

Memorandum

TO: Ms. Marilyn Sanders, City Clerk

FROM: Brian Engel
Rouse Frets White Goss Gentile Rhodes, P.C.

DATE: February 28, 2025

RE: Blue Ridge Crossing CID - Section 74-303, Criteria for Review for Establishment of a CID

Dear Marilyn:

Pursuant to Section 77-303 of the Code of Ordinances, please find below our responses to the criteria to be considered by the City Staff and City Council of Kansas City, Missouri.

Sec. 74-303. - Criteria for review for establishment of a CID.

a) Prior to approving a petition to establish a CID, city council shall consider, among other things:

1. Alignment with city goals expressed in the city's comprehensive plan, area plans, and economic development policies;

Petitioner's Response:

- **Blue Ridge Area Plan:** Several of the top choices from a community survey include a desire for enhanced streetscapes, security, and capital improvement maintenance and upkeep.
 - The proposed Blue Ridge Crossing CID provides funding for security, utilities, and maintenance for shopping center parking lots and common areas.
 - The CID is being formed in conjunction with the proposed Blue Ridge Crossing – East CID in the City of Independence, which district also seeks to provide funding for security, utilities, and maintenance for shopping center parking lots, and common areas.
- Of the Blue Ridge Area Plan's four primary goals, the proposed CID assists with revitalizing neighborhoods and providing needed services and amenities, creating a sustainable community that is economically resilient, and supporting and enhancing areas of employment and creating thriving business districts.

2. Benefits to the community with preference for petitions that allocate at least ten percent (10%) of the CID's total projected sales tax revenues toward community benefits and services, including blight remediation;

Petitioner's Response: The estimated revenue to be used for benefits and services toward community services and benefits is approximately 95% including parking lot security services, parking lot landscaping maintenance, parking lot utilities, parking lot maintenance services (snow removal, trash removal, signage, and sweeping), and drive lane and sidewalk repairs. The Blue Ridge Corridor CID is not seeking a determination of blight.

3. Whether there are any existing CIDs within the boundaries of the proposed CID and if such existing CIDs support the establishment of the proposed CID as evidenced by a letter or similar evidence of support;

Petitioner's Response: There are no existing CIDs within the boundaries of the proposed Blue Ridge Crossing CID.

4. The current tax rate and a breakdown of taxes being imposed within the proposed CID boundaries, how the proposed overall tax rate compares to neighboring cities in Missouri, and any impact on the city's ability to impose additional taxes. Such information shall be provided by the finance department; and

Petitioner's Response: The current tax rate for the property within the proposed Blue Ridge Crossing CID is 8.975%.

- State of Missouri: 4.225%
- Jackson County: 1.375%
- Kansas City: 3.250%
- Zoo District: 0.125%

Neighboring cities in Missouri have sales taxes ranging from 5.725% to 10.975%. There are currently other areas within the City of Kansas City with existing tax rates of 11.975%.

This information was confirmed in an email from the Finance Department dated February 28, 2025.

5. Whether a shorter term is desirable based upon the nature of improvements and services and the projected budget.

Petitioner's Response: Blue Ridge Crossing CID is requesting a 20-year term. The Blue Ridge Crossing CID's primary intended purpose is to fund common area maintenance and safety services. A 20-year term is necessary to fund the proposed improvements and services as described in the formation petition.