

Amanda McGee  
Executive Director – 39<sup>th</sup> Street CID  
5820 Locust St.  
Kansas City, MO 64110  
Direct: 310.497.8284  
[akmkeller@outlook.com](mailto:akmkeller@outlook.com)  
[39thstreetwest@gmail.com](mailto:39thstreetwest@gmail.com)

January 25, 2022

Ms. Marilyn Sanders  
City Clerk  
25th Floor, City Hall  
414 East 12th Street  
Kansas City, MO 64106

Re: 39<sup>th</sup> Street Community Improvement District (the "District")

Dear Ms. Sanders:

On behalf of the District and as required by the Missouri Community Improvement District Act Sections 67.1401-67.1571 of the Revised Statutes of Missouri, we submit for review and comment by the City Council, the proposed budget for the District covering fiscal year 2023 (May 1, 2022 through April 30, 2023).

Very truly yours,

Amanda K. McGee  
Executive Director  
39<sup>th</sup> Street Community Improvement District

/p  
Enclosure  
cc: Susan Williams  
Husch Blackwell

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2022 — APRIL 30, 2023 BUDGET (FY-2023)

**BUDGET MESSAGE:**

The 39th Street Community Improvement District (the "District") was formed as a political subdivision of the State of Missouri on April 24th, 2002, by virtue of an ordinance approved by the City Council of Kansas City, Missouri. The stated purpose of the District is to provide Eligible Services and/or public improvements which are deemed by the District to be necessary and desirable to the economic vitality of the District; Improve safety conditions within the District; Improve the visual appearance of the District by maintenance and other amenities; Improve parking management including lease and acquisition; and implement a comprehensive promotional marketing program on behalf of the District. The District adopted a fiscal year of May 1st to April 30.

**Important Budget Features:**

The District's source of revenue is sales and use taxes pursuant to the Missouri Community Improvement District Act, Sections 67-1545 to 67-1551 of the Missouri Statutes and approved by the qualified voters of the District by an initial sales tax election on April 24th, 2002. The sales tax election for renewal occurred on February 5th, 2014. The MO Department of Revenue has received notification as required by Section 67.1545, RSMo, that the 39th Street Community Improvement District has extended the existing one-half percent (0.5 %) district sales and use tax for funding the community improvement district. The renewed tax will remain effective April 1, 2014 and will expire March 31, 2034. There are no unincorporated areas in this district.

The District was formed to provide "Eligible Services" and/or public improvements which are deemed by the District to be necessary and desirable to the economic vitality of the District; Improve safety conditions within the District; Improve the visual appearance of the District by maintenance and other amenities; Improve parking management including lease and acquisition; and implement a comprehensive promotional marketing program on behalf of the District. No bonds have been issued.

**Major Changes:**

Since March of 2020 until present 2022, the Community Improvement District has dedicated significant resources and time to maintaining a safe environment for the corridor. In lieu of the decrease in overall revenue of Sales & Use Tax, the CID has continued to prosper with the same 10-year plans in progress with safety, traffic, infrastructure and pedestrian amenities at the forefront. During 2020 to 2021, multiple pedestrian light posts were demolished by impaired drivers using the corridor as a through street to the state line divide. Partial changes to the district's annual budget were previously made to reserve additional income for potential maintenance costs of property such as replacement light posts and electrical engineering repairs. The conservative budgets remained contingent on the budget fluctuation of Sales & Use Tax during the health and safety concerns of the nationwide pandemic. The conservative balance approach to the overall budget made it possible for upkeep with existing infrastructure. A significant visible change occurring within the District from land property ownership changeover has reduced the amount of sales & use tax performing businesses from the corridor and increased building vacancy. It has shown to be a consequence creating ongoing commercial tenant challenges which have an impact on the District and overall community vitality. From 2016 – 2022 the Community Improvement District focused on improving needed pedestrian amenities; sidewalk repairs and reconstruction, right-of-way tree and streetscape improvements, a plan for trash receptacle updating, and graffiti removal with the anticipation of Phase II community improvements to address traffic safety installations into future years. The major changes planned to incrementally address traffic safety for pedestrians and all modes of traffic have continued to be delayed, specifically, crosswalk installations, removal of rush-hour lane to be replaced by available parking on the City streets, traffic safety installations (stop signs and traffic calming strategies). The additional streetscape improvements; majority sidewalk reconstruction, trash can replacement and installation, graffiti removal, and landscape and tree maintenance, have all shown progress. The amount allocated for security to address major regional crime issues occurring in the area returned to a district high average expenditure and will likely continue. The CID's working relationship with KCPD and local security for the corridor highlighted a need to request cameras with plate reading capabilities for continuity of the western region of the City. Overall, the last two years have improved upon the oversight and purpose of security maintained in the District and provided better communication between all parties where needed in 2021. A master plan for 5 – 7 year improvements utilizing existing infrastructure and current marketing strategies continue to be productive. Administration and social media marketing increased as the spring pandemic began and increased the importance of a digital avenue of engagement to public activities. The Community Improvement District hopes to continue community events again in Spring or Fall 2022 to boost regional Kansas City tourism, and will continue the existing monthly 3<sup>rd</sup> Friday activities to support the promotion of local tourism after the health and safety of the community is restored post-health pandemic.

	<u>FYE 2023*</u>	<u>FYE 2022*</u>	<u>FYE 2021**</u> (as amended)**
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand (Beginning of Fiscal Year)	\$ -	\$ 67,713.03	\$ 69,332.90
<b>ESTIMATED REVENUE:</b>			
- Sales/Use Tax ( <u>0.5</u> % effective 02/05/2014)	\$ 200,000.00	\$ 208,000.00	\$ 155,155.33
- Interest Earned from	\$ -	\$ -	\$ 22.99
[Add any CID additional income, i.e. special assessments]	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED FUNDS AVAILABLE &amp; REVENUE:</b>	<b>\$ 200,000.00</b>	<b>\$ 208,000.00</b>	<b>\$ 224,511.22</b>
<b>ESTIMATED EXPENDITURES:</b>			
-Administrative costs (e.g., insurance)	\$ 3,300.00	\$ 5,029.00	\$ 75,055.00
-Bond Trustee Fee	\$ -	\$ -	\$ 0.00
- Legal fees	\$ 1,000.00	\$ 1,000.00	\$ 80.00
- Audit	\$ -	\$ -	\$ 0.00
- Reserve	\$ -	\$ 18,600.00	\$ 0.00
-[ Principal and/or interest due on the Notes/Bonds]**	\$ -	\$ -	\$ -
- [Additional Public Improvement Fund]**	\$ -	\$ -	\$ -
- [Additional Sales Tax to Bond Trustee]	\$ -	\$ -	\$ -
<b>TOTAL ESTIMATED EXPENDITURES</b>	<b>\$ 196,000.00</b>	<b>\$ 196,000.00</b>	<b>\$ 156,798.19</b>
<b>FUNDS AVAILABLE:</b>			
- Cash on Hand End of Fiscal Year	\$ -	\$ -	\$ 67,713.03

\*Estimated values.

\*\*Actual values.

The first column is the new FY budget amounts, which will be estimates. The second column is the FY that the CID is currently in and should also be estimates since the FY has not ended. The last column must be actual figures of receipts and disbursements for, in this particular case FYE 2021. Next year FYE 2021 drops off and FYE 2022 will be in the last column with actual figures. You will also move FYE 2023 to the middle column (will still be estimated figures) and have the new budget year FYE 2024 be the first column of numbers.

## 39TH STREET COMMUNITY IMPROVEMENT DISTRICT BUDGET

Approved for Fiscal Year 2023

May 1, 2022 - April 30, 2023

**PROJECTED INCOME TOTAL** **\$195,000**

### **FISCAL YEAR PROJECTED EXPENSES:**

**Accounting** **\$3,000**

#### **Legal Fees & Insurance:**

Legal Fees ( <b>reserve</b> )	\$1,000
Liability Insurance	\$2,300

**Total Legal & Insurance** **\$3,300**

#### **Administration & District General Operations**

##### **Annual Operating Budget**

**Planning & District Operations** **\$72,000**

##### **Marketing**

Social Media & Marketing for Social Media (Accounted for in Dist. Operations)	--
Marketing & Branding (Materials/ Stickers)	\$2,500
Local Charitable Donations	\$ 500
Events	\$2,000

**Total Marketing** **\$5,000**

**Security** **\$62,000**

##### **Beautification and Maintenance:**

Electricity/ Utilities	\$5,800
Utility Maintenance Repair ( <b>reserve</b> )	\$6,000
Landscape Materials/Utility at Cost ( <b>reserve</b> )	\$8,200
Holiday Lighting/ Decoration & Replacements	\$700
Landscape Maintenance/ROW Improvements	\$16,800
Street Maintenance (clean-ups/trash/graffiti)	\$12,200

**Total Beautification** **\$35,500**

**Reserved Total** **\$15,200**

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**TOTAL PROJECTED BUDGET EXPENSES** **\$179,800**

**TOTAL PROJECTED BUDGET (WITH RESERVE)** **\$195,000**

## 39TH STREET COMMUNITY IMPROVEMENT DISTRICT BUDGET

Approved for Fiscal Year 2022

May 1, 2021 - April 30, 2022

**PROJECTED INCOME TOTAL** **\$200,000**

### **FISCAL YEAR PROJECTED EXPENSES:**

**Accounting** **\$3,000**

#### **Legal Fees & Insurance:**

Legal Fees \$1,000

Liability Insurance \$2,300

**Total Legal & Insurance** **\$3,300**

#### **Administration & District General Operations**

##### **Annual Operating Budget**

##### **Marketing**

Social Media & Marketing for Social Media  
Additional Costs (ED.) Reserve --

Marketing & Branding (Materials/ Stickers) \$4,500

Local Charitable Donations \$ 500

Events \$4,000

**Total Marketing** **\$9,000**

**Planning & District Operations** **\$72,000**

**Security** **\$70,000**

##### **Beautification:**

Electricity/ Utilities \$5,800

Utility Maintenance Repair (**reserve**) \$8,000

ROW Improvements/ Landscape (**reserve**) \$15,900

Holiday Lighting/ Decoration & Replacements \$1,000

Street Maintenance (clean-ups/trash/graffiti) \$12,000

**Total Beautification** **\$42,700**

##### **Reserve**

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**TOTAL PROJECTED BUDGET EXPENSES** **\$200,000**

**39TH STREET COMMUNITY IMPROVEMENT DISTRICT BUDGET**

Approved for Fiscal Year 2021

May 1, 2020 - April 30, 2021

**PROJECTED INCOME TOTAL** **\$208,000**

Expenses:

**Accounting** **\$3,000**

**Legal Fees & Insurance:**

Administrative Legal Fees \$1,000

Liability Insurance \$2,300

**Total Legal & Insurance** **\$3,300**

**Marketing:**

Social Media & Marketing (ED.) Reserve \$4,000

Website (Completed & Updated TBD)

Marketing & Branding (Materials/ Stickers) \$4,500

Local Charitable Donations \$ 500

Events \$4,000

**Total Marketing** **\$13,000**

**Planning & District Operations** **\$72,000**

**Security** **\$70,000**

**Beautification:**

Electricity/ Utilities \$5,800

Utility Maintenance Repair (**reserve**) \$6,000

ROW Improvements/ Landscape (**reserve**) \$20,300

Holiday Lighting/ Decoration & Replacements \$1,000

Street Maintenance (clean-ups/trash/graffiti) \$12,000

**Total Beautification** **\$45,100**

**Reserve** **\$1,600**

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**TOTAL PROJECTED BUDGET EXPENSES** **\$208,00**