

Amanda K. McGee  
Executive Director – 39<sup>th</sup> Street CID

5820 Locust St.  
Kansas City, MO 64110  
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[akmcgee@mail.umkc.edu](mailto:akmcgee@mail.umkc.edu)  
[39thstreetwest@gmail.com](mailto:39thstreetwest@gmail.com)

August 24th, 2020

**VIA ELECTRONIC MAIL**

City Clerk  
25th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106  
[Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

Re: 39th Street Community Improvement District

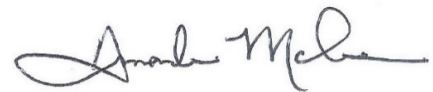
Dear Ms. Sanders:

On behalf of the District, and as required by the Missouri Community Improvement District Act, Section 67.1401-67.1571 of the Revised Statute of Missouri (the "Act"), and more specifically, Section 67.1471.4 of the Act, we submit the following documentation:

1. Annual report for fiscal year 2020; and
2. Copies of each Resolution passed by the Board of Directors of the District during fiscal year 2020.

If you have any questions concerning any of the enclosed, please contact me as soon as possible.

Very truly yours,



Amanda K. McGee  
Executive Director – 39th Street CID

AKM  
Enclosures

ANNUAL REPORT FOR  
39<sup>th</sup> STREET COMMUNITY IMPROVEMENT DISTRICT ("CID")

**SECTION I**

Date: August 24th, 2020

CID Contact Information: Amanda McGee 310-497-8284 (akmcgee@mail.umkc.edu )

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: April 24, 2003 Ordinance No, 030482 & June 6, 2013

Ordinance No. 130421

**SECTION II**

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

**Purpose** — Facilitate economic development, coordinate efforts to improve the District through improved safety and security measures, maintenance and the visual appearance of the District, parking management, promotions and marketing to encourage tourism and local patronage.

**Specific Services** — In FY2020, the CID progressed District goals through facilitation of economic development, security services, maintenance and clean-up efforts, and streetscape beautification. Since 2016, 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 2020. The major changes planned to incrementally address traffic safety for pedestrians and all modes of traffic into FYE 2021 are crosswalk installations, traffic safety installations (stop signs and traffic calming strategies) as fundamental needs for parking accommodations, pedestrian safety & traffic improvements, now that the anticipated growth within the corridor is far greater than the previous five years. As of the present FY 2020, the traffic improvement plans have been delayed, requiring a greater cost investment and investment from the City of KCMO to address moving forward. In the meantime, the District has continued to address maintenance issues with pedestrian streetlights and maintaining amenities while planning for future traffic installations that will coordinate elements of the corridor together. An update replacing all trash receptacles in the District since the early 1980's was completed by the CID, with a service agreement for collection through the City of Kansas City, MO. The CID has continued to prosper with the same 10-year plans in progress with safety, traffic, infrastructure and pedestrian amenities at the forefront. The District's existing monthly 3<sup>rd</sup> Friday activities from spring to fall of 2019 benefitted community activities and the promotion of local tourism.

The marketing strategies of the District have dramatically increased another fiscal year of growth for local and small business establishments. The District's approach to connecting activities with improved social media outlets and interactive engagement with shops has promoted tourism as well as local patronage along the corridor to more than 150,000+ visitors regularly. A continued growth in participatory activities occurred over the fiscal year with hosting of monthly "Third Friday" activities coordinated for boutique sales and local musicians, a back-to-school afternoon for universities on 39th Street in August, seasonal activities such as children's "Trick-or-Treat" Halloween on 39th, holiday decorating and family-oriented activities on 39th Street in December.

### **SECTION III**

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Donna Foulk

Melissa Waters

Max Ross

Tom Wayne

Daniel Pule

Bill Vogt

### **SECTION IV**

REVENUE AND EXPENSES:

INCOME:		
a) Sales Tax		\$201,215.97
b) DOR Local Option		\$4,274.28
c) Interest		\$57.90
<b>TOTAL INCOME:</b>		<b>\$205,548.15</b>
EXPENSES:		
I. Administrative		
a) Bookkeeping	\$3,000.00	
b) District Operations Management	\$61,615.00	
c) Legal & Media Administrative	\$20,100.00	
d) Insurance/ Liability Insurance	5,029.00	
<b>SUB-TOTAL:</b>	<b>\$89,744.00</b>	
II. Advertising & Marketing		
a) Advertising & Marketing	\$3,231.50	
<b>SUB-TOTAL:</b>	<b>\$3,231.50</b>	
III. Maintenance & Beautification		
a) Trash and Debris Clean-Up	\$12,000.00	
b) Christmas Lights	\$610.69	
c) Electrical Utilities	\$5,754.78	
d) Trash Receptacles Replacement	\$21,313.18	
e) Planter Maintenance - Landscape	\$2,718.00	
f) Electrical Engineering Contractor	\$3,845.00	
<b>SUB-TOTAL:</b>	<b>\$46,241.65</b>	

EXPENSES:		
IV. 3rd Friday Events/ Community Events		
a) Musicians & 3 <sup>rd</sup> Friday Events	\$1059.84	
b) Charitable Contributions	\$500.00	
<b>SUB-TOTAL:</b>	<b>\$1,559.84</b>	
V. Security		
a) Security Services	\$60,866.00	
VI. Other		
b) Operating Reserve (Reserved)		
<b>SUB-TOTAL:</b>	<b>\$60,866.00</b>	
EXPENSE TOTAL:		
I. Administrative	\$89,744.00	
II. Advertising & Marketing	\$3,231.50	
III. Maintenance & Beautification	\$46,241.65	
IV. Community Events	\$1,559.84	
V. Security Services	\$60,866.00	
<b>TOTAL EXPENSES:</b>	<b>\$201,642.99</b>	
<b>TOTAL INCOME</b>	<b>\$205,548.15</b>	
<b>LESS TOTAL EXPENSES</b>	<b>-\$201,642.99</b>	
<b>BALANCE</b>	<b>\$3,905.16</b>	

## **SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (ATTACHED COPIES):

RESOLUTION NUMBER	RESOLUTION TITLE
2020-01	Resolution Approving Budget for FY 2021
2019-11	Resolution Nominating Successor Directors/Officers
2019-10	Resolution Appointing CID Board Directors/ Officers
2019-09	Resolution of Notarized Oath of Office
2019-08	Resolution of Notarized Oath of Office

**SUBMIT FORM AND ATTACHMENTS TO:**

Missouri Dept. of Economic Development  
Attn: CID Annual Report  
301 W. High Street, P. O. Box 118  
Jefferson City, MO 65102  
Phone: 1-573-526-8004  
Fax: 1-573-522-9462  
Email: [missouridevelopment@ded.mo.gov](mailto:missouridevelopment@ded.mo.gov)

City Clerk  
25th Floor, City Hall  
414 E. 12111 Street  
Kansas City, MO 64106  
Phone: (816) 513-3360  
Fax: (816) 513-3353  
Email: [Marilyn.Sanders@kcmo.org](mailto:Marilyn.Sanders@kcmo.org)

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT  
MAY 1, 2020 — APRIL 30, 2021 BUDGET (FY-2021)

**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 2016, 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 2020. The major changes planned to incrementally address traffic safety for pedestrians and all modes of traffic into FYE 2021 are crosswalk installations, traffic safety installations (stop signs and traffic calming strategies) as fundamental needs for traffic improvements have been anticipated within the corridor. As of the present FY 2020, the traffic improvement plans have been on hold, requiring a greater cost investment and investment from the City of KCMO to address moving forward. A master plan for 5 – 7 year improvements utilizing existing infrastructure and current marketing strategies are continuing progress. An update replacing all trash receptacles in the District since the early 80's was completed by the CID, with a service agreement for collection through the City of Kansas City, MO. Partial changes to the District's annual budget have been made to reserve additional income for potential maintenance costs of property such as pedestrian light posts and electrical engineering, or trash receptacles and Right-of-Way damaged in the case of vehicular accidents. The key difference is a minor but conservative approach to the overall budget to maintaining or improving the existing infrastructure. The CID has continued to prosper with the same 10-year plans in progress with safety, traffic, infrastructure and pedestrian amenities at the forefront. The District plans to incorporate and host a large-scale event 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.

	FYE 2021*	FYE 2020*	FYE 2019**
			(as amended)**
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ -	\$ 69,332.90	\$ 73,089.62
ESTIMATED REVENUE:			
- Sales/Use Tax ( <u>0.5</u> % effective 02/05/2014)	\$ 210,000.00	\$ 210,000.00	\$ 205,490.25
- Interest Earned from	\$ -	\$ -	\$ 57.90
[Add any CID additional income, i.e. special assessments]	\$ -	\$ -	\$ -
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 210,000.00	\$ 210,000.00	\$ 278,637.77
ESTIMATED EXPENDITURES:			
-Administrative costs (e.g., insurance)	\$ 3,300.00	\$ 3,300.00	\$ 5,029.00
-Bond Trustee Fee	\$ -	\$ -	\$ 0.00
- Legal fees	\$ 1,000.00	\$ 1,000.00	\$ 0.00
- 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]	\$ -	\$ -	\$ -
TOTAL ESTIMATED EXPENDITURES	\$ 200,000.00	\$ 196,000.00	\$ 201,642.99
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ -	\$ -	\$ 69,332.90

\*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 2019. Next year FYE 2019 drops off and FYE 2020 will be in the last column with actual figures. You will also move FYE 2021 to the middle column (will still be estimated figures) and have the new budget year FYE 2022 be the first column of numbers.

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE 39<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2021.

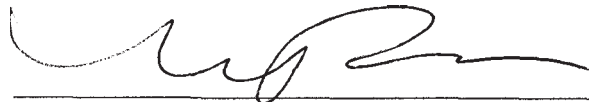
WHEREAS, the District, which was formed by Ordinance Number 030482, and amended by Ordinance Number 130421, and adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et. seq.*, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

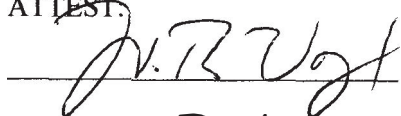
WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for fiscal year 2019, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year 2021.
- 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 16th day of January, 2020.

  
\_\_\_\_\_  
MAX ROSS, Chairman

ATTEST:  
  
\_\_\_\_\_  
WILLIAM R. VOUT, Secretary



## 39TH STREET COMMUNITY IMPROVEMENT DISTRICT BUDGET

Approved for Fiscal Year 2021

May 1, 2020 - April 30, 2021

<b>PROJECTED INCOME TOTAL</b>	<b>\$208,000</b>
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Expenses:

<b>Accounting</b>	<b>\$3,000</b>
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**Legal Fees & Insurance:**

Administrative Legal Fees	\$1,000
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Liability Insurance	\$2,300
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<b>Total Legal &amp; Insurance</b>	<b>\$3,300</b>
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**Marketing:**

Social Media & Marketing (ED.) Reserve	\$4,000
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Website (Completed & Updated TBD)	
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Marketing & Branding (Materials/ Stickers)	\$4,500
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Local Charitable Donations	\$ 500
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Events	\$4,000
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<b>Total Marketing</b>	<b>\$13,000</b>
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<b>Planning &amp; District Operations</b>	<b>\$72,000</b>
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<b>Security</b>	<b>\$70,000</b>
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**Beautification:**

Electricity/ Utilities	\$5,800
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Utility Maintenance Repair ( <b>reserve</b> )	\$6,000
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ROW Improvements/ Landscape ( <b>reserve</b> )	\$20,300
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Holiday Lighting/ Decoration & Replacements	\$1,000
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Street Maintenance (clean-ups/trash/graffiti)	\$12,000
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<b>Total Beautification</b>	<b>\$45,100</b>
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<b>Reserve</b>	<b>\$1,600</b>
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<b>TOTAL PROJECTED BUDGET EXPENSES</b>	<b>\$208,000</b>
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**THE 39<sup>th</sup> STREET COMMUNITY IMPROVEMENT DISTRICT**  
**RESOLUTION OF THE 39<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT NOMINATING**  
**SUCCESSOR DIRECTORS.**

WHEREAS, the District, which was formed by Ordinance Number 030482 and amended by Ordinance Number 130421, and 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 Act, provides for the Chief elected officer of a municipality (the "Mavor") to appoint successor Directors of a Community Improvement District with the consent of the governing body of the municipality (the "City Council");

WHEREAS, in accordance with the Petition, certain named Directors were to serve on the Board of Directors or the District (the "Board" for a period of four (4) years or until their successor is appointed in accordance with the Petition;

WHEREAS, the Board desires to nominate and vote upon a slate of nominees who shall consist of the number of Successor Directors needed to fill the seats of expiring terms;

WHEREAS, pursuant to the Petition, those appointed Successor Directors shall serve for four (4) year terms or until their successor is appointed in accordance with the Petition; and

WHEREAS, the Petition authorizes the Board to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of The 39<sup>th</sup> Street Community Improvement District, as follows:

1. The following slate contains the names, classifications and terms of the individuals nominated by the Board to serve as Successor Directors:
  - a. Daniel Pule (Operator, 4-year term); and
  - b. Melissa Waters (Operator, 4-year term).
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;

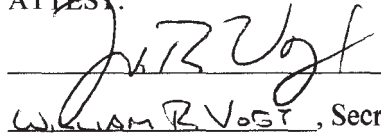
This Resolution shall take effect immediately.

Adopted this 14th day of November, 2019.



MAX ROSS, Chairman

ATTEST:



WILLIAM R. VOST, Secretary

**THE 39<sup>th</sup> STREET COMMUNITY IMPROVEMENT DISTRICT**  
**RESOLUTION OF THE 39<sup>TH</sup> STREET COMMUNITY IMPROVEMENT DISTRICT**  
**(THE "DISTRICT") APPOINTING OFFICERS**

WHEREAS, the District, which was formed by Ordinance Number 030482 and amended by Ordinance Number 130421, and 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 of the District desire to appoint a Chairman, Vice Chairman, District Member for Board of Directors, District Member for Board of Directors, District Member as an Ex-Officio Director, Secretary and Treasurer in accordance with the Article IV of the District's Bylaws.

NOW THEREFORE, BE IT RESOLVED by the Board of Directors of the District that the following individuals shall be or remain appointed to those positions listed opposite their names below:

Chairman	<u>Max Ross</u>
Vice-Chairman	<u>Donna Foulk</u>
Secretary	<u>Bill Vogt</u>
Board of Directors	<u>Tom Wayne</u>
Board of Directors	<u>Melissa Waters</u>
Ex-Officio Director	<u>Daniel Pule</u>
Treasurer	<u>Martha Hasker</u>

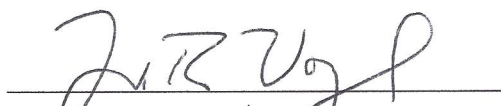
FURTHER RESOLVED, that this Resolution shall take effect immediately upon the date executed below.

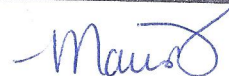
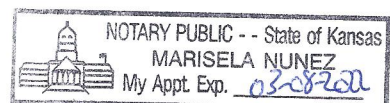
Adopted this 14 day of ~~January~~ <sup>Nov.</sup>, 2019.



MAX ROSS, Chairman

ATTEST:

  
William Vogt, Secretary



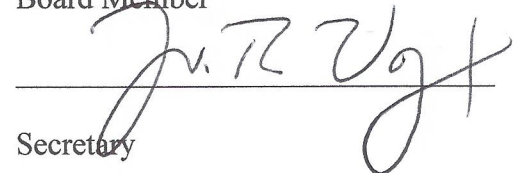
39<sup>th</sup> STREET COMMUNITY IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS TERM RENEWAL  
OATH/AFFIRMATION

STATE OF MISSOURI     )  
                                      )  
COUNTY OF JACKSON    )

I, Daniel Pule, being a registered voter and at least 21 years of age, do solemnly swear [or affirm], that I will faithfully execute my duties as a member of the Board of Directors of the 39<sup>th</sup> Street Community Improvement District, and will uphold the Constitution of the United States and the State of Missouri and will, to the best of my ability, faithfully perform all of the duties thereof in conformance with the law.

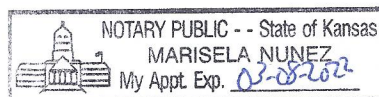


Board Member



Secretary

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 14 day of November, 2019.





Marisela Nunez

Type or Print Name

My Commission Expires:

03-08-2022

39<sup>th</sup> STREET COMMUNITY IMPROVEMENT DISTRICT  
BOARD OF DIRECTORS TERM RENEWAL  
OATH/AFFIRMATION

*Kansas*  
STATE OF MISSOURI     )  
                                      )  
COUNTY OF JACKSON    )  
*Wag Dodge*

I, Melissa Waters, being a registered voter and at least 21 years of age, do solemnly swear [or affirm], that I will faithfully execute my duties as a member of the Board of Directors of the 39<sup>th</sup> Street Community Improvement District, and will uphold the Constitution of the United States and the State of Missouri and will, to the best of my ability, faithfully perform all of the duties thereof in conformance with the law.

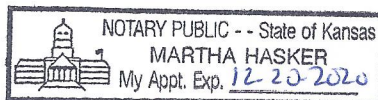
*Melissa Waters*

Board Member

*J. R. Vogt*

Secretary

Subscribed and sworn to before me, a Notary Public, in and for said County and State, this 17 day of October, 2019.



*Martha Hasker*  
*Martha Hasker*

Type or Print Name

My Commission Expires:

12-20-2020