TROOST AVENUE CID
601 E 63rd Street, Ste 350
Kansas City, MO 64110-3303
(816) 523-5553
www.Southtown.org

January 31, 2025

Marilyn Sanders, City Clerk
City of Kansas City, Missouri
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106

Re: Troost Ave Community Improvement District FY 2026 Operating Budget and Resolution No. 2025-03.

Dear Ms. Sanders:

Enclosed with this letter, please find the Annual Budget including projected expenditures, revenues, rates of assessments and tax rate for the Troost Avenue Community Improvement District for the fiscal year 2026 (May 1, 2025 through April 30, 2026) and the Resolution of the Troost Ave Community Improvement District approving the budget for the same.

The 2026 budget includes no changes to the rate of assessment of $150 per non-exempt property, or sales tax rated of ½ cent. Regarding public benefits, over 61% of the 2024-25 revenue was spent for direct public benefits including trash collection the public rights-of-way, mitigation of illegal dumping, graffiti removal, and providing supplemental security in the district. These benefits represented nearly 80% of total actual expenses. Likewise, the 2025-26 budget includes over 70% of projected revenues to be used for public benefits and services including but not limited to, removal of trash from the public rights-of-ways, removal of graffiti along the corridor, supplementary security services, and public security improvements. Additionally, the budget includes an additional $50,000 in carried over reserves earmarked for special projects anticipating use for grant, PIAC or similar matching funds for public benefit projects.

Sincerely,

Troost Avenue Community Improvement District

Sean Ackerson
Executive Director

Enclosures

CC: Missouri Department of Economic Development
Abbey Brinkley, Analyst, City Planning and Development
Chris Kline, Legal Counsel, Husch Blackwell
Emmanuel Obi, Troost Avenue CID, Chairman

RESOLUTION NO. 2025-03

THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025-26.

WHEREAS, the District, which was formed May 9, 2013 by ordinance number 130362 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 the fiscal year 2025-26, 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 2025-26.

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 31st day of January 2025.

Emmanuel Obi
Emmanuel Obi (Jan 31, 2025 14:43 CST)

Emmanuel Obi, Chairman

ATTEST:

Jureau Bowman
Jureau Bowman (Jan 31, 2025 15:33 CST)

Jureau Bowman, Secretary

Troost Avenue CID

FY 2026 Budget Draft (FY 2025-26)

CARRY OVER	DESCRIPTION	2025 Budget
Carry over	Funds carried over from prior year budget. New line item in 2017. Budgeted for special project match if needed.	$ 50,000.00
Subtotal:		**$ 50,000.00**

INCOME	DESCRIPTION	2025 Budget
Sales Tax Revenue	0.50% sales / use tax. Approximately 2 month delay in collections. Trend for collections is increasing over last 3 years, but conservative projection for '25	$ 320,000.00
Special Assessments	$150 per property within the CID. 1% County collection fee. Will vary depending on remittance, penalties, exemptions. Previously called Property Tax Revenues.	$ 25,000.00
Investment income	Nominal interest collected on monthly account balance. Has historically been insignificant, but increased for '25 with change to interest bearing account.	$ 2,000.00
Subtotal:		**$ 347,000.00**

Total:	**$ 397,000.00**

EXPENSES	DESCRIPTION	2025 Budget
Maintenance		
Trash Removal	Troost Troopers. Contracted trash collection within the CID. Services currently contracted with Moonlight Sweeping for cleaning trash in public ROW.	$ 128,000.00
Graffiti removal / rebate program	Funds for graffiti removal. $4,000 to be allocated as available, & awarded on a first come/first served basis up to budgeted amount. $2,000 to be reserved for supplies & special projects. New line item in 2019.	$ 4,000.00
Banner Maint.	Maintenance, repair and replacement of CID banners on Troost and 63rd Street. New set, permit and eqiupment repairs for '25. New line item in 2017.	$ 5,000.00
Other	Funds for special maintenance projects, including removal of bulky items, or other special projects beyond the basic trash removal contract if needed. New item in '17.	$ 3,000.00
Subtotal		$ 140,000.00
Security		
Security	Troost Titans. Security services including patrol and store visits Tues-Sat 9-5 pm. Contracted with Titan Protection and Consulting. 2% increase for 2025	$ 70,000.00
Security rebate program	Funds for new security improvement rebate program. Funds to be allocated as available, and awarded on a first come, first served basis up to budgeted amount. New line item in 2017.	$ 5,000.00
Public security improvements	for purchase of cameras to be donated to KCPD. Funds to be allocated as available. Funds to be carried over if program can't be implemented. New line item in 2017. Projected for matching funds in '25, if needed.	$ 30,000.00
Subtotal		$ 105,000.00
Other Contract Services / Leases		
Legal	Annual expense for CID legal counsel. 2018 includes 10 hours of legal services. Previously professional fees.	$ 2,500.00
Accounting	Annual expense for services as needed. Previously under professional fees.	$ 3,000.00
Annual Oversight Fee	Previously sales tax reports from the State. Free as of 2018. Revised to reflect annual City of Kansas City oversight fee in 2025.	$ 1,000.00
Professional fees	Software / tracking app.	$ 3,000.00
Subtotal		$ 9,500.00

Troost Avenue CID

FY 2026 Budget Draft (FY 2025-26)

EXPENSES	DESCRIPTION	2025 Budget
Events / Marketing		
Webpage	Expenses for designing and maintaining the Troost CID web presence. Previously included in Promotions/Community Devel. To be used for webpage software updates if needed	$ 8,500.00
Uniforms	Uniforms (shirts, pants, hats, jackets, patches) for Troost Troopers. Desired to help identify and promote district.	$ 2,500.00
Directory	Previously business directory for Troost CID businesses only. Previously included in Promotions/Community Devel.	$ 2,500.00
General Promo/Mktg	All other marketing expenses. Revised in 2017. Previously included all marketing expenses as part of Promotions/Community Development. Budget includes advertising in area publications, and on TV as prior, and funds for marketing partnership as needed. Increased for '25	$ 25,000.00
Subtotal		$ 38,500.00
Administration / Services		
Admin Services & Fees	Expenses for contract management, admin services and related overhead.	$ 25,000.00
Membership Fees	Annual fees for memberships. Fee based on average number of businesses at $150 each.	$ 24,000.00
Insurance	General liability insurance for Board of Directors and officers, and share of theft, gen liability, umbrella, terrorism, and other coverages.	$ 4,000.00
Debt Services	Scheduled payments for debt services including revolving loans. All loans previously repaid. No debt services projected. None for '25	$ -
Subtotal		$ 53,000.00
Other		
Special projects	Funds for special planning, improvement and similar projects. New item in 2019. Includes funds for project matching opportunities.	$ 50,000.00
Miscellaneous	All expenses not otherwise budgeted. New line item in 2017.	$ 500.00
Contingencies	Contingency for project overruns, and unforeseen emergency expenses. New line item in 2017.	$ 500.00
Subtotal		$ 51,000.00
Total Expenses:		**$ 397,000.00**
BALANCE:		**$ -**

Sales tax collections have increased substantially in the last two years in spite of businesses closing (pharmacies, dollar stores and automotive parts stores). This in part due to inflation and new stable businesses. With a conservative sales tax projection (assuming inflation correction), and projected cost increases for next year, there is additional funding for limited expansion of services and special projects. The budget includes increases in the security line item for increased coverage or off duty officers to address period increases in crime or special events, increases in funding for security improvements like cameras, increases in maintenance to address more graffiti and to host special clean up events, increases in marketing to improve uniforms, to allow digital and print business directories, and other district marketing in preparation for World Cup in 2026, and a special projects budget for special projects like grant and PIAC matching, or funding for projects like a Troost Corridor traffic study, improvements to the Troost bridge over Brush Creek, matching funds for mural, or other public benefits.

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January 31, 2025

Missouri Department of Economic Development
PO Box 1157
Jefferson City, MO 65102-1157

Re: Troost Ave Community Improvement District FY 2025 Operating Budget and Resolution No. 2025-03.

To Whom It May Concern:

Enclosed with this letter, please find the Annual Budget including expected expenditures, revenues, rates of assessments and tax rate for the Troost Avenue Community Improvement District for the fiscal year 2026 (May 1, 2025 through April 30, 2026) and the Resolution of the Troost Ave Community Improvement District approving the budget for the same.

Please call us with any comments or questions in connection with your review of the proposed budget.

Sincerely yours,

Troost Avenue Community Improvement District

Sean Ackerson
Executive Director

Enclosures

CC: Marilyn Sanders, City Clerk, City of Kansas City, Missouri
Abbey Brinkley, Analyst, City Planning and Development
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