



## Main Street

Community Improvement District

July 28, 2022

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.

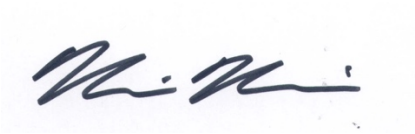
Attached you will find the adopted forecasted budget for the Main Street Community Improvement District (CID) fiscal year May 1, 2022 – April 30, 2023 along with the current Board of Directors and Financial Statement of year May 1, 2021 – April 30, 2022.

In 2021-22, the CID funded \$11,128.65 in exterior façade improvements to eligible applicants in the District. The CID also funded \$12,354.60 in exterior landscape improvements and \$34,569.10 in repairs to streetscape elements. Those elements were damaged during car crashes.

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.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Klinkenberg", is centered below the word "Sincerely,".

Kevin Klinkenberg  
Chief Administrator  
Main Street Community Improvement District

Main Street Community Improvement District  
 Draft Budget  
 May 2022-April 2023

Budget

Income

CID Income	\$805,000.00
Interest Income	\$700.00
MSCID Meeting Income	\$0.00
KCATA Income	\$0.00
KCMO Landscaping Income	\$0.00
Streetscape M&R Income	\$25,000.00
Total Income	<b>\$830,700.00</b>

Expenses

Bank Service Charges	\$100.00
City of KCMO Fee	\$1,500.00
Façade Improvement Program	\$30,000.00
Insurance	\$10,000.00
Management Fee	\$136,850.00
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	\$1,000.00
Subtotal Administration	<b>\$211,550.00</b>

Apparel	\$4,000.00
Area Transportation	\$10,000.00
Maintenance Supplies	\$15,000.00
KCMO Landscaping	\$0.00
Streetscape Maintenance & Repair	\$35,000.00
Streetscape Utilities	\$5,000.00
Sub-Station Rental	\$0.00
Telephone	\$10,000.00
Trash	\$4,000.00
Subtotal Operations	<b>\$83,000.00</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	\$200,000.00
Subcontractor - Security	\$275,000.00
Subtotal Staffing	<b>\$534,500.00</b>

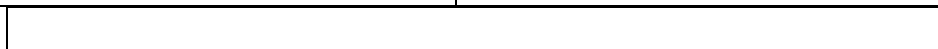
Total Expenses **\$829,050.00**

Net Income **\$1,650.00**

## Main Street Community Improvement District

### Board of Directors 2022-23

<p><b>Audrey Navarro – Vice-Chair</b> Clemons Real Estate 2999 Troost Avenue, Suite 3 Kansas City, MO 64109 913-271-6929 1<sup>st</sup> Term (April 30, 2023) <a href="mailto:audrey@clemonsrealestate.com">audrey@clemonsrealestate.com</a></p>	<p><b>Andrew Brain – Vice-Chair</b> Brain Group 300 East 39<sup>th</sup> Street Kansas City, MO 64111 816-808-2956 2<sup>nd</sup> Term (April 30, 2025) <a href="mailto:abrain@braingroup.co">abrain@braingroup.co</a></p>
<p><b>Amy Castillo – Past Chair</b> Ability KC 3011 Baltimore Kansas City, MO 64108 816-751-7983 cell 816-751-7940 2<sup>nd</sup> Term (April 30, 2025) <a href="mailto:amy.castillo@abilitykc.org">amy.castillo@abilitykc.org</a></p>	<p><b>Damon Boydston</b> American Century 4500 Main Street Kansas City, MO 64111 816-340-3178 1<sup>st</sup> Term (April 30, 2024) <a href="mailto:damon_boydston@americancentury.com">damon_boydston@americancentury.com</a></p>
<p><b>Barbara Feyerabend – Chair</b> Union Hill Animal Hospital 3025 Main Street Kansas City, MO 64108 816-931-4930 1<sup>st</sup> Term (April 30, 2024) <a href="mailto:feyerabt@swbell.net">feyerabt@swbell.net</a></p>	<p><b>Martin English</b> Kansas City Young Audiences 3732 Main Street Kansas City, MO 64111 816-531-4022 2<sup>nd</sup> Term (April 30, 2025) <a href="mailto:menglish@kcya.org">menglish@kcya.org</a></p>
<p><b>Sarah Arens</b> Federal Reserve Bank of Kansas City 1 Memorial Drive Kansas City, MO 64155 816-881-2607 cell 816-365-6170 1<sup>st</sup> Term (April 30, 2023) <a href="mailto:Sarah.Arens@kc.frb.org">Sarah.Arens@kc.frb.org</a></p>	<p><b>Dick Keller</b> Keller &amp; Associates 3141 Main Street Kansas City, MO 64111 816-753-3535 cell 816-210-8243 2<sup>nd</sup> Term (April 30, 2025) <a href="mailto:kellerkansascity@aol.com">kellerkansascity@aol.com</a></p>
	<p><b>Lauren Jensen - Secretary</b> 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) <a href="mailto:lauren@exactkc.com">lauren@exactkc.com</a></p>
<p><b>Jon McGraw – Treasurer</b> 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) <a href="mailto:Jon@ButtonwoodFG.com">Jon@ButtonwoodFG.com</a></p>	<p><b>Stephanie Medina</b> Plexpod Westport Commons 300 East 39<sup>th</sup> Street Kansas City, MO 64111 844-753-9763 1<sup>st</sup> Term (April 30, 2025) <a href="mailto:smedina@plexpod.com">smedina@plexpod.com</a></p>



# Balance Sheet

Main Street CID  
As of April 30, 2022  
Accrual Basis

APR 30, 2022      APR 30, 2021

## Assets

### Current Assets

#### Cash and Cash Equivalents

ADM Swap Account	310,015.31	-
Cap Fed Checking	36,390.95	200,452.96
Cap Fed Money Market	101,069.31	200,685.53
Great American Bank Checking	222,337.35	241,532.99
<b>Total Cash and Cash Equivalents</b>	<b>669,812.92</b>	<b>642,671.48</b>

Accounts Receivable	-	73,897.20
<b>Total Current Assets</b>	<b>669,812.92</b>	<b>716,568.68</b>

### Fixed Assets

Vehicles	15,000.00	15,000.00
<b>Total Fixed Assets</b>	<b>15,000.00</b>	<b>15,000.00</b>

<b>Total Assets</b>	<b>684,812.92</b>	<b>731,568.68</b>
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## Liabilities and Equity

### Liabilities

#### Current Liabilities

Accounts Payable	-	357.00
<b>Total Current Liabilities</b>	<b>-</b>	<b>357.00</b>

<b>Total Liabilities</b>	<b>-</b>	<b>357.00</b>
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### Equity

Current Year Earnings	(46,398.76)	265,489.49
Retained Earnings	731,211.68	465,722.19
<b>Total Equity</b>	<b>684,812.92</b>	<b>731,211.68</b>

<b>Total Liabilities and Equity</b>	<b>684,812.92</b>	<b>731,568.68</b>
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# Income Statement (Profit and Loss)

## Main Street CID

For the year ended April 30, 2022

### Accrual Basis

	2022	2021
<b>Income</b>		
CID Income	686,580.73	895,394.37
Interest Income	786.01	685.52
KCATA Income	-	11,006.24
KCMO Landscaping Income	-	26,873.98
Streetscape M&R Income	21,250.00	37,378.70
<b>Total Income</b>	<b>708,616.74</b>	<b>971,338.81</b>
<b>Gross Profit</b>		
	<b>708,616.74</b>	<b>971,338.81</b>
<b>Operating Expenses</b>		
<b>Administration</b>		
Bank Service Charges	108.00	105.27
Business License & Fees	26.25	-
Contributions	-	2,500.00
Facade Improvement Program	11,128.65	4,430.00
Insurance	11,421.00	17,584.00
Management Fee	116,718.72	139,519.48
Meals & Entertainment	61.31	65.11
MSCID Meetings	763.26	-
Office Supplies & Equipment	1,602.52	1,032.09
Printing & Reproduction	1,710.49	228.00
Professional Fees - Audit & Accounting	-	700.00
Website / IT Support	1,619.97	-
<b>Total Administration</b>	<b>145,160.17</b>	<b>166,163.95</b>
<b>Operations</b>		
Apparel	2,006.33	2,637.12
Area Transportation	23,206.94	10,826.87
KCMO Landscaping Contract	12,354.60	20,176.36
Maintenance Supplies	17,959.40	10,208.74
Streetscape Maintenance & Repair	34,569.10	35,742.55
Streetscape Utilities	4,617.66	-
Sub-station rental	1,210.00	-
Telephone	11,446.75	8,962.92
Trash	-	4,000.00
<b>Total Operations</b>	<b>107,370.78</b>	<b>92,554.56</b>
<b>Staffing</b>		

Income Statement (Profit and Loss)

	2022	2021
Annual Retreat	103.88	-
Board / Employee Training	1,424.56	-
Holiday Party	954.92	1,210.00
Party in the Parking Lot	2,459.24	520.00
Subcontractor - Maintenance	188,471.88	172,502.14
Subcontractor - MKCN Shared Staff	54,000.00	54,000.00
Subcontractor - Security	255,021.40	219,180.61
<b>Total Staffing</b>	<b>502,435.88</b>	<b>447,412.75</b>
Other Expense	20.00	-
Employee Gifts	60.00	-
Subcontractor - Office	1,027.50	-
<b>Total Operating Expenses</b>	<b>756,074.33</b>	<b>706,131.26</b>
<b>Operating Income</b>	<b>(47,457.59)</b>	<b>265,207.55</b>
<b>Other Income / (Expense)</b>		
Other Income	305.00	-
Vendor Refunds	753.83	281.94
<b>Total Other Income / (Expense)</b>	<b>1,058.83</b>	<b>281.94</b>
<b>Net Income</b>	<b>(46,398.76)</b>	<b>265,489.49</b>