

**TROOST AVENUE CID**  
601 E 63<sup>rd</sup> Street, Ste 350  
Kansas City, MO 64110-3303  
(816) 523-5553  
[www.Southtown.org](http://www.Southtown.org)

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January 29, 2026

Marilyn Sanders, City Clerk  
City of Kansas City, Missouri  
25th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106

**Re: Troost Ave Community Improvement District FY 2027 Operating Budget and Resolution No. 2026-01.**

Dear Ms. Sanders:

Enclosed with this letter, please find the Annual Budget including projected expenditures, revenues, rates of assessments and tax rate for the Troost Avenue Community Improvement District for the fiscal year 2027 (May 1, 2026 through April 30, 2027) and the Resolution of the Troost Ave Community Improvement District approving the budget for the same.

The 2027 budget includes no changes to the rate of assessment of \$150 per non-exempt property, or sales tax rated of ½ cent. The 2026-27 budget includes over 75% of projected revenues to be used for public benefits and services including, but not limited to, removal of trash from the public rights-of-ways, removal of graffiti along the corridor, supplementary security services, and public security improvements. Additionally, the budget includes an additional \$60,000 in carried over reserves earmarked for special projects anticipating use for grant, PIAC or similar matching funds for public benefit projects.

Sincerely,

**Troost Avenue Community Improvement District**

Sean Ackerson  
Executive Director

Enclosures

CC: Missouri Department of Economic Development  
Erich Steyaert, Analyst, City Planning and Development  
Chris Kline, Legal Counsel, Husch Blackwell  
Emmanuel Obi, Troost Avenue CID, Chairman

**THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TROOST AVE COMMUNITY IMPROVEMENT DISTRICT  
("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2025-26.**

WHEREAS, the District, which was formed May 9, 2013 by ordinance number 130362 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, et seq., RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for the fiscal year 2026-27, in substantially the form attached hereto as Exhibit A.

NOW, THEREFORE, BE IT RESOLVED, by the Board of the District, as follows:

Section 1. The Board approves the proposed budget for 2026-27.

Section 2. The Chairman is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 3. This resolution shall take effect immediately.

Adopted this 21st day of January 2026.

*Emmanuel Obi*  
Emmanuel Obi (Jan 29, 2026 15:33:49 CST)

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Emmanuel Obi, Chairman

ATTEST:

*Jureau Bowman*  
Jureau Bowman (Jan 29, 2026 15:13:46 CST)

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Jureau Bowman, Secretary

Troost Avenue CID  
 FY 2027 Budget (FY 2026-27)  
 Adopted January 21, 2026 by Res 2026-01

CARRY OVER	DESCRIPTION	2026 Budget
Carry over	Funds carried over from prior year budget. New line item in 2017. Budgeted for special project match if needed.	\$ 60,000.00
<b>Subtotal:</b>		<b>\$ 60,000.00</b>

INCOME	DESCRIPTION	2026 Budget
Sales Tax Revenue	0.50% sales / use tax. Approximately 2 month delay in collections. Trend for collections is increasing over last 3 years, but conservative projection for '26-27	\$ 350,000.00
Special Assessments	\$150 per property within the CID. 1% County collection fee. Will vary depending on remittance, penalties, exemptions. Previously called Property Tax Revenues.	\$ 25,000.00
Investment income	Nominal interest collected on monthly account balance. Has historically been insignificant, but increased for '26-27 with anticipated changes to accounts.	\$ 10,000.00
<b>Subtotal:</b>		<b>\$ 385,000.00</b>

**Total:** **\$ 445,000.00**

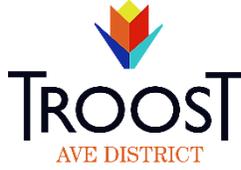
EXPENSES	DESCRIPTION	2026 Budget
<b>Maintenance</b>		
Trash Removal	Contracted trash collection within the CID. Services currently contracted with Moonlight Sweeping for cleaning trash in public ROW. Increase in cost for '26-27	\$ 150,000.00
Graffiti removal / rebate program	Funds for graffiti removal from public spaces and public facing locations including bus stops, utility cabinets, building facades and other. Increase activity expected in '26-27 related to World Cup activities. New line item in 2019.	\$ 5,000.00
Banner Maint.	Maintenance, repair and replacement of CID banners on Troost and 63rd Street. New set, permit and equipment repairs for '26-27. New line item in 2017.	\$ 7,500.00
Other	Funds for special maintenance projects, including removal of bulky items, or other special projects beyond the basic trash removal contract if needed. New item in '17.	\$ 10,000.00
<b>Subtotal</b>		<b>\$ 172,500.00</b>

<b>Security</b>		
Security	Troost Titans. Security services including patrol and store visits Tues-Sat 9-5 pm. Contracted with Titan Protection and Consulting. Additional funds for '26-27 to respond to anticipated demand during World Cup.	\$ 90,000.00
Security rebate program	Funds for new security improvement rebate program. Funds to be allocated as available, and awarded on a first come, first served basis up to budgeted amount. New line item in 2017.	\$ 5,000.00
Public security improvements	purchase of cameras to be donated to KCPD. Funds to be allocated as available. Funds to be carried over if program can't be implemented. New line item in 2017. Projected for matching funds in '26-27, if needed.	\$ 25,000.00
<b>Subtotal</b>		<b>\$ 120,000.00</b>

<b>Other Contract Services / Leases</b>		
Legal	Annual expense for CID legal counsel. Previously professional fees.	\$ 2,500.00
Accounting	Annual expense for services as needed. Previously under professional fees.	\$ 3,000.00
Annual Oversight Fee	Previously sales tax reports from the State. Free as of 2018. Revised to reflect annual City of Kansas City oversight fee.	\$ 1,000.00
<b>Subtotal</b>		<b>\$ 6,500.00</b>

Troost Avenue CID  
 FY 2027 Budget (FY 2026-27)  
 Adopted January 21, 2026 by Res 2026-01

EXPENSES	DESCRIPTION	2026 Budget
<b>Events / Marketing</b>		
Webpage	Expenses for designing and maintaining the Troost CID web presence. Previously included in Promotions/Community Devel. To be used for webpage software updates if needed	\$ 10,000.00
Uniforms	Uniforms (shirts, pants, hats, jackets, patches) for contracted labor including cleaning crew. Desired to help identify and promote district.	\$ 2,500.00
Directory	Previously business directory for Troost CID businesses only. Previously included in Promotions/Community Devel. '26-27 includes fees for printed directory.	\$ 5,000.00
General Promo/Mktg	All other marketing expenses. Revised in 2017. Previously included all marketing expenses as part of Promotions/Community Development. Budget includes advertising in area publications, and on TV as prior, and funds for marketing partnership as needed.	\$ 25,000.00
<b>Subtotal</b>		<b>\$ 42,500.00</b>
<b>Administration / Services</b>		
Admin Services & Fees	Expenses for contract management, admin services and related overhead.	\$ 25,000.00
Membership Fees	Annual fees for memberships. Fee based on average number of businesses at \$150 each.	\$ 24,000.00
Insurance	General liability insurance for Board of Directors and officers, and share of theft, gen liability, umbrella, terrorism, and other coverages.	\$ 3,500.00
Debt Services	Scheduled payments for debt services including revolving loans. All loans previously repaid. No debt services projected. None for '26-27	\$ -
<b>Subtotal</b>		<b>\$ 52,500.00</b>
<b>Other</b>		
Special projects	Funds for special planning, improvement and similar projects. New item in 2019. Includes funds for project matching opportunities.	\$ 50,000.00
Miscellaneous	All expenses not otherwise budgeted. New line item in 2017.	\$ 500.00
Contingencies	Contingency for project overruns, and unforeseen emergency expenses. New line item in 2017.	\$ 500.00
<b>Subtotal</b>		<b>\$ 51,000.00</b>
<b>Total Expenses:</b>		<b>\$ 445,000.00</b>
<b>BALANCE:</b>		<b>\$ -</b>



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January 29, 2026

Missouri Department of Economic Development  
PO Box 1157  
Jefferson City, MO 65102-1157

**Re: Troost Ave Community Improvement District FY 2027 Operating Budget and Resolution No. 2026-01.**

To Whom It May Concern:

Enclosed with this letter, please find the Annual Budget including expected expenditures, revenues, rates of assessments and tax rate for the Troost Avenue Community Improvement District for the fiscal year 2027 (May 1, 2026 through April 30, 2027) and the Resolution of the Troost Ave Community Improvement District approving the budget for the same.

Please call us with any comments or questions in connection with your review of the proposed budget.

Sincerely yours,

**Troost Avenue Community Improvement District**

Sean Ackerson  
Executive Director

Enclosures

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