



## Main Street

Community Improvement District

August 8, 2025

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, 2025 – April 30, 2026 along with the current Board of Directors and Financial Statement of year May 1, 2024 – April 30, 2025. The proposed Annual Budget was submitted to the City Clerk on January 24, 2025. The Annual Budget for Fiscal Year 2025-26 was adopted on March 27, 2025. The Annual Report for Fiscal Year 2023-24 was submitted on July 23, 2024.

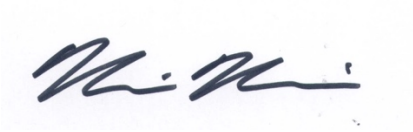
No resolutions were adopted by the Board in the previous fiscal year.

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 2024-25, the CID funded \$17,247.49 in exterior façade improvements to eligible applicants in the District. The CID also funded \$6,385.32 in exterior landscape improvements and \$850.00 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 dark ink, appearing to read 'K. Klinkenberg', is centered below the word 'Sincerely,'.

Kevin Klinkenberg  
Chief Administrator  
Main Street Community Improvement District

<b>Main Street Community Improvement District</b>	
<b>Board of Directors 2024-25</b>	
<b>Quinn Hahs</b> Clemons Real Estate 1 East Armour Blvd., Suite 100 Kansas City, MO 64111 816-621-2130 1 <sup>st</sup> Term (5/1/2024- 4/30/2026) <a href="mailto:quinn.hahs@clemonsrealestate.com">quinn.hahs@clemonsrealestate.com</a>	<b>Andrew Brain – Chair</b> Brain Group 300 East 39 <sup>th</sup> Street Kansas City, MO 64111 816-808-2956 2 <sup>nd</sup> Term (5/1/2023- 4/30/2025) <a href="mailto:abrain@braingroup.co">abrain@braingroup.co</a>
<b>Amy Castillo – Vice Chair</b> Ability KC 3011 Baltimore Kansas City, MO 64108 816-751-7983 cell 816-751-7940 2 <sup>nd</sup> Term (5/1/2023- 4/30/2025) <a href="mailto:amy.castillo@abilitykc.org">amy.castillo@abilitykc.org</a>	<b>Megan Arndt</b> American Century 4500 Main Street Kansas City, MO 64111 816-531-5575 1 <sup>st</sup> Term (5/1/2024- 4/30/2027) <a href="mailto:megan_arndt@americancentury.com">megan_arndt@americancentury.com</a>
<b>Barbara Feyerabend</b> Union Hill Animal Hospital 3025 Main Street Kansas City, MO 64108 816-931-4930 1 <sup>st</sup> Term (5/1/2024 – 4/30/2027) <a href="mailto:feyerabt@swbell.net">feyerabt@swbell.net</a>	<b>Alan Stribling</b> Uptown Lounge 3400 Main Street Kansas City, MO 64111 816-610-8600 1 <sup>st</sup> Term (5/1/2024- 4/30/2027) <a href="mailto:Alan@regentpartners.net">Alan@regentpartners.net</a>
<b>Matt Pennington</b> Drake Development 7200 West 132 <sup>nd</sup> Street #150 Overland Park, KS 913-662-2630 1 <sup>st</sup> Term (5/1/2023- 4/30/2025) <a href="mailto:matt@drakekc.com">matt@drakekc.com</a>	<b>Dick Keller</b> Keller & Associates 3141 Main Street Kansas City, MO 64111 816-753-3535 cell 816-210-8243 2 <sup>nd</sup> Term (5/1/2023- 4/30/2025) <a href="mailto:kellerkansascity@aol.com">kellerkansascity@aol.com</a>
	<b>Lauren Jensen - Secretary</b> Exact Partners 1106 East 30 <sup>th</sup> Street, Suite D Kansas City, MO 64109 816-945-4376 2 <sup>nd</sup> Term (5/1/2024- 4/30/2026) <a href="mailto:lauren@exactkc.com">lauren@exactkc.com</a>
<b>Jon McGraw – Treasurer</b> Buttonwood Financial Group 3013 Main Street Kansas City, MO 64111 816-285-9000 cell 816-305-8273 2 <sup>nd</sup> Term (5/1/2024- 4/30/2027) <a href="mailto:Jon@ButtonwoodFG.com">Jon@ButtonwoodFG.com</a>	<b>Shawanna Murrell</b> Murrell homes Real Estate 3901 Main Kansas City, MO 64111 816-313-8800 1 <sup>st</sup> Term (5/1/2024- 4/30/2026) <a href="mailto:shawanna@murrellhomes.com">shawanna@murrellhomes.com</a>

# Balance Sheet

Main Street CID

As of April 30, 2025

	APR 30, 2025	APR 30, 2024	APR 30, 2023
<b>Assets</b>			
<b>Current Assets</b>			
<b>Cash and Cash Equivalents</b>			
ADM Swap Account	398,783.49	365,157.48	380,204.50
Cap Fed Checking	995.74	1,115.22	11,221.74
Cap Fed Money Market	21,830.29	21,735.93	51,320.33
Great American Bank Checking	97,461.61	65,467.77	79,039.85
<b>Total Cash and Cash Equivalents</b>	<b>519,071.13</b>	<b>453,476.40</b>	<b>521,786.42</b>
Accounts Receivable	12,295.86	13,001.25	6,736.44
<b>Total Current Assets</b>	<b>531,366.99</b>	<b>466,477.65</b>	<b>528,522.86</b>
<b>Fixed Assets</b>			
Computer & Office Equipment	4,449.74	4,449.74	4,449.74
Less-Accumulated Depreciation: Computer & Office Equipment	(4,449.74)	(4,449.74)	(4,449.74)
Less-Accumulated Depreciation: Vehicles	(25,575.23)	(23,923.43)	(16,771.63)
Vehicles	35,759.00	41,259.00	41,259.00
<b>Total Fixed Assets</b>	<b>10,183.77</b>	<b>17,335.57</b>	<b>24,487.37</b>
<b>Total Assets</b>	<b>541,550.76</b>	<b>483,813.22</b>	<b>553,010.23</b>
<b>Liabilities and Equity</b>			
<b>Liabilities</b>			
<b>Current Liabilities</b>			
Accounts Payable	1,325.61	1,896.99	(12,347.32)
<b>Total Current Liabilities</b>	<b>1,325.61</b>	<b>1,896.99</b>	<b>(12,347.32)</b>
<b>Long Term Liabilities</b>			
Due to MKCN	-	(7,703.23)	-
<b>Total Long Term Liabilities</b>	<b>-</b>	<b>(7,703.23)</b>	<b>-</b>
<b>Total Liabilities</b>	<b>1,325.61</b>	<b>(5,806.24)</b>	<b>(12,347.32)</b>
<b>Equity</b>			
Current Year Earnings	50,605.69	(75,738.09)	(138,024.28)
Retained Earnings	489,619.46	565,357.55	703,381.83
<b>Total Equity</b>	<b>540,225.15</b>	<b>489,619.46</b>	<b>565,357.55</b>
<b>Total Liabilities and Equity</b>	<b>541,550.76</b>	<b>483,813.22</b>	<b>553,010.23</b>

# Income Statement (Profit and Loss)

## Main Street CID

For the year ended April 30, 2025

	2025	2024	2023
<b>Income</b>			
CID Income	672,003.83	751,797.86	780,297.23
Interest Income	10,280.16	6,529.86	6,587.93
KCMO Landscaping Income	-	50,000.00	43,375.00
<b>Total Income</b>	<b>682,283.99</b>	<b>808,327.72</b>	<b>830,260.16</b>
<b>Gross Profit</b>	<b>682,283.99</b>	<b>808,327.72</b>	<b>830,260.16</b>
<b>Operating Expenses</b>			
Apparel	1,504.00	2,154.00	4,058.72
Area Transportation	9,107.68	17,331.77	25,260.66
Bank Service Charges	462.32	353.98	323.93
Depreciation	7,151.80	7,151.80	11,294.87
Employee Gifts	-	500.00	1,500.00
Facade Improvement Program	17,247.49	23,676.17	24,842.74
Holiday Party	2,067.56	1,740.25	1,800.00
Insurance	5,358.50	-	14,959.00
KCMO Admin Fee	1,000.50	1,000.50	1,000.50
Landscaping Expenses	6,385.32	100,349.00	39,951.57
Maintenance Supplies	6,159.45	7,979.70	16,310.73
Management Fee	114,240.65	127,805.64	133,659.52
Marketing / Advertising	-	-	170.00
Meals & Entertainment	-	-	239.37
MSCID Meetings	1,090.30	1,273.29	694.86
Office - Taxes, Insurance, Fees	11.92	16.46	-
Office Supplies & Equipment	39.90	268.40	1,223.57
Other Expense	85.00	-	14,570.25
Party in the Parking Lot	2,815.75	2,326.58	957.73
Postage & Delivery	-	-	130.00
Printing & Reproduction	91.50	-	110.00
Professional Fees - Audit & Accounting	8,400.00	9,170.00	1,400.00
Professional Fees - Legal	9,318.70	2,275.00	-
Security Office Lease	11,675.07	15,869.12	15,377.25
Special Projects	10,000.00	-	39,400.00
Streetscape Maintenance & Repair	850.00	4,031.35	2,672.55
Streetscape Utilities	3,278.79	3,801.98	3,949.27
Sub-station rental	1,470.00	1,524.00	-
Subcontractor - Maintenance	152,767.00	211,639.29	271,619.51
Subcontractor - MKCN Shared Staff	54,000.00	49,500.00	54,000.00

	2025	2024	2023
Subcontractor - Office	7,673.99	-	1,380.00
Subcontractor - Security	179,380.21	271,718.97	281,625.25
Telephone	13,814.39	14,190.67	11,319.30
Trash	4,000.00	4,000.00	8,000.00
Website / IT Support	2,065.51	2,917.89	2,757.00
<b>Total Operating Expenses</b>	<b>633,513.30</b>	<b>884,565.81</b>	<b>986,558.15</b>
<b>Operating Income</b>	<b>48,770.69</b>	<b>(76,238.09)</b>	<b>(156,297.99)</b>
<b>Other Income / (Expense)</b>			
Other Income	1,835.00	500.00	13,954.45
Vendor Refunds	-	-	4,319.26
<b>Total Other Income / (Expense)</b>	<b>1,835.00</b>	<b>500.00</b>	<b>18,273.71</b>
<b>Net Income</b>	<b>50,605.69</b>	<b>(75,738.09)</b>	<b>(138,024.28)</b>

## Main Street Community Improvement District

## Draft Budget

May 2025-April 2026

Main Street CID is funded by 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.

	Draft Budget, 2025-26	Notes
Income		
CID Income	\$670,000.00	
Interest Income	\$5,000.00	
MSCID Meeting Income	\$0.00	
KCATA Income	\$0.00	
Landscaping Income	\$100,000.00	City, Streetcar contribution
Security Income	\$50,000.00	Streetcar contribution
Streetscape M&R Income	\$0.00	
Balance Sheet Withdrawl	\$0.00	
Total Income	<b>\$825,000.00</b>	
Expenses		
Bank Service Charges	\$200.00	
Cameras	\$5,000.00	
City of KCMO Fee	\$1,000.00	
Façade Improvement Program	\$20,000.00	reduction
Insurance	\$6,000.00	
Management Fee	\$113,900.00	
Marketing / Advertising	\$500.00	
Meals & Entertainment	\$500.00	
MSCID Meetings	\$1,200.00	
Office Supplies & Equipment	\$500.00	
Postage & Delivery	\$100.00	
Printing & Reproduction	\$500.00	
Professional Fees - Accounting	\$9,200.00	
Professional Fees - Legal	\$1,000.00	
Special Projects	\$10,000.00	
Website	\$3,500.00	
Subtotal Administration	<b>\$173,100.00</b>	
Apparel	\$3,000.00	
Area Transportation	\$12,000.00	
Maintenance Supplies	\$8,000.00	
Landscaping Expenses / Watering	\$20,000.00	trimming, stumps, planting
Streetscape Maintenance & Repair	\$0.00	
Streetscape Utilities	\$5,000.00	
Sub-Station Rental	\$1,200.00	
Security Office	\$12,000.00	
Telephone	\$14,000.00	
Trash	\$4,000.00	
Subtotal Operations	<b>\$79,200.00</b>	
Annual Retreat	\$500.00	
Board / Employee Training	\$1,000.00	
Employee Gifts	\$1,000.00	
Holiday Party	\$1,500.00	
Party in the Parking Lot	\$2,500.00	
Shared Staff Fee	\$54,000.00	
Subcontractor - Office Manager	\$12,000.00	
Subcontractor - Maintenance	\$240,000.00	
Subcontractor - Security	\$260,000.00	
Subtotal Staffing	<b>\$572,500.00</b>	
Total Expenses	<b>\$824,800.00</b>	
Net Income	<b>\$200.00</b>	