

Amanda K. McGee
Executive Director – 39th Street CID

5820 Locust St.
Kansas City, MO 64110
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akmcgee@mail.umkc.edu
39thstreetwest@gmail.com

August 24th, 2021

VIA ELECTRONIC MAIL

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Marilyn.Sanders@kcmo.org

Re: 39th Street Community Improvement District

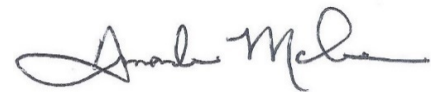
Dear Ms. Sanders:

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 2021; and
2. Copies of each Resolution passed by the Board of Directors of the District during fiscal year 2021.

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
39th STREET COMMUNITY IMPROVEMENT DISTRICT ("CID")

SECTION I

Date: August 24th, 2021

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 FY2021, the CID progressed District goals through facilitation of economic development, security services, maintenance and clean-up efforts, and streetscape beautification. The world public health pandemic changed the outlook for all local sales tax revenue and the District modified all 2020 into 2021 plans. 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. Since the beginning of the public health crisis of Covid-19 in March of 2020, the District made immediate changes to facilitate precautionary measures for small businesses and public interactivity. A stock of 4,000 masks were provided with assistance from the County Health Dept. for public distribution. Sanitary measures were taken to clean public use items with disposable gloves and disinfectant and tourism/marketing was directed to online only efforts to engage public awareness and continuity. In the year to present, a major change of property ownership district-wide has occurred with a variety of impacts. Many small businesses already impacted by public health crisis changes were additionally challenged by land property ownership changes during the same year. Two major efforts of public improvement plans within the District were initiated, completing the installation of replacement public trash receptacles with service agreement with the City of Kansas City, MO Waste Department. Second, the completion of 7 replacement public Right-of-Way trees, landscape weeding and maintenance of flower beds and tree wells, and initial start to first round of landscape planting installation were planned for late spring 2021. In the meantime, the District has continued to address maintenance issues with pedestrian streetlights when vehicular accidents have occurred and maintaining amenities while planning for future traffic installations that will coordinate elements of the corridor together. 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 marketing strategies of the District increased another fiscal year of attracted growth for local and small business establishments, while sales tax revenue decreased significantly for the year of 2020 into 2021. However, the CID has been remarked upon by local businesses for being able to sustain a collective measure of business promotion and assistance with coordinating notifications throughout the pandemic.

The District approach to tourism and marketing only via social media outlets and interactive engagement with shops maintained a baseline for online only, routinely changed hours of businesses, and carryout services. District public activities were largely placed on hold to discourage crowded in-person gatherings and the overall budget was maintained by conservative approaches to address anticipated decrease in annual revenue.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Donna Foulk

Tom Wayne

Daniel Pule

Bill Vogt

Melissa Waters

SECTION IV

REVENUE AND EXPENSES:

INCOME:		
a) Sales Tax		\$148,406.71
b) DOR Local Option		\$6,748.62
c) Interest		\$22.99
TOTAL INCOME:		\$155,178.32
EXPENSES:		
I. Administrative		
a) Bookkeeping	\$3,000.00	
b) District Operations Management	\$61,515.00	
c) Legal Fees	\$80.00	
d) Insurance (Paid in Budget FY20)	\$0.00	
e) Mailing/Postage	\$55.00	
SUB-TOTAL:	\$64,650.00	
II. Advertising & Marketing		
a) Advertising & Marketing	\$10,485.00	
SUB-TOTAL:	\$10,485.00	

III. Maintenance & Beautification		
a) Trash/ Maintenance Clean-Up	\$4,600.00	
b) Christmas Lights (Replacements)	\$0.00	
c) Electrical Utilities	\$5,779.62	
d) Electrical Engineering Contractor	\$9,443.57	
SUB-TOTAL:	\$19,823.19	

EXPENSES:		
IV. 3rd Friday Events/ Community Events		
a) Charitable Contributions	\$1,000.00	
SUB-TOTAL:	\$1,000.00	
V. Security		
a) Security Services	\$60,840.00	
VI. Other		
b) Operating Reserve (Reserved)		
SUB-TOTAL:	\$60,840.00	
EXPENSE TOTAL:		
I. Administrative	\$64,650.00	
II. Advertising & Marketing	\$10,485.00	
III. Maintenance & Beautification	\$19,823.19	
IV. Community Events	\$1,000.00	
V. Security Services	\$60,840.00	
TOTAL EXPENSES:	\$156,798.19	
TOTAL INCOME	\$155,178.32	
LESS TOTAL EXPENSES	-\$156,798.19	
BALANCE	-\$1,619.87	
(Reserve Funds FY20)	(\$1,619.87)	
	\$0	

SECTION V

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

RESOLUTION NUMBER	RESOLUTION TITLE
2021-01	Resolution Approving Budget for FY 2022
2021-02	Resolution Nominating Successor Directors/Officers
2021-03	Resolution Appointing CID Board Chairman
2021-04	Resolution Appointing Directors/Officers

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

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

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 2020, the traffic improvement plans have been on hold, requiring a greater cost investment from the City of KCMO to address moving forward. Corridor resurfacing remains a priority need for the last three years and has been discussed with Public Works for coordinating into the City maintenance/resurfacing schedule which has been postponed annually since 2017. 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. In the future, the District plans to incorporate and host a large-scale event to boost regional Kansas City tourism, and will continue the existing monthly 3rd Friday activities to support the promotion of local tourism.

	FYE 2023*	FYE 2022*	FYE 2021** (as amended)**
FUNDS AVAILABLE:			
- Cash on Hand (Beginning of Fiscal Year)	\$ -	\$ 67,713.03	\$ 69,332.90
ESTIMATED REVENUE:			
- Sales/Use Tax (0.5% effective 02/05/2014)	\$ 200,000.00	\$ 208,000.00	\$ 155,155.33
- Interest Earned from	\$ -	\$ -	\$ 22.99
[Add any CID additional income, i.e. special assessments]	\$ -	\$ -	\$ -
TOTAL ESTIMATED FUNDS AVAILABLE & REVENUE:	\$ 200,000.00	\$ 208,000.00	\$ 224,511.22
ESTIMATED EXPENDITURES:			
-Administrative costs (e.g., insurance)	\$ 3,300.00	\$ 5,029.00	\$ 75,055.00
-Bond Trustee Fee	\$ -	\$ -	\$ 0.00
- Legal fees	\$ 1,000.00	\$ 1,000.00	\$ 80.00
- 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	\$ 196,000.00	\$ 196,000.00	\$ 156,798.19
FUNDS AVAILABLE:			
- Cash on Hand End of Fiscal Year	\$ -	\$ -	\$ 67,713.03

*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 2021. Next year FYE 2021 drops off and FYE 2022 will be in the last column with actual figures. You will also move FYE 2023 to the middle column (will still be estimated figures) and have the new budget year FYE 2024 be the first column of numbers.

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2022.**

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 2022, 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 2022.
- 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 21st day of January, 2021.

Donna Foulke
Donna Foulke, Vice-Chairman

ATTEST:

WILLIAM R. VOGT
W.R. Vogt, Secretary

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE 39TH 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 39th Street Community Improvement District, as follows:

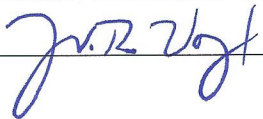
1. The following slate contains the names, classifications and terms of the individuals nominated by the Board to serve as Successor Directors:
 - a. Daniel Pule (Operator, 4-year term) as Chairman, resigning term as Board Director.
2. The District' s Legal Counsel is authorized to take all actions necessary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

This Resolution shall take effect immediately.

Adopted this 20th day of May, 2021.

Daniel L. Pule
 , Chairman

ATTEST:

WILLIAM R. VOGT
 , Secretary

**THE 39TH STREET COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE 39TH 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, Max Ross resigned as Chairman of the District and the Board appointed Daniel Pule to serve his remaining term; and

WHEREAS, the Board appointed a new term as Chairman of the Board of Directors by Daniel Pule; and

WHEREAS, the Board desires to ratify, acknowledge and accept all acts performed by Daniel Pule, as Chairman since the resignation of Mr. Max Ross as Chairman.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of the District that Daniel Pule was appointed Chairman of the District, to serve the remaining term of Max Ross, and any and all acts performed by Daniel Pule as Chairman, since the resignation of Mr. Ross as Chairman, are hereby ratified, acknowledged and accepted.

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

Adopted this 20th day of May, 2021.



Daniel Pule, Chairman

ATTEST:



William R. Vogt, Secretary

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT
RESOLUTION OF THE 39TH 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, 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>Daniel Pule</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>
Treasurer	<u>Martha Hasker</u>

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

Adopted this 20th day of May, 2021.

Daniel L. Pule
 Chairman

ATTEST:

WILLIAM R. VOGT
Jr. R. Vogt, Secretary

THE 39th STREET COMMUNITY IMPROVEMENT DISTRICT

Formal Letter of Resignation

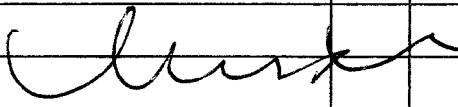
EXHIBIT A

[See attached]

GUEST CHECK™

Date	Table	Guests	Server	67708
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APPT-SOUP/SAL-ENTREE-VEG/POT-DESSERT-BEV

1 Max Ross			
Resign as 39st			
@ID Chairperson			
			
5-16-2021			
Max Ross			
			Tax
			Total

NCCD 3632 GUEST CHECK™ www.nationalchecking.com MADE IN THE USA

Guest Receipt

Date	Amount	Guests	67708
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39TH STREET COMMUNITY IMPROVEMENT DISTRICT BUDGET

Approved for Fiscal Year 2022

May 1, 2021 - April 30, 2022

PROJECTED INCOME TOTAL **\$200,000**

FISCAL YEAR PROJECTED EXPENSES:

Accounting **\$3,000**

Legal Fees & Insurance:

Legal Fees \$1,000

Liability Insurance \$2,300

Total Legal & Insurance **\$3,300**

Administration & District General Operations

Annual Operating Budget

Marketing

Social Media & Marketing for Social Media
Additional Costs (ED.) Reserve --

Marketing & Branding (Materials/ Stickers) \$4,500

Local Charitable Donations \$ 500

Events \$4,000

Total Marketing **\$9,000**

Planning & District Operations **\$72,000**

Security **\$70,000**

Beautification:

Electricity/ Utilities \$5,800

Utility Maintenance Repair (**reserve**) \$8,000

ROW Improvements/ Landscape (**reserve**) \$15,900

Holiday Lighting/ Decoration & Replacements \$1,000

Street Maintenance (clean-ups/trash/graffiti) \$12,000

Total Beautification **\$42,700**

Reserve

TOTAL PROJECTED BUDGET EXPENSES **\$200,000**

39TH STREET COMMUNITY IMPROVEMENT DISTRICT BUDGET

Approved for Fiscal Year 2021

May 1, 2020 - April 30, 2021

PROJECTED INCOME TOTAL **\$208,000**

Expenses:

Accounting **\$3,000**

Legal Fees & Insurance:

Administrative Legal Fees \$1,000

Liability Insurance \$2,300

Total Legal & Insurance **\$3,300**

Marketing:

Social Media & Marketing (ED.) Reserve \$4,000

Website (Completed & Updated TBD)

Marketing & Branding (Materials/ Stickers) \$4,500

Local Charitable Donations \$ 500

Events \$4,000

Total Marketing **\$13,000**

Planning & District Operations **\$72,000**

Security **\$70,000**

Beautification:

Electricity/ Utilities \$5,800

Utility Maintenance Repair (**reserve**) \$6,000

ROW Improvements/ Landscape (**reserve**) \$20,300

Holiday Lighting/ Decoration & Replacements \$1,000

Street Maintenance (clean-ups/trash/graffiti) \$12,000

Total Beautification **\$45,100**

Reserve **\$1,600**

TOTAL PROJECTED BUDGET EXPENSES **\$208,000**