



**River Market Community Improvement District Board Meeting Minutes**  
September 7, 2021

**Introductions:**

Justin Cottrell, Vice-chair, opened the September 7, 2021 RMCID Board of Directors meeting held virtually through Zoom. Introductions were made.

**Members In Attendance:** Christian Arnold, George Birt, Justin Cottrell, Kyle Danner, David Lindahl, Jim Miller, Alex Pope, Deborah Rieman, Chris Sally and Donna Slaughter.

**Staff In Attendance:** Jared Campbell, Bill Dietrich, Riley Dietrich, Jack Henry, Wallace James, Barbara Krueger, Sean O'Byrne, Santos Ramirez, Suzi Roberts, Mark Rowlands and Justin Tatum.

**Guests in Attendance:** Capt. Tim Holcomb.

**Review and Approval of Minutes**

Upon a motion to approve the RMCID Board of Directors Minutes by Jim Miller, seconded by Christian Arnold, the Meeting Summary was unanimously approved.

**Review and Approval of Financials**

Sean O'Byrne reviewed the financials and stated that the Balance Sheet shows \$398,000 in checking. All expense items are in line. Line #5660, RMCID TIF Expense of \$34,000 has been billed. Upon a motion to approve the financials by Jim Miller, seconded by Alex Pope, the financials were unanimously approved.

**RMCID Initiatives**

*DCID Update*

Sean O'Byrne reported that they have seen more people needing help and eating out of dumpsters. The DCID hired Wallace James as Human Services Coordinator who is also helping with outreach and the Community Services Center. The Center will offer a variety of needed services. Wallace James explained their new "Beehive" concept for collaborative partners to provide services in one location. The 2nd floor of the center has a new floor plan that will include spaces for Care Beyond the Blvd., a medical clinic with 3 exam rooms, dental services, an employee restroom & breakroom, food services on the first floor, pharmacy and dental services. It removes obstacles to entry explained Bill Dietrich. Street Medicine KC will still be a part of it. A DMV office can provide IDs for transportation, housing, jobs, etc. \$200,000 to \$1M is the estimated cost and Sean O'Byrne will be working on fundraising for project capital costs. All companies are responsible for their own costs at the Center.

*Marketing Update*

Jared Campbell stated that the Dine KC map has been published and distributed on the streetcar, to businesses, hotels, etc. Fiesta Hispana will be at Barney Allis Plaza this weekend Sat. & Sun., September 10th - 12th with food, entertainment and vendors. The event is a kickoff for Hispanic Heritage Month. 816 Day was celebrated on August 16th. Partners of the KC Streetcar and Downtown Neighborhood Association sponsored the event. A party was held on the 16th with live music, and people turned in their bingo cards created by the DCID. The event received media coverage by

Channels 41 and 4, and City Scene KC. QR codes were scanned 25 times on average. 21 people had Bingo blackouts and were entered to win a dinner and hotel prize. Residents would like to see a small playground developed in Downtown. Future development plans are being considered. Jared Campbell has been working on an authorized street art mural pilot project. They have identified the first location at 5th & Delaware to turn potential tagging sites into authorized street murals.

Justin Tatum has seen an increase in tags in the River Market, increases in public nuisances and loitering. Ambassadors have been introducing themselves to businesses in the area to offer assistance.

#### *RMCID Services*

Santos Ramirez stated that the Ambassadors have reported parties, drug dealing and prostitution issues. Capt. Tim Holcomb reported that they observed on Thursday and Friday parking lot prostitution, suspicious events & license plates. Crime prevention tips have been sent to Santos Ramirez. Chris Sally stated that 3 stolen cars were found in a parking lot recently. Work is being done to add more lights in the area. Santos Ramirez asked for approval to get 2 off duty officers for the River Market on 2nd Street.

#### *Contracts/RM TIF Update*

Mark Rowlands reported on the River Market Alleyway Study. Dumpsters are included with the River Market Master Plan which is approved by City Council. They are working with Confluence to identify an alleyway to improve pedestrian traffic. The plan will seek approval of the City Council in September and has been narrowed down to 3 alleyways. Slides were shown of existing conditions of dumpsters; proposed enhancements that could reduce the number of dumpsters; repavement of the alleyway, adding overhead lighting and possible art installations. Fortified dumpster enclosures are needed that will be durable and eliminate opportunities for graffiti. A compactor could eliminate the need for some of the dumpsters. RMCiD could manage the compactor. Mark Rowlands stated that there is \$185,000 of TIF funding earmarked for improvements which leaves \$140,000 for the alleyway and other projects. Mr. Rowlands is working on estimates for dumpster solutions and intersection improvements. Leveraged dollars increased funding by \$200,000.

David Lindahl mentioned that the sewage smell at 5th & Grand has been overwhelming. The City sewer and water departments will be contacted. The 311 app can also be used to report such problems.

Santos Ramirez reported on MicroMobility hubs. Duron informed them that the streetcar is concerned that it is too close to the line. They will know more after meeting with the Streetcar Authority on Sept. 13th.

#### *Special Recognition: Jack Henry*

Santos Ramirez stated that Jack Henry was with KCPD for 25 years and is now the Special Project Ambassador. He will be in charge of damaged infrastructure, reporting items to 311 and keeping notes until repairs are done, also setting up training, in house photos and CID project help. Approval was given today for a community service project. Jack Henry is familiar with the neighborhoods and River Market. He stated that he is pleased to be on the team.

#### **Adjournment**

A motion to adjourn the meeting was made by Jim Miller, seconded by Justin Cottrell, and the meeting was adjourned.

**Next meeting date:** November 2, 2021.

River Market Community Improvement District  
Profit & Loss Budget Performance  
November 2021 through January 2022

Accrual Basis

	Nov '21 - Jan 22	Budget	May '21 - Jan 22	YTD Budget	Annual Budget
<b>Income</b>					
4000 - Assessment Income					
4058.02 - 2020 County Assessment	0.00		1,517.64		
4058.03 - 2021 County Assessment	335,502.06	322,467.00	335,502.06	322,467.00	322,467.00
4059 - 2018 Voluntary Assessment					
4059.1 - City of Kansas City	0.00	0.00	46,000.00	0.00	0.00
4059.2 - KCATA	0.00	0.00	0.00	0.00	0.00
4059.3 - Port Authority	0.00	0.00	0.00	0.00	0.00
<b>Total 4059 - 2018 Voluntary Assessment</b>	<b>0.00</b>	<b>0.00</b>	<b>46,000.00</b>	<b>0.00</b>	<b>0.00</b>
4062 - 2020 Voluntary Assessment					
4062.1 - City of Kansas City	0.00	46,000.00	0.00	46,000.00	46,000.00
4062.2 - KCATA	0.00	5,539.00	0.00	5,539.00	5,539.00
<b>Total 4062 - 2020 Voluntary Assessment</b>	<b>0.00</b>	<b>51,539.00</b>	<b>0.00</b>	<b>51,539.00</b>	<b>51,539.00</b>
<b>Total 4000 - Assessment Income</b>	<b>335,502.06</b>	<b>374,006.00</b>	<b>383,019.70</b>	<b>374,006.00</b>	<b>374,006.00</b>
4060 - Misc. Income	141.92		535.06		
4070 - TIF Commission	40,522.20	50,000.00	40,522.20	100,000.00	200,000.00
4080 - City Landscape Contract	0.00	4,687.00	0.00	14,062.00	18,750.00
<b>Total Income</b>	<b>376,166.18</b>	<b>428,693.00</b>	<b>424,076.96</b>	<b>488,068.00</b>	<b>592,756.00</b>
<b>Expense</b>					
5210 - DTC Management Fee	16,921.26	11,783.00	39,361.26	35,347.00	47,131.00
5416 - Bank Service Charges	65.85	125.00	422.55	374.00	500.00
5420 - Collectors Commission	0.00	3,225.00	0.00	3,225.00	3,225.00
5425 - Assessors Commission	0.00	1,935.00	0.00	1,935.00	1,935.00
5460 - Safety & Maint. Payroll	52,284.39	46,778.00	151,310.52	140,337.00	187,116.00
5465 - Landscaping Payroll	7,275.45	7,812.00	21,170.18	23,438.00	31,250.00
5460 - Program Expenses	0.00	1,250.00	0.00	3,750.00	5,000.00
5481 - Outside Security Contract	0.00	0.00	0.00	0.00	0.00
5465 - Printing & Publications	0.00	500.00	0.00	5,000.00	5,000.00
5475 - Electrical Service	583.69	249.00	1,341.25	751.00	1,000.00
5520 - Licenses & Permits	0.00	0.00	10.50	15,000.00	15,000.00
5530 - Marketing	0.00	0.00	0.00	0.00	0.00
5540 - Accounting & Auditing Expense	0.00	0.00	0.00	0.00	0.00
5600 - Sponsorships	0.00	1,000.00	500.00	2,500.00	2,500.00
5645 - Landscaping supplies	0.00	2,250.00	0.00	6,750.00	9,000.00
5660 - RM/CID TIF Expense	7,133.89	50,000.00	53,271.13	100,000.00	200,000.00
5800 - Bad Debt Expense	0.00	2,015.00	0.00	6,046.00	8,062.00
<b>Total Expense</b>	<b>84,274.53</b>	<b>128,923.00</b>	<b>282,387.39</b>	<b>344,453.00</b>	<b>516,719.00</b>
<b>Net Income</b>	<b>291,891.65</b>	<b>299,770.00</b>	<b>141,689.57</b>	<b>143,615.00</b>	<b>76,037.00</b>

## DCID Board Meeting Template

Code	Aug 21	Sep 21	Oct 21	Total
300.01 Sidewalk/Corner Ramp	4	5	3	12
400.01 Trash Bags	939	887	975	2,801
400.02 Graffiti Tags	122	166	115	403
400.03 Unauthorized Camps	6		1	7
400.06 Chairs/Table Setup	88	65	32	185
500.02 Citizen Assist	178	147	399	724
500.03 Public Nuisance	472	437	648	1,557
500.06 First Responder	19	11	10	40
500.11 Human Service	56	40	61	157
500.22 Parking Lot Patrol	206	158	248	612
600.19 Directions	139	89	180	408
600.20 Merchant Check	195	108	39	342
600.21 Visitor Intro	9	3	1	13
800.01 Planting		8	1	9
800.02 Maintenance	198	94	54	346
800.03 Mowing/Trimming	42	37	3	82
800.04 Planters	4	10	5	19
800.05 Materials Pickup		1	1	2
800.06 Pruning	2			2
800.07 Tree Service	24	53	25	102
800.08 Weed Abatement	1	9	9	19
<b>Grand Total:</b>	<b>2,704</b>	<b>2,328</b>	<b>2,810</b>	<b>7,842</b>