

Wagon Trails Community Improvement District

September 27, 2023



Introduction

Jerry Riffel - 230834

- Madam Chair and Members. We appreciate your consideration of approval of our proposed Community Improvement District.
- The Community Improvement District will have experienced, professional management from Midtown KC Now.
- The Community Improvement District has proposed Board members representing both the operators and owners of businesses within the Wagon Trails District. Their representatives also include input from the surrounding neighborhood.
- The District covers the Westport Road Corridor between Bridger Road and State Line.



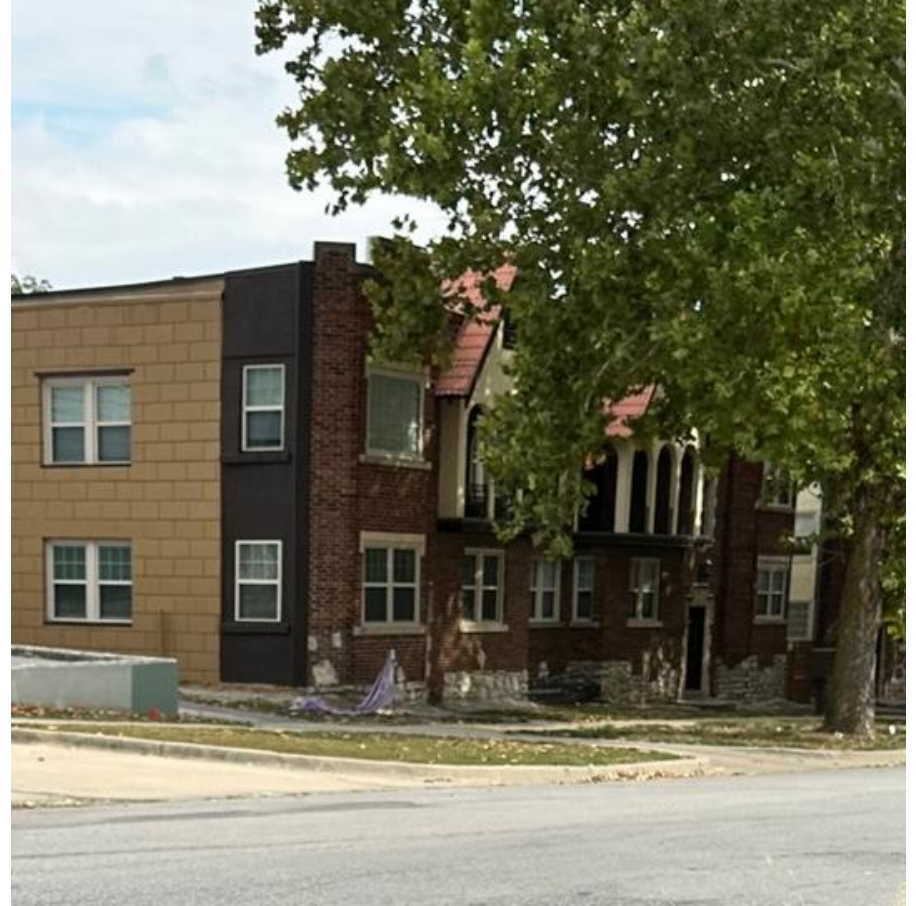
The Nature of the District and Objectives

Kevin Klinkenberg

- I am going to introduce you to this most interesting area by showing you some photos of the businesses, multi-family projects, and conditions of the area.
- The District is characterized by density and a stable business environment, which will benefit greatly by increased security and the establishment of hands-on Ambassadors who communicate on behalf of the CID and promote order and a clean environment.
- These objectives will increase business in the area and benefit both the revenues of the City and the businesses.
- I will now take you on a tour of the neighborhood.

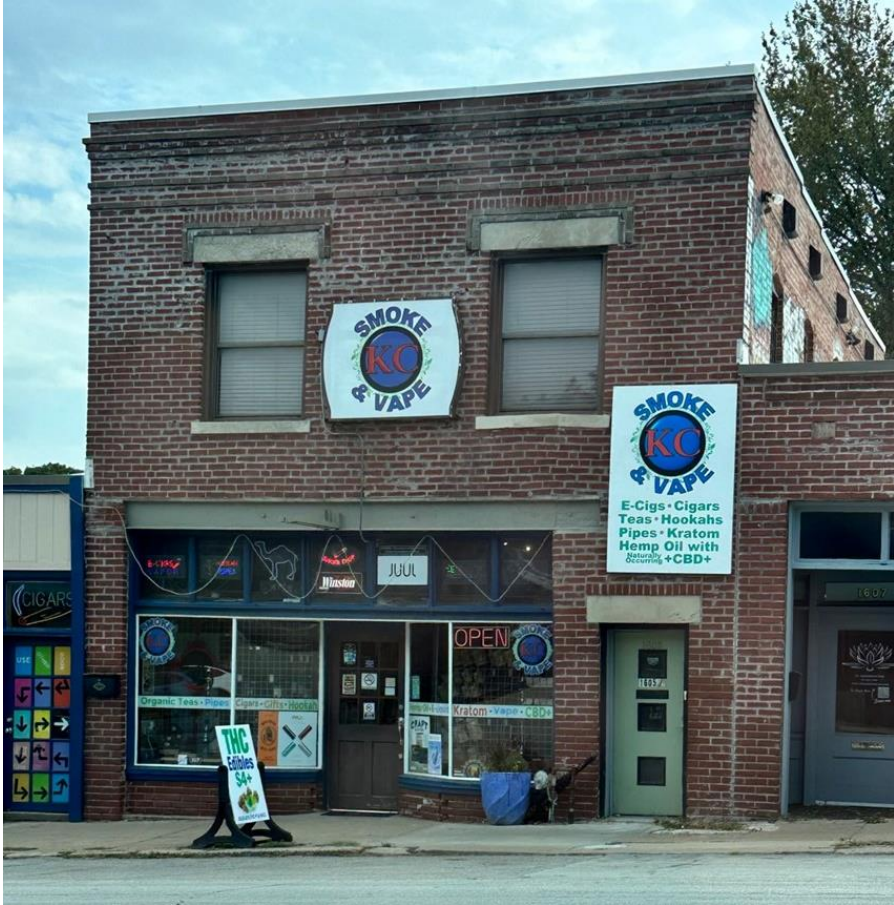


















Budget

Kevin Klinkenberg

- The major budget items in the five-year plan are safety and security, district community events, research and advertising, and the maintenance and construction of public improvements.
- I will now give you a brief review of the actual budget for the five-year plan.

EXHIBIT D

Budget

PROJECTED REVENUE FOR FIVE-YEAR PLAN		
Revenue Source	Amount	Anticipated Term of Source
Special Assessment on Real Property ¹	\$1,200,000.00	District Term
0.75% Sales Tax ²	\$1,700,000.00	District Term
Grants and Contributions	\$320,000.00	One-time sum(s)
Total District Revenue³	\$3,220,000.00	
ESTIMATED COSTS OF SERVICES FOR FIVE-YEAR PLAN		
District Services	Amount	Anticipated Source of Funding
Administrative expenses for District operations	\$200,000.00	District revenue ⁴
Safety and Security Staffing	\$1,750,000.00	District revenue
Hosting District Community Events	\$100,000.00	District revenue
Market Research and Advertising	\$100,000.00	District revenue
Public Improvements	Amount	Anticipated Source of Funding
Maintenance and repair of infrastructure	\$200,000.00	District revenue
Pedestrian pathways and access	\$80,000.00	District revenue
Landscaping and curbside appeal	\$150,000.00	District revenue
Parking and public transit facilities	\$200,000.00	Grants and contributions

¹ This total reflects estimated revenue for ten years to reflect potential borrowing for public improvements.

² This total reflects estimated revenue for ten years to reflect potential borrowing for public improvements.

³ The total District revenue is estimated for a ten-year period, and the District may borrow money on future revenues to construct public improvements in the five-year plan.

⁴ "District revenue" refers to the revenue generated by the .75% sales tax and 1% special assessment revenues listed herein.

Signage and lighting	\$120,000.00	Grants and contributions
<i>Revenues Benefitting the Public</i> ⁵	\$2,600,000.00	
Total District Expenses	\$3,220,000.00	

⁵ These total revenues benefitting the public are specified in Section 3F of the Petition and as budgeted include security staffing, community events, and public improvements.

Board Members and Conclusion

Kevin Klinkenberg

- I want to introduce to you representatives of our Board, who will briefly reinforce the plans of the CID

Conclusion

We are excited about the prospects of this CID. The Main Street Community Improvement District was instrumental in improving the environment, physical condition, and business community of the Main Street Corridor. This CID will again show the benefits of applying these objectives in an area with a strong economy. We would appreciate your support of our proposal.