



# Main Street

Community Improvement District

August 22, 2023

Ms. Marilyn Sanders  
City Clerk  
25<sup>th</sup> Floor, City Hall  
414 E. 12<sup>th</sup> Street  
Kansas City, MO 64106

Re: Main Street CID Report

Dear Ms. Sanders:

The Main Street CID provides “clean and safe” services along the Main Street corridor in Midtown Kansas City. We employ Area Maintenance Attendants and Area Awareness Officers through our subcontractors to complete these community services. We also utilize Midtown KC Now to help engage the community and work closely with all the stakeholders in the area.

Attached you will find the adopted forecasted budget for the Main Street Community Improvement District (CID) fiscal year May 1, 2023 – April 30, 2024 along with the current Board of Directors and Financial Statement of year May 1, 2022 – April 30, 2023. The proposed Annual Budget was submitted to the City Clerk on January 25, 2023. The Annual Budget for Fiscal Year 2023-24 was adopted on March 15, 2023.

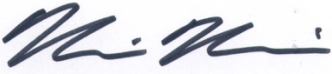
No resolutions were adopted by the Board in the previous fiscal year.

The Main Street CID is funded by a special assessment in the district. That assessment is a combination of a \$0.05574 levy per square foot of each parcel, plus 0.2369 of each \$100 of Assessed Value of each parcel.

As you can see on the financial statements, no funds were used for interior improvements. In 2022-23, the CID funded \$24,842.74 in exterior façade improvements to eligible applicants in the District. The CID also funded \$39,951.57 in exterior landscape improvements and \$2,672.55 in repairs to streetscape elements. Those elements were damaged during car crashes.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read 'K. Klinkenberg', is centered on a light gray rectangular background.

Kevin Klinkenberg  
Chief Administrator  
Main Street Community Improvement District

Main Street Community Improvement District  
 Adopted Budget  
 May 2023-April 2024

Draft Budget

Income

CID Income	\$725,000.00
Interest Income	\$700.00
MSCID Meeting Income	\$0.00
KCATA Income	\$0.00
KCMO Landscaping Income	\$25,000.00
Streetscape M&R Income	\$25,000.00
Balance Sheet Withdrawal	\$41,950.00
Total Income	<b>\$817,650.00</b>

The Main Street CID is funded with a Special Assessment. The Assessment is a combination of a \$0.05574 levy per square foot of each parcel, plus 0.2369 of each \$100 of Assessed Value of each parcel.

Expenses

Bank Service Charges	\$100.00
City of KCMO Fee	\$1,000.00
Façade Improvement Program	\$30,000.00
Insurance	\$13,000.00
Management Fee	\$123,250.00
Marketing / Advertising	\$1,000.00
Meals & Entertainment	\$1,000.00
MSCID Meetings	\$2,500.00
Office Supplies & Equipment	\$1,000.00
Postage & Delivery	\$100.00
Printing & Reproduction	\$500.00
Professional Fees - Accounting	\$5,000.00
Professional Fees - Legal	\$1,000.00
Special Projects	\$20,000.00
Website	\$2,500.00
Subtotal Administration	<b>\$201,950.00</b>

Apparel	\$4,000.00
Area Transportation	\$15,000.00
Maintenance Supplies	\$20,000.00
KCMO Landscaping	\$25,000.00
Streetscape Maintenance & Repair	\$35,000.00
Streetscape Utilities	\$5,000.00
Sub-Station Rental	\$1,200.00
Security Office	\$12,000.00
Telephone	\$15,000.00
Trash	\$4,000.00
Subtotal Operations	<b>\$136,200.00</b>

Annual Retreat	\$500.00
Board / Employee Training	\$2,000.00
Holiday Party	\$1,000.00
Party in the Parking Lot	\$2,000.00
Shared Staff Fee	\$54,000.00
Subcontractor - Maintenance	\$175,000.00
Subcontractor - Security	\$245,000.00
Subtotal Staffing	<b>\$479,500.00</b>

Total Expenses **\$817,650.00**

Net Income **\$0.00**

# Balance Sheet

## Main Street CID

As of April 30, 2023

	APR 30, 2023	APR 30, 2022	APR 30, 2021
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash and Cash Equivalents</b>			
ADM Swap Account	380,204.50	310,068.82	-
Cap Fed Checking	11,221.74	36,360.95	200,452.96
Cap Fed Money Market	51,320.33	101,069.31	200,685.53
Great American Bank Checking	79,039.85	240,882.75	241,532.99
<b>Total Cash and Cash Equivalents</b>	<b>521,786.42</b>	<b>688,381.83</b>	<b>642,671.48</b>
Accounts Receivable	6,736.44	-	73,897.20
<b>Total Current Assets</b>	<b>528,522.86</b>	<b>688,381.83</b>	<b>716,568.68</b>
<b>Fixed Assets</b>			
Computer & Office Equipment	8,249.56	-	-
Less-Accumulated Depreciation: Computer & Office Equipment	(8,249.56)	-	-
Less-Accumulated Depreciation: Vehicles	(16,771.63)	-	-
Vehicles	41,259.00	15,000.00	15,000.00
<b>Total Fixed Assets</b>	<b>24,487.37</b>	<b>15,000.00</b>	<b>15,000.00</b>
<b>Total Assets</b>	<b>553,010.23</b>	<b>703,381.83</b>	<b>731,568.68</b>
<b>Liabilities and Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	(12,347.32)	-	357.00
<b>Total Current Liabilities</b>	<b>(12,347.32)</b>	<b>-</b>	<b>357.00</b>
<b>Total Liabilities</b>	<b>(12,347.32)</b>	<b>-</b>	<b>357.00</b>
<b>Equity</b>			
Current Year Earnings	(138,024.28)	(27,829.85)	265,489.49
Retained Earnings	703,381.83	731,211.68	465,722.19
<b>Total Equity</b>	<b>565,357.55</b>	<b>703,381.83</b>	<b>731,211.68</b>
<b>Total Liabilities and Equity</b>	<b>553,010.23</b>	<b>703,381.83</b>	<b>731,568.68</b>

# Income Statement (Profit and Loss)

## Main Street CID

For the year ended April 30, 2023

	2023	2022	2021
<b>Income</b>			
CID Income	780,297.23	686,580.73	895,394.37
Interest Income	6,587.93	839.52	685.52
KCATA Income	-	-	11,006.24
KCMO Landscaping Income	43,375.00	-	26,873.98
Streetscape M&R Income	-	21,250.00	37,378.70
<b>Total Income</b>	<b>830,260.16</b>	<b>708,670.25</b>	<b>971,338.81</b>
<b>Gross Profit</b>			
	<b>830,260.16</b>	<b>708,670.25</b>	<b>971,338.81</b>
<b>Operating Expenses</b>			
Annual Retreat	-	103.88	-
Apparel	4,058.72	2,006.33	2,637.12
Area Transportation	25,260.66	23,206.94	10,826.87
Bank Service Charges	323.93	138.00	105.27
Board / Employee Training	-	1,424.56	-
Business License & Fees	-	26.25	-
Contributions	-	-	2,500.00
Depreciation	15,094.69	-	-
Employee Gifts	1,500.00	60.00	-
Facade Improvement Program	24,842.74	11,128.65	4,430.00
Holiday Party	1,800.00	954.92	1,210.00
Insurance	14,959.00	11,421.00	17,584.00
KCMO Admin Fee	1,000.50	-	-
KCMO Landscaping Contract	39,951.57	12,354.60	20,176.36
Maintenance Supplies	16,310.73	17,959.40	10,208.74
Management Fee	133,659.52	116,718.72	139,519.48
Marketing / Advertising	170.00	-	-
Meals & Entertainment	239.37	61.31	65.11
MSCID Meetings	694.86	763.26	-
Office Equipment over \$2,500	(3,799.82)	-	-
Office Supplies & Equipment	1,223.57	1,602.52	1,032.09
Other Expense	14,570.25	20.00	-
Party in the Parking Lot	957.73	2,459.24	520.00
Postage & Delivery	130.00	-	-
Printing & Reproduction	110.00	1,710.49	228.00
Professional Fees - Audit & Accounting	1,400.00	-	700.00
Security Office Lease	15,377.25	-	-
Special Projects	39,400.00	-	-

Income Statement (Profit and Loss)

	2023	2022	2021
Streetscape Maintenance & Repair	2,672.55	34,569.10	35,742.55
Streetscape Utilities	3,949.27	4,617.66	-
Subcontractor - Maintenance	271,619.51	169,926.48	172,502.14
Subcontractor - MKCN Shared Staff	54,000.00	54,000.00	54,000.00
Subcontractor - Office	1,380.00	1,027.50	-
Subcontractor - Security	281,625.25	255,021.40	219,180.61
Sub-station rental	-	1,210.00	-
Telephone	11,319.30	11,446.75	8,962.92
Trash	8,000.00	-	4,000.00
Website / IT Support	2,757.00	1,619.97	-
<b>Total Operating Expenses</b>	<b>986,558.15</b>	<b>737,558.93</b>	<b>706,131.26</b>
<b>Operating Income</b>	<b>(156,297.99)</b>	<b>(28,888.68)</b>	<b>265,207.55</b>
<b>Other Income / (Expense)</b>			
Other Income	13,954.45	305.00	-
Vendor Refunds	4,319.26	753.83	281.94
<b>Total Other Income / (Expense)</b>	<b>18,273.71</b>	<b>1,058.83</b>	<b>281.94</b>
<b>Net Income</b>	<b>(138,024.28)</b>	<b>(27,829.85)</b>	<b>265,489.49</b>

## Main Street Community Improvement District

### Board of Directors 2023-24

**Audrey Navarro – Vice-Chair**

Clemons Real Estate  
2999 Troost Avenue, Suite 3  
Kansas City, MO 64109  
913-271-6929  
1<sup>st</sup> Term (April 30, 2023)  
[audrey@clemonsrealestate.com](mailto:audrey@clemonsrealestate.com)

**Andrew Brain – Chair**

Brain Group  
300 East 39<sup>th</sup> Street  
Kansas City, MO 64111  
816-808-2956  
2<sup>nd</sup> Term (April 30, 2025)  
[abrain@braingroup.co](mailto:abrain@braingroup.co)

**Amy Castillo**

Ability KC  
3011 Baltimore  
Kansas City, MO 64108  
816-751-7983 cell 816-751-7940  
2<sup>nd</sup> Term (April 30, 2025)  
[amy.castillo@abilitykc.org](mailto:amy.castillo@abilitykc.org)

**Shawna Murrell**

Murrell Homes  
3901 Main  
Kansas City, MO 64111  
1<sup>st</sup> Term (April 30, 2026)  
816-313-8800  
[shawna@murrellhomes.com](mailto:shawna@murrellhomes.com)

**Barbara Feyerabend – Past Chair**

Union Hill Animal Hospital  
3025 Main Street  
Kansas City, MO 64108  
816-931-4930  
1<sup>st</sup> Term (April 30, 2024)  
[feyerabt@swbell.net](mailto:feyerabt@swbell.net)

**Matt Pennington**

Drake Development  
7200 132<sup>nd</sup> Street #150  
Overland Park, KS 66213  
1<sup>st</sup> Term (April 30, 2025)  
913-662-2630  
[matt@drakekc.com](mailto:matt@drakekc.com)

**Mark Havelka**

Federal Reserve Bank of Kansas City  
1 Memorial Drive  
Kansas City, MO 64198  
816-223-4236 cell  
1<sup>st</sup> Term (April 30, 2026)  
[Mark.a.havelka@kc.frb.org](mailto:Mark.a.havelka@kc.frb.org)

**Dick Keller**

Keller & Associates  
3141 Main Street  
Kansas City, MO 64111  
816-753-3535 cell 816-210-8243  
2<sup>nd</sup> Term (April 30, 2025)  
[kellerkansascity@aol.com](mailto:kellerkansascity@aol.com)

**Damon Boydston**

American Century Investments  
Building Engineer Manager  
4400 Main Street  
Kansas City, MO 64111  
816-340-3178  
1<sup>st</sup> Term (April 30, 2024)  
[Damon\\_Boydston@americancentury.com](mailto:Damon_Boydston@americancentury.com)

**Lauren Jensen - Secretary**

Exact Partners  
1106 East 30<sup>th</sup> Street, Suite D  
Kansas City, MO 64109  
816-945-4376  
1<sup>st</sup> Term (April 30, 2023)  
[lauren@exactkc.com](mailto:lauren@exactkc.com)

**Jon McGraw – Treasurer**

Buttonwood Financial Group  
3013 Main Street  
Kansas City, MO 64111  
816-285-9000 cell 816-305-8273  
1<sup>st</sup> Term (April 30, 2024)  
[Jon@ButtonwoodFG.com](mailto:Jon@ButtonwoodFG.com)

**Stephanie Medina**

Plexpod Westport Commons  
300 East 39<sup>th</sup> Street  
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844-753-9763  
1<sup>st</sup> Term (April 30, 2025)  
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