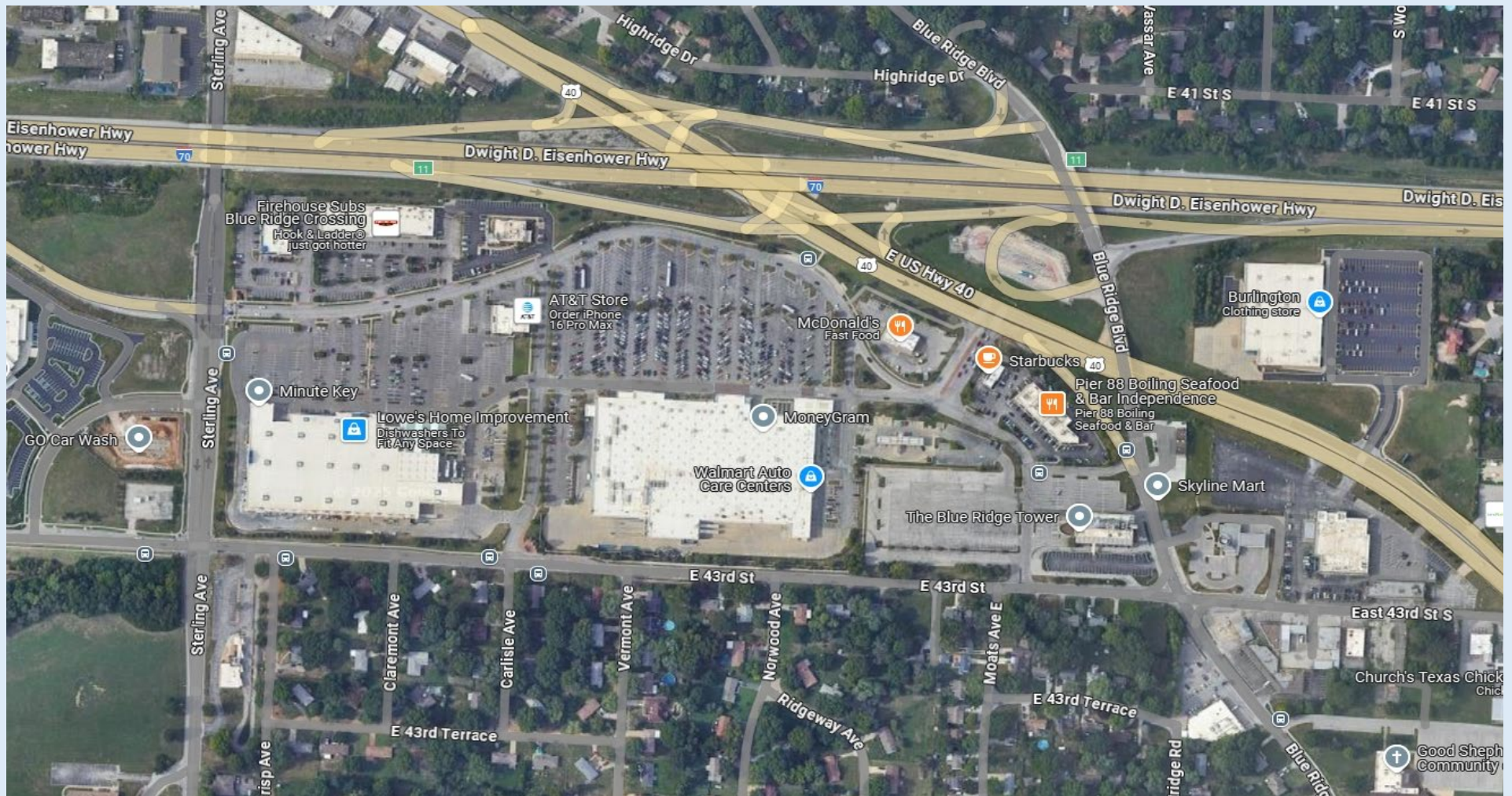


Blue Ridge Crossing CID Ordinance 250261

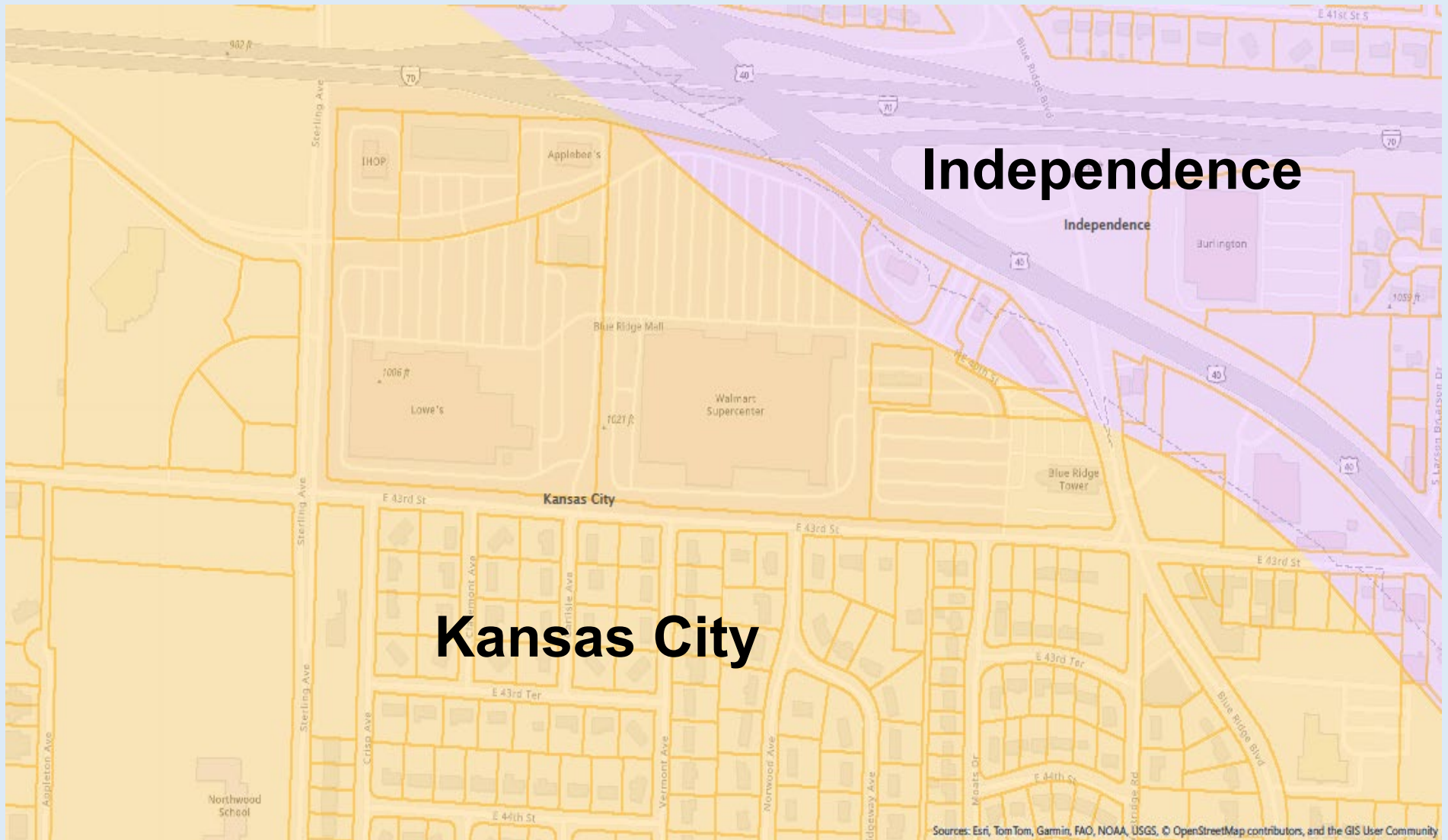


**Neighborhood Planning and Development Committee
April 15, 2025**

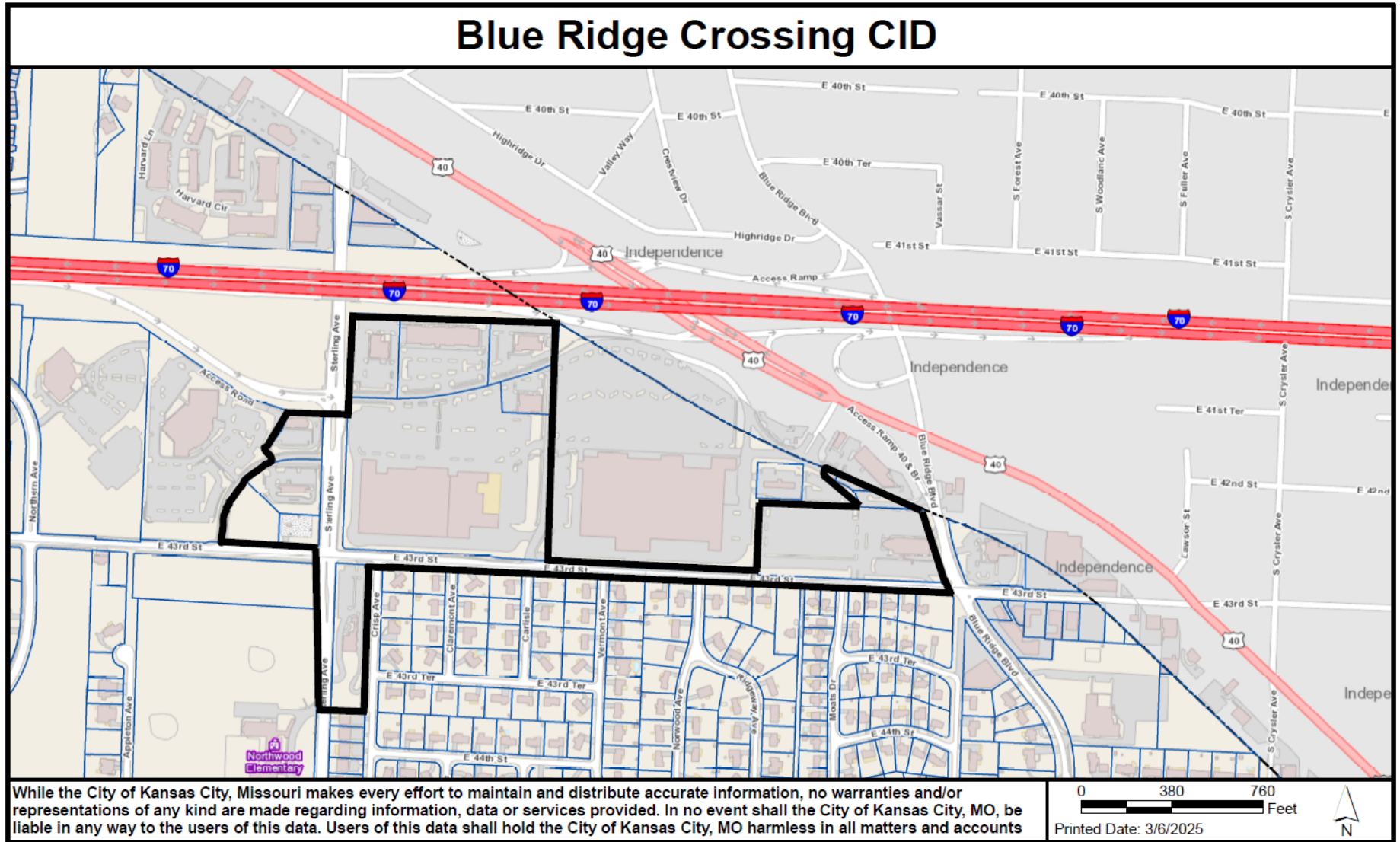
Blue Ridge Crossing CID



Blue Ridge Crossing CID



Blue Ridge Crossing CID



Looking south from I-70



Looking east towards Independence



Looking north



Looking northwest



Looking southwest



Blue Ridge Crossing CID

District Purpose & Services

District Services

- Parking lot security (personnel, equipment, facilities, etc.)
- Parking lot maintenance
- Graffiti removal, litter and trash removal, and beautification efforts
- Promote private investment
- District administration

Capital Improvements

- Construct, reconstruct, install, repair, maintain, and equip improvements within District, such as streetscape, LED lighting, public seating, trash receptacles, and public art
- Parking lot landscaping, lighting, and signage

Blue Ridge Crossing CID

Five Year Capital & Operating Budget

	Year 1	Year 2	Year 3	Year 4	Year 5
Estimated Sales Tax Revenue (1%)	\$512,500	\$522,750	\$533,205	\$543,868	\$554,746
Expenditures					
Maintenance Wages	\$30,000	\$30,600	\$31,212	\$31,836	\$32,472
Management Fee	\$40,000	\$40,800	\$41,616	\$42,448	\$43,297
Accounting Fee	\$2,500	\$2,550	\$2,601	\$2,653	\$2,706
Legal Fees	\$20,000	\$5,000	\$5,000	\$5,000	\$5,000
Liability Insurance	\$1,200	\$1,200	\$1,200	\$1,200	\$1,200
Electricity-CAM	\$8,000	\$8,160	\$8,323	\$8,489	\$8,659
Water /Sewer-CAM	\$15,000	\$15,300	\$15,606	\$15,918	\$16,268
JCAM Security	\$260,000	\$265,200	\$270,504	\$275,914	\$281,432
JCAM Landscape	\$35,000	\$35,700	\$36,414	\$37,142	\$37,885
JCAM Maint- Snow Removal	\$15,000	\$15,300	\$15,606	\$15,918	\$16,236
JCAM Maint- Trash Removal	\$25,000	\$25,500	\$26,010	\$26,530	\$27,060
JCAM Maint- Signs/Entrance	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
JCAM Maint- Sweeping	\$10,000	\$10,200	\$10,404	\$10,612	\$10,824
JCAM Rep-Drivelanes and Sidewalks	\$35,000	\$35,700	\$36,414	\$37,142	\$37,885
JCAM Maint- Misc.	\$5,000	\$5,100	\$5,202	\$5,306	\$5,412
Umbrella Insurance Policy	\$200	\$200	\$200	\$200	\$200
City Admin Fee	\$1,500	\$1,000	\$1,000	\$1,000	\$1,000
Total Operating Expense	\$512,200	\$506,510	\$516,516	\$526,721	\$537,162

Blue Ridge Crossing CID

Revenue Projections

CID YEAR	ESTIMATED RETAIL SALES	TOTAL CID SALES TAX	CID REVENUE
1	\$ 51,250,000	\$ 512,500	\$ 512,500
2	52,227,500	\$ 522,275	522,275
3	53,320,500	\$ 533,205	533,205
4	54,386,800	\$ 543,868	543,868
5	55,474,600	\$ 554,746	554,746
6	56,562,401	\$ 565,624	565,624
7	57,671,534	\$ 576,715	576,715
8	58,802,415	\$ 588,024	588,024
9	59,955,471	\$ 599,555	599,555
10	61,131,138	\$ 611,311	611,311
11	62,329,859	\$ 623,299	623,299
12	63,552,085	\$ 635,521	635,521
13	64,798,278	\$ 647,983	647,983
14	66,068,907	\$ 660,689	660,689
15	67,364,452	\$ 673,645	673,645
16	68,685,402	\$ 686,854	686,854
17	70,032,254	\$ 700,323	700,323
18	71,405,516	\$ 714,055	714,055
19	72,805,707	\$ 728,057	728,057
20	74,233,354	\$ 742,334	742,334
		TOTAL	\$12,420,582
		NPV	7,500,704

Blue Ridge Crossing CID Board of Directors

Shannon Meyer	2025-2029
Jamie Belew	2025-2029
Janae Nauser	2025-2027
Tracy Ryan-Hoover	2025-2027
BJ Craig (independent director)	2025-2027

Blue Ridge Crossing CID

History

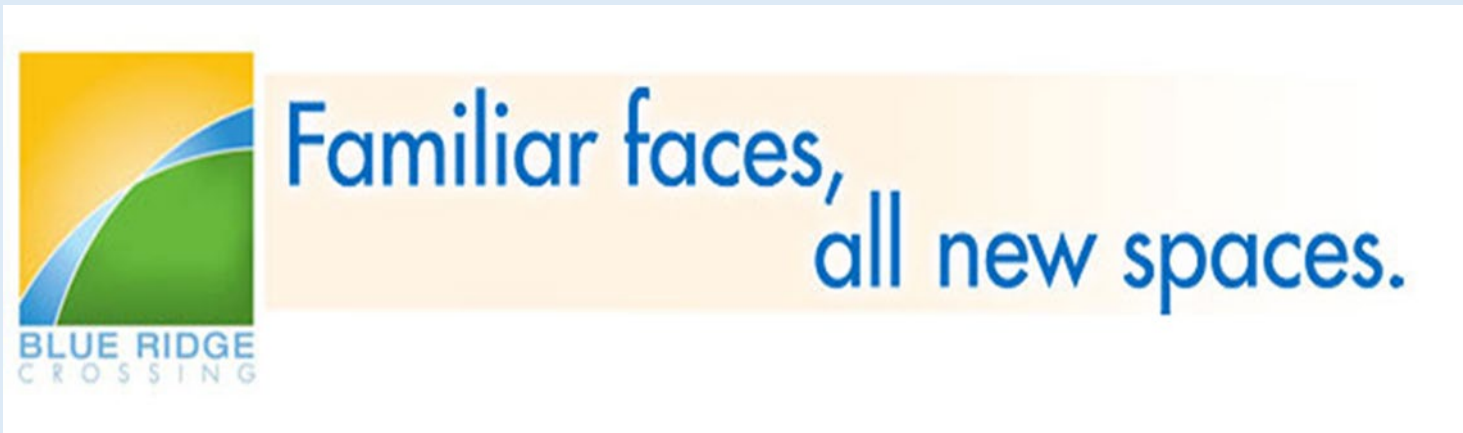
- Blue Ridge Crossing is a lifestyle center located just east of the Jackson County Sports Complex at the crossroads of I-70, Highway 40, and Blue Ridge Boulevard
- Formerly known as the Blue Ridge Mall - Kansas City's first 'Shopping Mall'
- Blue Ridge has been serving the Kansas City metro area since 1958
- Locally owned and managed by MBS Mall Investor 98, LLC since 1998
- Owner has invested in the area and seeks to preserve shopping center for tenants and customers



Blue Ridge Crossing CID Request

Approve the petition to create the
Blue Ridge Crossing Community Improvement District

Blue Ridge Crossing Shopping Center – Kansas City



Thank You

Questions?



Familiar faces,
all new spaces.