

ANNUAL REPORT FOR
INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (“CID”)

SECTION I

Date: August 31, 2022

CID Contact Information: Bobbi Baker (bobbibaker@nekcchamber.com)

Political Subdivision or Not for Profit: Political Subdivision

Date of and Ordinance No: March 21, 2013 Ordinance No. 130186

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

Purpose: Facilitate safety and security measures to assist patrons, residents and users to improve the safety conditions of the District; public area maintenance to improve the appearance and image of the CID; hire or contract for personnel to staff and provide services to the District, and marketing businesses and special events to increase patronage.

Specific Services: The CID has focused on Crime, Grime and Chime.

Crime – A security team has been deployed on foot, by bicycle as well as by vehicle 14 hours a day, seven days a week, along with an overnight patrol, to address quality of life/business interference issues, i.e., trespassing, shoplifting and other street crimes affecting businesses on the Avenue. In excess of 1,100 incident reports were written, a CID representative attended court for Repeat Nuisance Offenders, and the security team assisted shoppers with flat tires, lock-outs and general safety/security issues. The CID’s Partnership with KCPD continues to build the community that our businesses and residents desire.

Grime – Seven days a week, eight to ten Urban Street Ambassadors walked the Avenue, where they picked up thousands of pounds of trash and debris and collected materials for recycling from our primary business nodes. The CID has a working relationship with the City in which the Ambassadors recorded and reported infrastructure needs to the City for repair and replacement. They greeted customers, gave directions and informed potential customers of shopping opportunities.

Chime – The CID chimed in with marketing/branding ideas and designs and discussed with City officials, businesses in the district, and other partners how we could collaborate to accomplish the common goal of economic opportunities in the District. The CID provided educational opportunities for our very diverse refugee and immigrant business community. The CID took a leading role during the Covid-19 epidemic with our restaurants and retail businesses, and provided information and assistance that was instrumental in the result that no business was forced to close by the epidemic.

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Charlie Passantino- 2117 Independence Ave., Kansas City, MO 64124

Bill Dana-2301 Independence Ave., Kansas City MO 64124

Anthony Spalitto- 3801 Independence Ave., Kansas City, MO

Rick Carroll- 5800 Wilson Ave., Kansas City, MO 64123

Daniel Iniguez- 3430 Independence Ave, Kansas City, MO 64124

SECTION IV
REVENUE AND EXPENSES:

INCOME:		
a) MO DOR Sales Tax		1,055,584
b) Use Tax		22,991
c) Jackson County Special Assessments		39,254
d) Interest		2,702
e) Fee for Services		44,800
f) Rent from Chamber		6,600.00
g) Grant - Recycling		3,804
TOTAL INCOME		1,175,734
EXPENSES:		
I. General and Administrative		
a) Administrative Expense	10,669	
b) Building and Insurance	59,604	
c) Professional & Admin. Fees	226,819	
SUB-TOTAL	297,093	
II. Program Service and Expenses		
a) Advertising & Marketing	28,799	
b) Donations & Sponsors	410	
c) Workers Compensation Ins	10,755	
d) Meetings	886	
e) Personnel	348,866	
f) Safety & Security Patrol	253,916	
g) Supplies & Equipment	37,406	
h) Vehicle Expenses	11,038	
i) Workforce Development	4,435	
j) Independence Ave. & Blvd Improvements	15,544	
k) MARC Recycling/Fee for Service	5,181	
l) Storefront Improvement Rebate	20,630	
m) Art Installation	30,000	
n) Off Duty KCPD	5,072	
o) Professional Training	60	
SUB-TOTAL	772,996	
EXPENSE TOTAL:		
I. General and Administrative	297,093	
II. Program Service and Expenses	772,996	
TOTAL EXPENSES	1,070,089	
TOTAL INCOME		1,175,734
LESS TOTAL EXPENSES	1,070,089	
BALANCE		105,645

SECTION V

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR (MAY 1, 2021 – APRIL 30, 2022):

RESOLUTION NUMBER	RESOLUTION TITLE
2021-06	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPROVING A PARTNERSHIP WITH THE KANSAS CITY BOARD OF PARKS AND RECREATION COMMISSION REGARDING A HASNA SALAM ART INSTALLATION AT INDEPENDENCE PLAZA PARK: NORTH SIDE
2021-07	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT("DISTRICT") APPOINTING AN INTERIM DIRECTOR AND RATIFYING PAST ACTIONS TAKEN BY THE BOARD OF DIRECTORS OF THE DISTRICT ("BOARD")
2021-08	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING A SPONSORSHIP WITH BIKEWALKKC REGARDING INSTALLATION OF BICYCLES FOR PUBLIC USE ON INDEPENDENCE AVENUE
2021-08A	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING A SPONSORSHIP WITH BIKE SHARE KC JERUSALEM FARM AND KC UNIVERSITY OF MEDICINE AND BIOSCIENCES REGARDING INSTALLATION OF BICYCLES FOR PUBLIC USE ON INDEPENDENCE AVENUE
2021-09	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) AUTHORIZING THE DISTRICT MANAGER TO REPLACE THE ROOF AT 2657 INDEPENDENCE AVENUE
2022-01	DISTRICT MANAGER TO REPLACE THE ROOF AT 2657 INDEPENDENCE AVENUE
2022-02	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPROVING LEVY OF SPECIAL ASSESSMENTS
2022-03	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) AUTHORIZING THE DISTRICT MANAGER TO ENTER INTO AN AGREEMENT WITH NUEVA LLC TO SELL THE PROPERTIES LOCATED AT 611 AND 613 MYRTLE
2022-04	RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (“DISTRICT”) APPROVING THE BUDGET FOR FISCAL YEAR MAY 2022 THROUGH APRIL 2023

SUBMIT FORM AND ATTACHMENTS TO:

Missouri Dept of Economic Development
Attn: CID Annual Report
301 W. High Street, P. O. Box 118
Jefferson City, MO 65102
Phone: 1-573-526-8004
Fax: 1-573-522-9462
Email: missouridevelopment@ded.mo.gov

City Clerk
25th Floor, City Hall
414 E. 12th Street
Kansas City, MO 64106
Phone: (816) 513-3360
Fax: (816) 513-3353
Email: Marilyn.Sanders@kcmo.org

RESOLUTION NO. 2021-06

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING A PARTNERSHIP WITH THE KANSAS CITY BOARD OF PARKS AND RECREATION COMMISSION REGARDING A HASNA SALAM ART INSTALLATION AT INDEPENDENCE PLAZA PARK: NORTH SIDE

WHEREAS, the District, which was formed by Ordinance Number 130186 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; and

WHEREAS, in accordance with Section 4.7 (A) of the District's Bylaws, the District Manager shall be the principal executive officer of the District and, subject to the control of the Board of Directors of the District (the "Board"), shall in general supervise and control the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District; and

WHEREAS, the Board has determined that it is within the scope and in the best interests of the CID to ensure that properties within the District boundaries shall be maintained and improved, and that Independence Plaza Park is located within the footprint of the District; and

WHEREAS, the Board desires to authorize the District Manager to enter into a Memorandum of Understanding with the Kansas City Board of Parks and Recreation in support of an Arts Installation to be located in Independence Plaza Park North, in an amount not to exceed \$ 30,000.00, in substantially the form attached hereto as Exhibit A.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Independence Avenue Community Improvement District, as follows:

- Section 1. The District Manager is authorized and directed to enter into the Memorandum of Understanding with the Kansas City Board of Parks and Recreation
- Section 2. The District Manager 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.

Digitally signed by
Charlie Passantino
DN: cn=Charlie Passantino, o=City of Kansas City, ou=City of Kansas City, email=charlie.passantino@cityofkansascity.org, c=US

Adopted this 20th day of May, 2021.

ATTEST:

Digitally signed by
Anthony Spalitto
DN: cn=Anthony Spalitto, o=City of Kansas City, ou=City of Kansas City, email=anthony.spalitto@cityofkansascity.org, c=US

Charlie Passantino, Chairman

Anthony Spalitto, Secretary

RESOLUTION NO. 2021-07

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

**RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT
("DISTRICT") APPOINTING AN INTERIM DIRECTOR AND RATIFYING PAST ACTIONS TAKEN BY
THE BOARD OF DIRECTORS OF THE DISTRICT ("BOARD")**

WHEREAS, the District, which was formed by Ordinance Number 130186 adopted by the City Council of Kansas City, Missouri, 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, in accordance with the Act, in the event of a vacancy on the Board, the remaining directors on the Board are authorized to appoint an interim director to fill the vacancy for the unexpired term ("Interim Director");

WHEREAS, in accordance with the resignation letter attached hereto as Exhibit A, Doctor Elaine Joslyn has resigned from the Board;

WHEREAS, the Board wishes to appoint Daniel A. Iniguez to serve as an Interim Director for the remaining term of Doctor Elaine Joslyn; and

WHEREAS, the Board desires to ratify, acknowledge and accept all past lawful actions heretofore taken or authorized by the Board.

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

1. Daniel A. Iniguez is hereby appointed to serve as an Interim Director for the remaining term of Doctor Elaine Joslyn.
2. Any and all past actions heretofore taken or authorized by the Board are hereby approved, adopted and ratified as lawful acts of the Board.
3. The District's legal counsel is authorized to take all actions necessary to carry out this Resolution;
4. This Resolution shall take effect immediately.

Adopted this 16th day of September, 2021.

DocuSigned by:
Charlie Passantino
Charlie Passantino, Chairman

ATTEST:
DocuSigned by:
Anthony Spalitto
Anthony Spalitto, Secretary

RESOLUTION NO. 2021-08

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING A SPONSORSHIP WITH BIKEWALKKC REGARDING INSTALLATION OF BICYCLES FOR PUBLIC USE ON INDEPENDENCE AVENUE

WHEREAS, the District, which was formed by Ordinance Number 130186 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; and

WHEREAS, in accordance with Section 4.7 (A) of the District's Bylaws, the District Manager shall be the principal executive officer of the District and, subject to the control of the Board of Directors of the District (the "Board"), shall in general supervise and control the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District; and

WHEREAS, the Board has determined that it is within the scope and in the best interests of the CID to encourage visits to the District and the businesses within the District boundaries; and

WHEREAS, the Board desires to authorize the District Manager in partnership with KC University to support the installation of bicycles for public use to be located on Independence Avenue, in an amount not to exceed \$ 4,000.00 per annum for the time period of two years;

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Independence Avenue Community Improvement District, as follows:

- Section 1. The District Manager is authorized and directed to sponsor the installation of four electric bicycles per year for two years on Independence Ave.
- Section 2. The District Manager 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 16th day of September, 2021.

ATTEST:

Anthony Spalitto, Secretary

DocuSigned by:

Charlie Passantino

Charlie Passantino, Chairman

RESOLUTION NO. 2021-08A

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") AMENDING RESOLUTION 2021-08 FOR A SPONSORSHIP WITH BIKE SHARE KC, JERUSALEM FARM AND KC UNIVERSITY OF MEDICINE AND BIOSCIENCES REGARDING INSTALLATION OF BICYCLES FOR PUBLIC USE ON INDEPENDENCE AVENUE

WHEREAS, the District, which was formed by Ordinance Number 130186 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; and

WHEREAS, in accordance with Section 4.7 (A) of the District's Bylaws, the District Manager shall be the principal executive officer of the District and, subject to the control of the Board of Directors of the District (the "Board"), shall in general supervise and control the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District; and

WHEREAS, the Board has determined that it is within the scope and in the best interests of the CID to encourage visits to the District and the businesses within the District boundaries; and

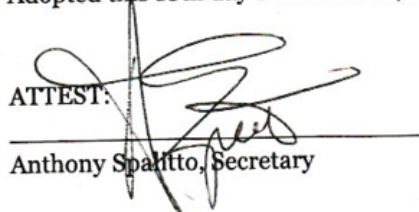
WHEREAS, the Board desires to authorize the District Manager in partnership with Bike Share KC, Jerusalem Farms, and KC University of Medicine and Biosciences, to support the installation of bicycles for public use to be located on Independence Avenue, in an amount not to exceed \$ 4,000.00 per annum for the time period of three years;

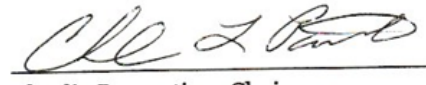
NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Independence Avenue Community Improvement District, as follows:

- Section 1. The District Manager is authorized and directed to sponsor the installation of four electric bicycles per year for three years on Independence Ave.
- Section 2. The District Manager 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 18th day of November, 2021.

ATTEST:


Anthony Spalitto, Secretary


Charlie Passantino, Chairman

RESOLUTION NO. 2021-09

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") AUTHORIZING THE DISTRICT MANAGER TO REPLACE THE ROOF AT 2657 INDEPENDENCE AVENUE

WHEREAS, the District, which was formed by Ordinance Number 130186 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, in accordance with Section 4.7 (A) of the District's Bylaws, the District Manager shall be the principal executive officer of the District and, subject to the control of the Board of Directors of the District (the "Board"), shall in general supervise and control the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District; and

WHEREAS, the Board desires to authorize the District Manager to replace the roof at the District's office at 2657 Independence Avenue;

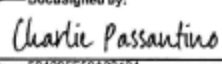
NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Independence Avenue Community Improvement District, as follows:

- Section 1. The District Manager is authorized and directed to replace the roof at the District's office at 2657 Independence Avenue.
- Section 2. The District Manager 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 16th day of September, 2021.



Anthony Spalitto, Secretary

DocuSigned by:

524205F59A22434...

Charlie Passantino, Chairman

RESOLUTION NO. 2022-01

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPOINTING OFFICERS

WHEREAS, the District, which was formed by Ordinance Number 130186 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 appoint a Chairman, Vice Chairman, District Manager, Secretary, Treasurer, and Member at Large in accordance with Article IV of the District's Bylaws.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Independence Avenue Community Improvement District that the following individuals shall be appointed to those positions listed opposite their names below:

Charlie Passantino	Chairman
Rick Carroll	Vice Chairman
Anthony Spalitto	Secretary
Bill Dana	Treasurer
Bobbi Baker-Hughes	District Manager
Daniel Iniguez	Member at Large

FURTHER RESOLVED, that this resolution shall take effect immediately upon the date executed below.

Adopted this 17th day of March, 2022.


Charlie Passantino, Chairman

ATTEST:


Anthony Spalitto, Secretary

RESOLUTION NO. 2022-02

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING LEVY OF SPECIAL ASSESSMENTS

WHEREAS, the Board of Directors of The Independence Avenue Community Improvement District (the "District") desires to levy a special assessment against real property benefited within the District (the "CID Special Assessment") for the purpose of providing revenue for certain costs to be incurred by the District as described in the Petition to Establish the District and Authorize Special Assessments (the "Special Assessments Petition"), a copy of which is attached as Exhibit A; and,

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be allocated among the Lots in an annual amount not to exceed \$300.00 per Lot, provided, however, the maximum amount shall be adjusted annually as set forth in the Special Assessment Petition.

NOW, THEREFORE, BE IT RESOLVED by the Board of Directors of The Independence Avenue Community Improvement District as follows:

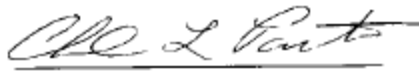
Section 1. Property Benefited. It is found that each tract, lot, and parcel of real property which is located within the District and listed on the attached petition (each "Lot") will be benefited by the financing of the Eligible Services (as defined in the Petition forming the District) and the operations of the District.

Section 2. CID Special Assessment. The CID Special Assessment for 2022 is hereby levied against each Lot in an amount not to exceed \$300.00 per Lot.

Section 3. Collection of Assessments. The Officers of the District are authorized and directed to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the CID Special Assessment as provided in this resolution and in the Special Assessment Petition.

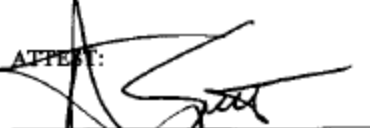
Section 4. Approval of Actions. That all lawful actions taken by the District or on behalf of the District regarding the special assessments for 2021 are hereby ratified, acknowledged and accepted.

Adopted this 17th day of March, 2022.



Charlie Passantino, Interim Chairman

ATTEST:



Anthony Spalitto, Secretary

RESOLUTION NO. 2022-03

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") AUTHORIZING THE DISTRICT MANAGER TO ENTER INTO AN AGREEMENT WITH NUEVA LLC TO SELL THE PROPERTIES LOCATED AT 611 AND 613 MYRTLE

WHEREAS, the District, which was formed by Ordinance Number 130186 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; and

WHEREAS, in accordance with Section 4.7 (A) of the District's Bylaws, the District Manager shall be the principal executive officer of the District and, subject to the control of the Board of Directors of the District (the "Board"), shall in general supervise and control the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District; and

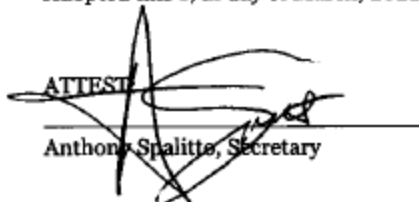
WHEREAS, the Board has determined that it is within the scope and in the best interests of the CID to sell the properties located at 611 and 613 Myrtle; and

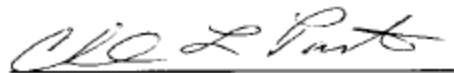
WHEREAS, the Board desires to authorize the District Manager to negotiate and enter into a sales contract with Nueva LLC to to sell the properties listed above.

NOW THEREFORE, BE IT RESOLVED, by the Board of Directors of the Independence Avenue Community Improvement District, as follows:

- Section 1. The District Manager is authorized and directed to negotiate and enter into a sales contract with Nueva LLC to sell the properties located at 611 and 613 Myrtle.
- Section 2. The District Manager 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 17th day of March, 2022.

ATTEST

Anthony Spalitto, Secretary


Charlie Passantino, Chairman

RESOLUTION NO. 2022-04

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR MAY 2022 THROUGH APRIL 2023.

WHEREAS, the District, which was formed by Ordinance Number 130186 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 fiscal year May 2022 through April 2023, in substantially the form attached hereto as Exhibit A.

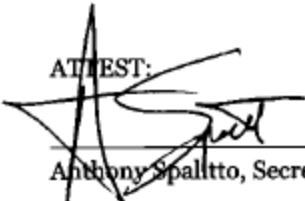
NOW, THEREFORE, BE IT RESOLVED by the Board of the District, as follows:

- Section 1. The Board approves the proposed budget for fiscal year May 2022 through April 2023.
- Section 2. The District Manager is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. That all lawful actions taken by the District or on behalf of the District regarding the proposed budget for fiscal year May 2021 through April 2022 are hereby ratified, acknowledged and accepted.
- Section 4. This Resolution shall take effect immediately.

Adopted this 17th day of March, 2022.


Charlie Passantino, Chairman

ATTEST:


Anthony Spallitto, Secretary