

**TROOST AVENUE CID**  
601 E 63<sup>rd</sup> Street, Ste 350  
Kansas City, MO 64110-3303  
(816) 523-5553  
www.Southtown.org

January 31, 2023

Marilyn Sanders  
City of Kansas City, Missouri  
25th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106

**Re: Troost Ave Community Improvement District FY 2024 Operating Budget and Resolution No. 2022-02.**

Dear Ms. Sanders:

Enclosed with this letter, please find the Annual Budget including expected expenditures, revenues, rates of assessments and tax rate for the Troost Avenue Community Improvement District for the fiscal year 2024 (May 1, 2023 through April 30, 2024) and the Resolution of the Troost Ave Community Improvement District approving the budget for the same. Please call us with any comments or questions in connection with your review of the proposed budget.

The FY 2024 includes over \$200,000 (over 60%) of revenues projected to be used toward community benefits and services including but not limited to, removal of trash from the public rights-of-ways, removal of graffiti along the corridor, supplementary security services, and public security improvements.

Sincerely yours,

**Troost Avenue Community Improvement District**

Sean Ackerson  
Executive Director

Enclosures

CC: Missouri Department of Economic Development  
Matthew Wilks, Development Specialist I, City Planning and Development  
Chris Kline, Legal Counsel, Husch Blackwell

Troost Avenue CID  
FY 2024 Budget (2023-24)

CARRY OVER	DESCRIPTION	FY 24 Budget
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
<b>Subtotal:</b>		<b>\$ 50,000.00</b>

INCOME	DESCRIPTION	2023 Budget
Sales Tax Revenue	0.50% sales / use tax. Approximately 2 month delay in collections. Trend for collections appear to be steady.	\$ 240,000.00
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. Fluctuates and amount is insignificant so no specific amount budgeted.	\$ -
<b>Subtotal:</b>		<b>\$ 262,000.00</b>

**Total:** **\$ 312,000.00**

EXPENSES	DESCRIPTION	2023 Budget
<b>Maintenance</b>		
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. Two sets to be rotated annually. New line item in 2017.	\$ 2,000.00
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
<b>Subtotal</b>		<b>\$ 134,500.00</b>

<b>Security</b>		
Security	Troost Titans. Security services including patrol and store visits Tues-Sat 9-5 pm. Contracted with Titan Protection and Consulting.	\$ 65,000.00
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	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
<b>Subtotal</b>		<b>\$ 74,000.00</b>

<b>Other Contract Services / Leases</b>		
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.	\$ 1,500.00
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.	
<b>Subtotal</b>		<b>\$ 4,000.00</b>

Troost Avenue CID  
FY 2024 Budget (2023-24)

EXPENSES	DESCRIPTION	2023 Budget
<b>Events / Marketing</b>		
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.	\$ -
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
<b>Subtotal</b>		<b>\$ 2,500.00</b>

EXPENSES	DESCRIPTION	2023 Budget
<b>Administration / Services</b>		
Admin Services & Fees	Expenses for contract management, admin services and related overhead.	\$ 25,000.00
Membership Fees	Annual fees for memberships. Fee based on estimated number of businesses and \$150 per basic membership.	\$ 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.	\$ -
<b>Subtotal</b>		<b>\$ 51,000.00</b>

<b>Other</b>		
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
Contingencies	Contingency for project overruns, and unforeseen emergency expenses. New line item in 2017.	\$ 500.00
<b>Subtotal</b>		<b>\$ 46,000.00</b>

<b>Total Expenses:</b>	<b>\$ 312,000.00</b>
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<b>BALANCE:</b>	<b>\$ -</b>
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**THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2023-24.**

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 2023-24, in substantially the form attached hereto as Exhibit A.

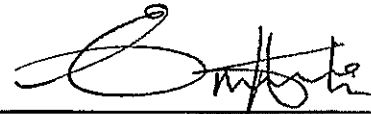
NOW, THEREFORE, BE IT RESOLVED, by the Board of the District, as follows:

Section 1. The Board approves the proposed budget for 2023-24.

Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

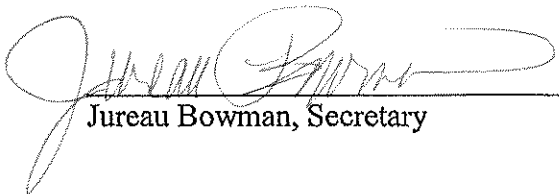
Section 3. This resolution shall take effect immediately.

Adopted this 13<sup>th</sup> day of December 2022.



Emmanuel Obi, Chairman

ATTEST:



Jureau Bowman, Secretary