

# Petition to Establish the Brookside Shops Community Improvement District – Ordinance No. 250995

**Collaborative. Accountable. Authentic.**  
**Legal Solutions for Business Objectives.**



**Jerry Riffel**

December 9, 2025

# Introduction

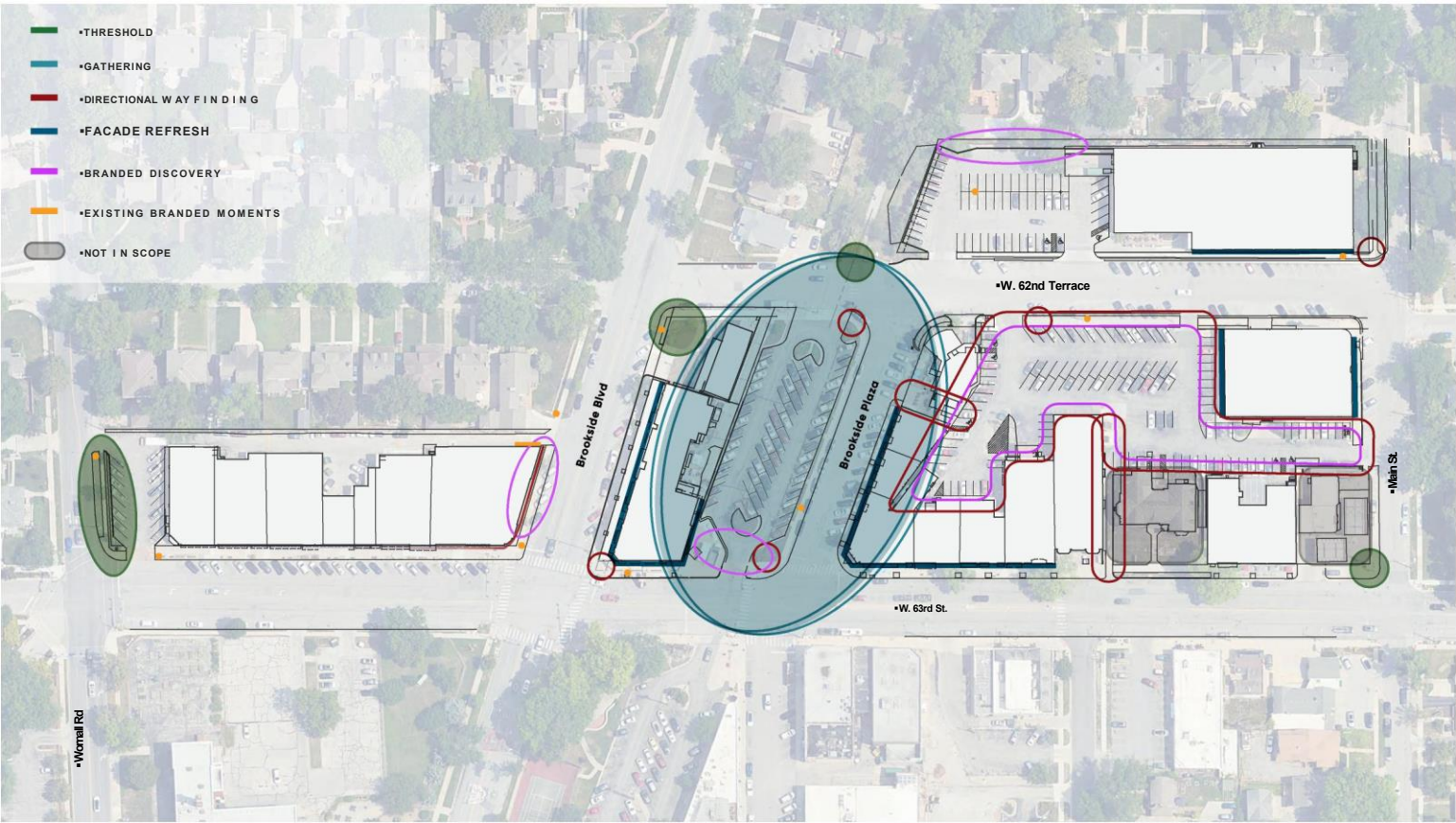
- The purpose of Ordinance No. 250995 is to consider approval of the Brookside Shops Community Improvement District. There are two owners, both of which have signed the Petition. The owners are GRI Brookside LLC and Block & Company.
- The purpose of the CID would be the funding and development of aesthetic, environmental, and public improvements.
- The plan envisions an up-front investment in the District of \$1M for these improvements by GRI Brookside.
- The plan envisions a partnership between the Community Improvement District, GRI Brookside and the City of Kansas City.
- We will provide some detail on the desired improvements and objectives of the private/public project and Andrea Hidalgo will review the conceptual improvements being considered by GRI Brookside.
- We have had broad discussions with City staff and Councilmembers Bough and Duncan, as well as meetings with the business owners and tenants.
- The City's role includes the Phase I Trolley Trail Connector and public improvements.



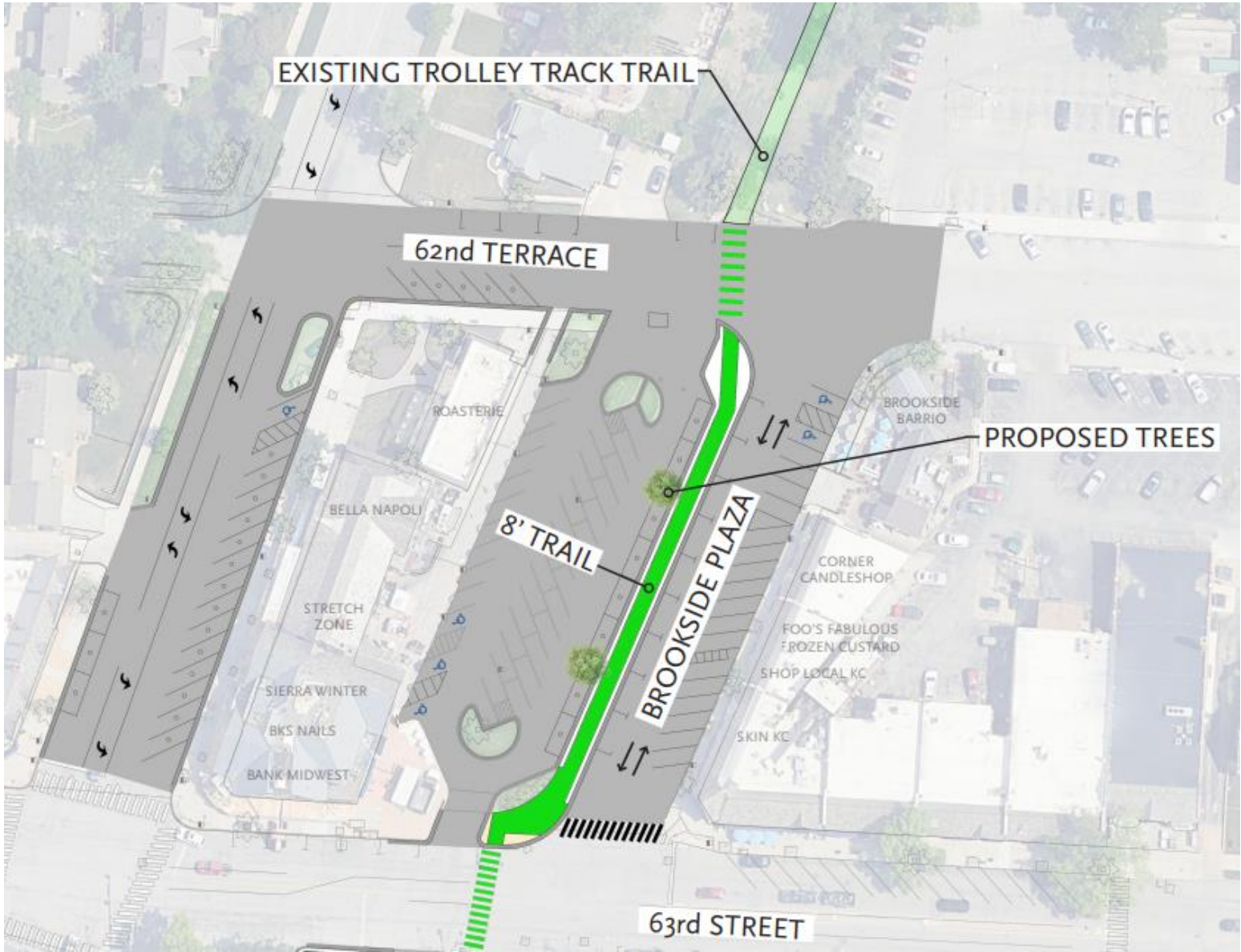




•SITE PLAN | OPPORTUNITIES



Trolley Track Trail Phase I Conceptual Plan

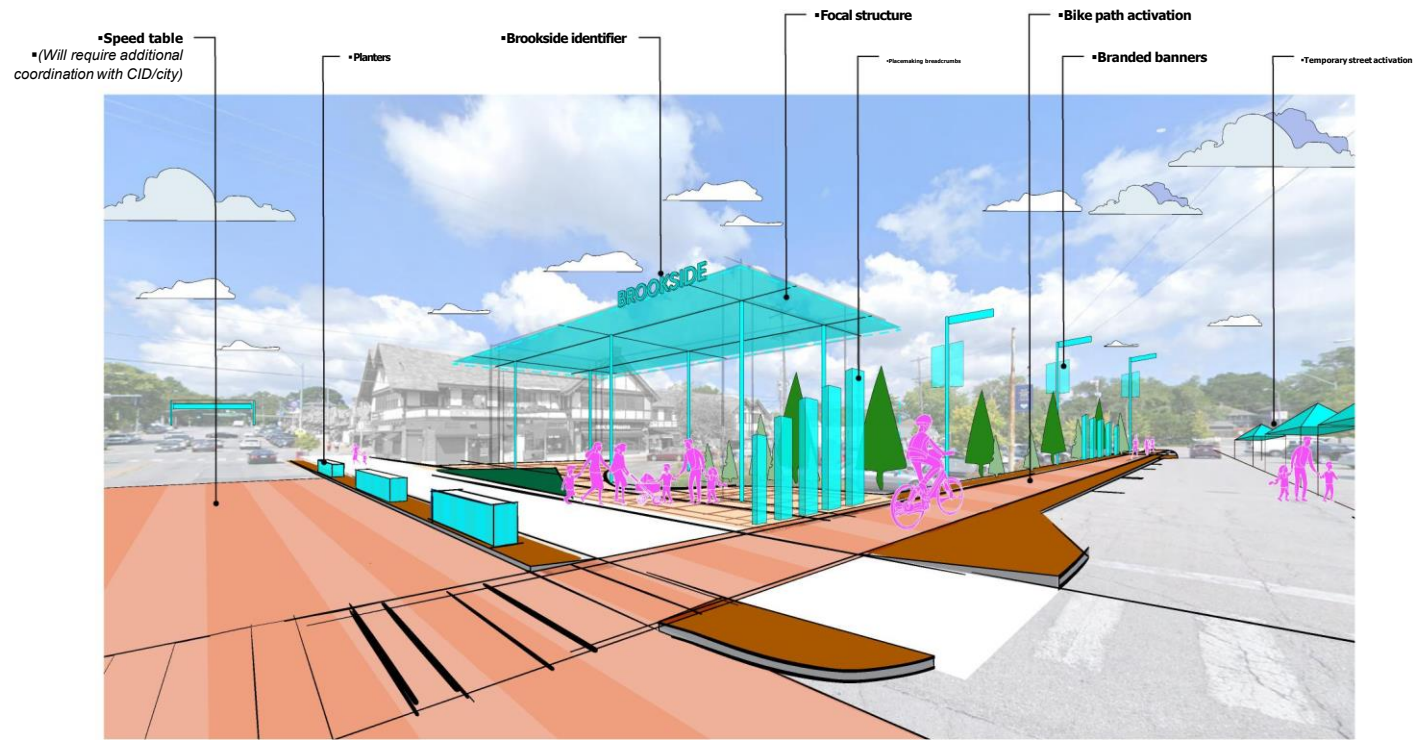


•CENTRAL SQUARE | EXISTING





•CENTRAL SQUARE | GATHERING & BRANDED DISCOVERY



■ARRIVAL | EXISTING

■WORNALL & 63RD





•ARRIVAL | OPTION 2

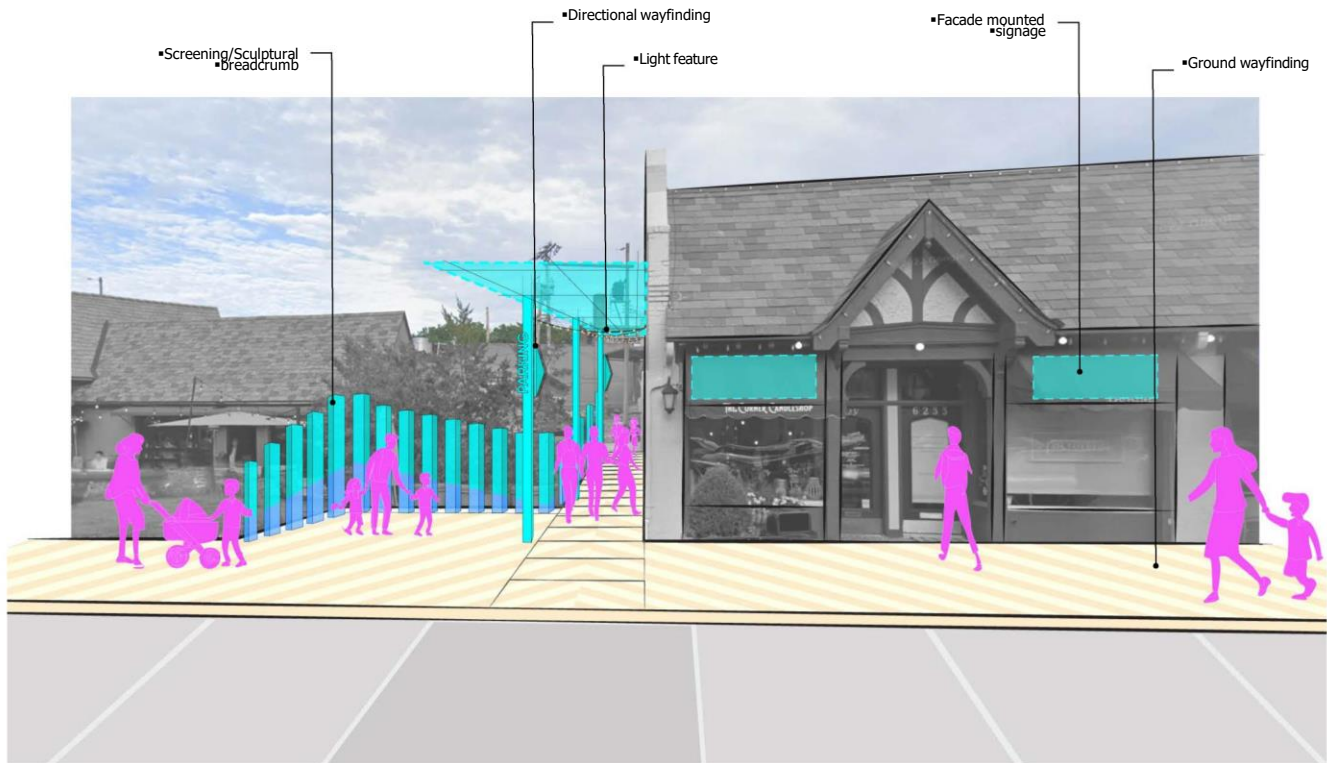


▪PEDESTRIAN CONNECTIVITY | EXISTING





## •PEDESTRIAN CONNECTIVITY | W A Y F I N D I N G



■ARRIVAL | EXISTING

■WORNALL & 63RD





•ARRIVAL | OPTION 2



•EXHIBIT D

	•Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
•Sales Tax Revenue	\$ 184,000 \$	186,000 \$	189,000 \$	192,000 \$	195,000 \$	198,000 \$	201,000 \$	204,000 \$	207,000 \$	212,800 \$	1,968,800
•First Washington Realty Match <sup>1</sup>	250,000	250,000	250,000	250,000	-	-	-	-	-	-	1,000,000
•TOTAL CID FUNDING	\$ 434,000 \$	436,000 \$	439,000 \$	442,000 \$	195,000 \$	198,000 \$	201,000 \$	204,000 \$	207,000 \$	212,800 \$	2,968,800
•CID Project Costs											
•Signage, Wayfinding, Environmental Design, & Monuments	400,000	-	-	-	-	-	-	-	-	-	400,000
•Exterior and Outside Space Improvements, Landscaping	1,050,500	-	-	-	-	-	-	-	-	-	1,050,500
•Sculpture & Lighting	400,000	-	-	-	-	-	-	-	-	-	400,000
•Art	125,500	-	-	-	-	-	-	-	-	-	125,500
•Contingency	296,400	-	-	-	-	-	-	-	-	-	296,400
•Soft Costs	296,400	-	-	-	-	-	-	-	-	-	296,400
•Total CID Project Costs	\$ 2,568,800 \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	- \$	\$ 2,568,800
•CID Other Costs											
•Administration / Office Expense	\$ 16,000 \$	16,000 \$	18,000 \$	18,000 \$	20,000 \$	20,000 \$	22,000 \$	22,000 \$	24,000 \$	24,000 \$	200,000
•Trolley Track Trail Reimbursement <sup>2</sup>	-	-	25,000	25,000	25,000	25,000	25,000	25,000	25,000	25,000	200,000
•City of Kansas City CID Reimbursement	1,500	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	10,500
•Total CID Other Costs	\$ 17,500 \$	17,000 \$	44,000 \$	44,000 \$	46,000 \$	46,000 \$	48,000 \$	48,000 \$	50,000 \$	50,000 \$	410,500
•TOTAL CID EXPENSES	\$ 2,586,300 \$	17,000 \$	44,000 \$	44,000 \$	46,000 \$	46,000 \$	48,000 \$	48,000 \$	50,000 \$	50,000 \$	2,979,300
•Additional Public Infrastructure Sources	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	Year 10	Total
•PIAC <sup>3</sup>	\$ 300,000 \$	- \$	-	\$ -	\$ -	\$ -	\$ -	- \$	- \$	-	- \$ 300,000
•Trolley Trail Phase I Construction <sup>4</sup>	1,300,000	-	-	-	-	-	-	-	-	-	1,300,000
•Total Additional Public Infrastructure Sources	1,600,000	-	-	-	-	-	-	-	-	-	1,600,000
•Additional Public Infrastructure Expenses											
•Trolley Track Trail - P1 <sup>5</sup>	\$700,000 \$	600,000 \$	-	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,300,000
•PIAC Improvements (Street, Roadway, & Property)	45,000	-	-	-	-	-	-	-	-	-	45,000
•PIAC Improvements (Pedestrian Lighting)	75,000	-	-	-	-	-	-	-	-	-	75,000
•PIAC Improvements (Streetscape Monuments & Fountains)	180,000	-	-	-	-	-	-	-	-	-	180,000
•Total Additional Public Infrastructure Expenses	1,000,000	600,000	-	-	-	-	-	-	-	-	1,600,000

1. The Washington Realty Match is a reimbursement from the City of Kansas City for the first Washington Realty Match.

2. The Trolley Track Trail Reimbursement is a reimbursement from the City of Kansas City for the first Washington Realty Match.

3. PIAC is a program that provides funding for public infrastructure projects.

4. The Trolley Trail Phase I Construction is a project that is currently under construction.

5. The Trolley Track Trail - P1 is a project that is currently under construction.

6. The Trolley Track Trail - P1 is a project that is currently under construction.

7. The Trolley Track Trail - P1 is a project that is currently under construction.



# Conclusion

In conclusion, the improvements would fulfill these objectives:

- Enhance the Brookside Shops through selective, unifying enhancements that amplify, reinforce, and extend the identity and sense of place for the development.
- Create consistency across storefronts through signage/awnings and create placemaking elements.
- Enhance pedestrian experience and safety, create neighborhood gathering locations, and wayfinding signage especially in the parking lots on 63<sup>rd</sup> Street.
- Update landscaping improvements, create a sense of arrival to the shops, and add art and murals throughout.

The CID would generate substantial revenues for the partnership and collaborate with existing neighborhood assets to improve the neighborhood, generate additional public revenues, and would be to the public benefit.