 2024-25.

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 31st day of January 2024.



1/31/2024

Emmanuel Obi, Chairman

ATTEST:



Jureau Bowman, Secretary

Troost Avenue CID
FY 2025 Budget (2024-25)

CARRY OVER	DESCRIPTION	2024-25 Budget
Carry over	Funds carried over from prior year budget. New line item in 2017. Budgeted for special project match if needed.	\$ -
Subtotal:		\$ -

INCOME	DESCRIPTION	2024-25 Budget
Sales Tax Revenue	0.50% sales / use tax. Approximately 2 month delay in collections. Trend for collections is increasing over last 3 years, but conservative projection for '25	\$ 290,000.00
Special Assessments	\$150 per property within the CID. 1% County collection fee. Will vary depending on remittance, penalties, exemptions. Previously called Property Tax Revenues.	\$ 22,000.00
Investment income	Nominal interest collected on monthly account balance. Has historically been insignificant, but increased for '25 with change to interest bearing account.	\$ 5,000.00
Subtotal:		\$ 317,000.00

Total: **\$ 317,000.00**

EXPENSES	DESCRIPTION	2024-25 Budget
Maintenance		
Trash Removal	Troost Troopers. Contracted trash collection within the CID. Services currently contracted with Moonlight Sweeping for cleaning trash in public ROW.	\$ 128,000.00
Graffiti removal / rebate program	Funds for graffiti removal. \$4,000 to be allocated as available, & awarded on a first come/first served basis up to budgeted amount. \$2,000 to be reserved for supplies & special projects. New line item in 2019.	\$ 4,000.00
Banner Maint.	Maintenance, repair and replacement of CID banners on Troost and 63rd Street. New set, permit and equipment repairs for '25. New line item in 2017.	\$ 5,000.00
Other	Funds for special maintenance projects, including removal of bulky items, or other special projects beyond the basic trash removal contract if needed. New item in '17.	\$ 500.00
Subtotal		\$ 137,500.00

Security		
Security	Troost Titans. Security services including patrol and store visits Tues-Sat 9-5 pm. Contracted with Titan Protection and Consulting. 2% increase for 2025	\$ 66,000.00
Security rebate program	Funds for new security improvement rebate program. Funds to be allocated as available, and awarded on a first come, first served basis up to budgeted amount. New line item in 2017.	\$ 4,000.00
Public security improvements	for purchase of cameras to be donated to KCPD. Funds to be allocated as available. Funds to be carried over if program can't be implemented. New line item in 2017. Projected for matching funds in '25, if needed.	\$ 10,000.00
Subtotal		\$ 80,000.00

Other Contract Services / Leases		
Legal	Annual expense for CID legal counsel. 2018 includes 10 hours of legal services. Previously professional fees.	\$ 2,500.00
Accounting	Annual expense for services as needed. Previously under professional fees.	\$ 3,000.00
Sales tax reports	Previously sales tax reports from the State. Free as of 2018. No longer used.	\$ -
Professional fees	Software / tracking app. Discontinued in 2021. Reserved for other services.	
Subtotal		\$ 5,500.00

Troost Avenue CID
FY 2025 Budget (2024-25)

EXPENSES	DESCRIPTION	2024-25 Budget
Events / Marketing		
Webpage	Expenses for designing and maintaining the Troost CID web presence. Previously included in Promotions/Community Devel. To be used for webpage software updates if needed	\$ 2,000.00
Uniforms	Uniforms (shirts, pants, hats, jackets, patches) for Troost Troopers. Desired to help identify and promote district.	\$ -
Directory	Previously business directory for Troost CID businesses only. Previously included in Promotions/Community Devel.	\$ -
General Promo/Mktg	All other marketing expenses. Revised in 2017. Previously included all marketing expenses as part of Promotions/Community Development. Budget includes advertising in area publications, and on TV as prior, and funds for marketing partnership as needed. Increased for '25	\$ 5,000.00
Subtotal		\$ 7,000.00
Administration / Services		
Admin Services & Fees	Expenses for contract management, admin services and related overhead.	\$ 25,000.00
Membership Fees	Annual fees for memberships. Fee based on average number of businesses at \$150 each.	\$ 24,000.00
Insurance	General liability insurance for Board of Directors and officers, and share of theft, gen liability, umbrella, terrorism, and other coverages.	\$ 2,000.00
Debt Services	Scheduled payments for debt services including revolving loans. All loans previously repaid. No debt services projected. None for '25	\$ -
Subtotal		\$ 51,000.00
Other		
Special projects	Funds for special planning, improvement and similar projects. New item in 2019. Includes funds for project matching opportunities.	\$ 35,000.00
Miscellaneous	All expenses not otherwise budgeted. New line item in 2017.	\$ 500.00
Contingencies	Contingency for project overruns, and unforeseen emergency expenses. New line item in 2017.	\$ 500.00
Subtotal		\$ 36,000.00
Total Expenses:		\$ 317,000.00
BALANCE:		\$ -

Over 52% of the 2023-24 revenue was spent for direct public benefits including trash collection the public rights-of-way, mitigation of illegal dumping, graffiti removal, and providing supplemental security with a roving guard in the district during designated hours. These benefits represented over 77% of total expenses. Likewise, the 2024-25 budget includes over 62% of projected revenue to be used for public benefits.