

# **Palestine Community Improvement District**

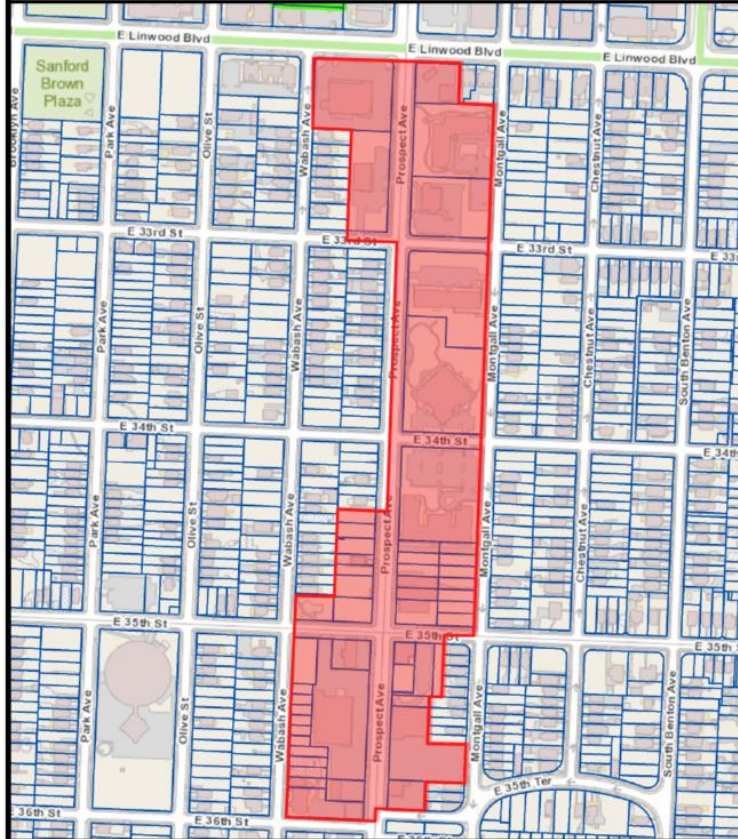
November 8, 2023

# Introduction

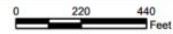
Jerry Riffel

- Madam Chair and Members. We appreciate your consideration of approval of our proposed Community Improvement District.
- The proposed Board members include representatives of property owners, retail and commercial business owners.
- The Community Improvement District will include properties on both sides of Prospect Avenue from Linwood Boulevard south to 36<sup>th</sup> Street.
- The Community Improvement District will include existing and planned senior living residences for senior residences of central Kansas City, private residences, and a number of commercial businesses including a convenience store.

# Palestine CID Boundary Map



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# The Nature of the District and Objectives

- During the first 5 years, the main concentration of the proposed district will be collaborative safety efforts between the CID, the City of Kansas City, the Kansas City Area Transportation Authority, the Linwood Shopping Center Community Improvement Districts located north of Linwood Boulevard on Prospect Avenue.
- The public safety plan will include common security services and coordinated public safety objectives that implement creative approaches to reducing crime in the Prospect Corridor.
- Private sector businesses participating in the public safety plan will include Palestine, the Prospect Mini Mart, Big D's convenience store, and others.
- These objectives will increase business in the area and benefit both the revenues of the City and the businesses.

# Big D's Convenience Store

- The CID stakeholders have partnered with the owner and operator of Big D's Convenience Store (formerly Big D's liquor), to reorient the focus from alcohol and liquor sales to healthy and fresh foods.
- Pursuant to a settlement agreement between Basra LLC – the owner of property at the northeast corner of 35<sup>th</sup> Street and Prospect Avenue – KCATA, Palestine Economic Development Corporation, the owner and operator of Big D's Convenience Store have committed to re-merchandising the store to de-emphasize liquor sales, increase the sale of groceries and healthy foods offerings, finish the kitchen to provide hot meal offerings, and have scheduled the replacement of the sign to reflect the new name of Big D's convenience store.



# Budget

- The major budget items in the five-year plan are safety and security, landscaping and streetscape, and maintenance of public improvements.
- I will now give you a brief review of the actual budget for the five-year plan.

# Five-Year Budget

REVENUE					
Source	Year 1	Year 2	Year 3	Year 4	Year 5
Sales Tax Income	\$160,000	\$168,000	\$176,400	\$185,220	\$204,205
(throughout term of District)					
PIAC		\$200,000	\$200,000		
(two years only)					
<b>Total revenue</b>	<b>\$160,000</b>	<b>\$368,000</b>	<b>\$376,400</b>	<b>\$185,220</b>	<b>\$204,205</b>
EXPENSES					
Type	Year 1	Year 2	Year 3	Year 4	Year 5
Security Services	\$105,000	\$109,200	\$113,568	\$118,111	\$122,835
Administration / Office Expenses	\$8,000	\$8,400	\$8,736	\$9,085	\$9,449
Events				\$5,000	\$5,200
Landscaping / Streetscape		\$200,000	\$200,000		
Maintenance	\$45,000	\$47,700	\$50,085	\$52,589	\$55,219
<b>Total expenses</b>	<b>\$53,000</b>	<b>\$256,100</b>	<b>\$258,821</b>	<b>\$66,674</b>	<b>\$69,868</b>

# Board Members and Conclusion

- I want to introduce to you representatives of our Board
  - Melvin Gross
  - Rhonda Iverson
  - Rick Abel
  - Simone Curls
  - Bruce B. Beatty
  - Richard Bryant
  - Arfan Paroya

## Conclusion

The Palestine CID's public safety and community development services will be a positive force to improve the residential and commercial developments and the existing environment of the corridor. These efforts to enhance the area will benefit both the City of Kansas City and the local businesses with increased revenues. We would appreciate your support of the proposed Palestine CID.