



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

August 28, 2025

Ms. Marilyn Sanders, City Clerk  
City of Kansas City  
25th Floor, City Hall  
414 E. 12th Street  
Kansas City, MO 64106  
[clerk@kcmo.org](mailto:clerk@kcmo.org)

**RE: The Troost Avenue Community Improvement District Annual Report – FY 2025**

Dear Ms. Sanders:

Enclosed is the Annual Report for the Troost Avenue Community Improvement District for fiscal year 2025 (May 1, 2024 – April 30, 2025) as required by Section 105.145, RSMo, and in compliance with 15 CSR 40-3.030 and City Ordinance No. 210565. The same is also known as the Annual Financial Statement Filing for the State of Missouri and is submitted to the Missouri Department of Revenue, Missouri State Auditor and Missouri Department of Economic Development.

Please let me know if you have any questions or need additional information.

Sincerely,

**Troost Avenue Community Improvement District**

Sean Ackerson  
District Manager

Enclosures

CC: Chris Kline, Legal Counsel, Husch Blackwell LLP - [Chris.Kline@huschblackwell.com](mailto:Chris.Kline@huschblackwell.com)  
Sarah Burger, Husch Blackwell LLP - [Sarah.Burger@huschblackwell.com](mailto:Sarah.Burger@huschblackwell.com)  
Missouri Department of Revenue – [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)  
Missouri State Auditor – [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)  
Missouri Department of Economic Development – [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov)  
Erich Steyaert, Analyst, City of Kansas City, MO - [Erich.Steyaert@kcmo.org](mailto:Erich.Steyaert@kcmo.org)

**ANNUAL REPORT AND FINANCIAL STATEMENT FILING FOR  
TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT (CID)**

**FYE 2025 (May 1, 2024 to April 30, 2025)**

**SECTION I**

**Annual Report Submitted:** August 28, 2025

**Prior Annual Report Submitted:** August 28, 2024

**CID Contact Information:**

Sean Ackerson, District Manager

601 E 63rd St, Ste 350

Kansas City, MO 64110

816-523-5553

**Political Subdivision or Not for Profit:** Political Subdivision

**Date of Creation and Ordinance No:** May 9, 2013, Ordinance #130362

**Annual meeting and FYE 2026 Annual Budget adopted:** January 31, 2025

**FY 2026 Annual Budget Submitted:** January 31, 2025

**SECTION II**

**PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR 2025:**

To serve as an economic development tool that allows property and business owners in the district to coordinate efforts to improve and promote the district and share the costs of these services through special assessments and sales and use taxes. Services include the provision of awareness staff on the streets to increase public safety, cleaning staff to help keep public corridors and sidewalks tidy, promotions of the area and its activities, and the preparation and regular communications of district news and events, etc.

During the 2025 fiscal year the district also worked with area business and property owners and other community partners to abate graffiti and property damages, repair broken infrastructure, and improve area security all geared toward improving economic development and public safety. Efforts also included working closely with the City, elected officials, area institutions, several neighborhoods and other community partners to address nuisances and safety concerns in the CID boundaries and to plan for traffic improvements.

In fiscal year 2025 the CID also promoted individual efforts to engage the public and bring diverse community members together, provide community services, increase awareness of and celebrate new businesses and investments.

Budgeting for 2025 was conservative following the closing of more large retail businesses in the district and increasing vacancies. Sales taxes increased due to inflation / increases in prices during the beginning of the year, but fell below projections and prior year collections with the closing of an additional large chain retail store. The budget included funds for brand marketing in 2025 which were held again as the City discusses renaming Troost which will require renaming and rebranding the district. Funds for special projects were pledged in anticipation of partnering with the City to repair the Troost bridge over Brush Creek, funding additional street

cameras and providing matching funds for requested PIAC projects. Those improvements weren't realized in Fiscal Year 2025 and were carried over to FY 2026.

In FY 2025 over 80% of the CID expenses were for public benefits and improvements.

### **SECTION III**

#### **BOARD MEMBERS FOR FYE 2025:**

**Emmanuel Obi – President**

1220 East 63rd Street, Suite 200  
Kansas City, Missouri 64110  
(816) 822-7292  
[eobi@obiconsultingengr.com](mailto:eobi@obiconsultingengr.com)  
5/9/23 – 5/8/27

**Calvin Shelby - Vice President**

7502 Troost Avenue  
Kansas City, MO 64131  
(816) 213-5873  
[calvinshelby35@gmail.com](mailto:calvinshelby35@gmail.com)  
5/9/19 – 5/8/27

**Jureau Bowman – Secretary / Treasurer**

6100 Troost  
Kansas City, MO 64110  
(816) 234-2498  
[jureau.bowman@commercebank.com](mailto:jureau.bowman@commercebank.com)  
5/9/25-5/8/2029

**Rosetta Smith**

6016 Troost Avenue  
Kansas City, MO 64131  
(816) 841-0397  
[rosettasmith5240@att.net](mailto:rosettasmith5240@att.net)  
5/9/21-10/13/2024

**Tami Carolan**

7000 Troost Avenue  
Kansas City, MO 64131  
(816) 285-9622  
[tamicarolan@Kansascityymca.org](mailto:tamicarolan@Kansascityymca.org)  
5/9/25-5/8/2029



## SECTION IV

### REVENUE AND EXPENSES: FYE 2025 (May 1, 2024 to April 30, 2025)

CARRY OVER	DESCRIPTION	FY 25 Budget	FY 25 Actual
Carry over	Funds carried over from prior year budget. New line item in 2017. Budgeted for special project match if needed.	\$ -	
<b>Subtotal:</b>		\$ -	

INCOME	DESCRIPTION	FY 25 Budget	FY 25 Actual
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 '25	\$ 290,000.00	\$ 345,149.16
Special Assessments	\$150 per property within the CID. 1% County collection fee. Will vary depending on remittance, penalties, exemptions. Previously called Property Tax Revenues.	\$ 22,000.00	\$ 30,100.94
Investment income	Nominal interest collected on monthly account balance. Has historically been insignificant, but increased for '25 with change to interest bearing account.	\$ 5,000.00	\$ 2,461.26
<b>Subtotal:</b>		\$ 317,000.00	\$ 377,711.36

<b>Total:</b>		\$ 317,000.00	\$ 377,711.36
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EXPENSES	DESCRIPTION	FY 25 Budget	FY 25 Actual
<b>Maintenance</b>			
Trash Removal	Troost Troopers. Contracted trash collection within the CID. Services currently contracted with Moonlight Sweeping for cleaning trash in public ROW.	\$ 128,000.00	\$ 128,024.79
Graffiti removal / rebate program	Funds for graffiti removal. \$4,000 to be allocated as available, & awarded on a first come/first served basis up to budgeted amount. \$2,000 to be reserved for supplies & special projects. New line item in 2019.	\$ 4,000.00	\$ 3,397.48
Banner Maint.	Maintenance, repair and replacement of CID banners on Troost and 63rd Street. New set, permit and equipment repairs for '25. New line item in 2017.	\$ 5,000.00	\$ -
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.	\$ 500.00	\$ 1,139.77
<b>Subtotal</b>		\$ 137,500.00	\$ 132,562.04

<b>Security</b>			
Security	Troost Titans. Security services including patrol and store visits Tues-Sat 9-5 pm. Contracted with Titan Protection and Consulting. 2% increase for 2025	\$ 66,000.00	\$ 75,370.26
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.	\$ 4,000.00	\$ -
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 '25, if needed.	\$ 10,000.00	\$ -
<b>Subtotal</b>		\$ 80,000.00	\$ 75,370.26

<b>Other Contract Services / Leases</b>			
Legal	Annual expense for CID legal counsel. 2018 includes 10 hours of legal services. 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 in 2025.	\$ -	\$ 1,000.50
Professional fees	Software / tracking app.	\$ -	\$ -
<b>Subtotal</b>		\$ 5,500.00	\$ 1,000.50



EXPENSES	DESCRIPTION	FY 25 Budget	FY 25 Actual
<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	\$ 2,000.00	\$ -
Uniforms	Uniforms (shirts, pants, hats, jackets, patches) for Troost Troopers. Desired to help identify and promote district.	\$ -	\$ 346.10
Directory	Previously business directory for Troost CID businesses only. Previously included in Promotions/Community Devel.	\$ -	\$ -
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. Increased for '25	\$ 5,000.00	\$ 1,051.44
<b>Subtotal</b>		<b>\$ 7,000.00</b>	<b>\$ 1,397.54</b>

<b>Administration / Services</b>			
Admin Services & Fees	Expenses for contract management, admin services and related overhead.	\$ 25,000.00	\$ 24,999.96
Membership Fees	Annual fees for memberships. Fee based on average number of businesses at \$150 each.	\$ 24,000.00	\$ 24,000.00
Insurance	General liability insurance for Board of Directors and officers, and share of theft, gen liability, umbrella, terrorism, and other coverages.	\$ 2,000.00	\$ 1,698.00
Debt Services	Scheduled payments for debt services including revolving loans. All loans previously repaid. No debt services projected. None for '25	\$ -	\$ -
<b>Subtotal</b>		<b>\$ 51,000.00</b>	<b>\$ 50,697.96</b>

<b>Other</b>			
Special projects	Funds for special planning, improvement and similar projects. New item in 2019. Includes funds for project matching opportunities.	\$ 35,000.00	\$ -
Miscellaneous	All expenses not otherwise budgeted. New line item in 2017.	\$ 500.00	\$ 355.73
Contingencies	Contingency for project overruns, and unforeseen emergency expenses. New line item in 2017.	\$ 500.00	\$ -
<b>Subtotal</b>		<b>\$ 36,000.00</b>	<b>\$ 355.73</b>

<b>Total Expenses:</b>		<b>\$ 317,000.00</b>	<b>\$ 261,384.03</b>
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<b>BALANCE:</b>		<b>\$ -</b>	<b>\$ 116,327.33</b>
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<b>Public Improvements</b>	Including supplemental cleaning and trash removal, graffiti abatement, security, and special public projects.	\$ 252,500	\$ 207,932
<b>Public Improvement % of expenses</b>		80%	80%

## **SECTION V**

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR 2025 (copies attached):

<b>RESOLUTION NUMBER</b>	<b>RESOLUTION TITLE</b>
2025-01	Nominating Interim Director
2025-02	Approving Levy of Special Assessments
2025-03	Approving the proposed FY 2026 budget
2025-04	Nominating Successor Directors

### **SUBMITTED TO:**

Submitted via email to:

**Missouri Dept. of Economic Development**

Attn: CID Annual Report

P. O. Box 1157

Jefferson City, MO 65102

Phone: 573-522-8004

Email: [reddevelopment@ded.mo.gov](mailto:reddevelopment@ded.mo.gov)

**City Clerk**

25th Floor, City Hall

414 E. 12th Street

Kansas City, MO 64106

Phone: 816-513-6401

Email: [clerk@kcmo.org](mailto:clerk@kcmo.org)

**Missouri Dept. of Revenue**

Attn: CID Annual Report

P.O. Box 3380

Jefferson City, MO 65105-3380

Phone: 573-751-4876

Email: [localgov@dor.mo.gov](mailto:localgov@dor.mo.gov)

**Missouri State Auditor**

Attn: CID Annual Report

P.O. Box 869

Jefferson City, MO 65102

Phone: 573-751-4213

Email: [localgovernment@auditor.mo.gov](mailto:localgovernment@auditor.mo.gov)



THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") NOMINATING AND APPOINTING INTERIM DIRECTOR

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 Act provides for the chief elected officer of a municipality (the "Mayor") to appoint successor directors of a community improvement district, which is also a political subdivision, with the consent of the governing body of the municipality;

WHEREAS, in the event for any reason a Director is not able serve his or her full term, Section 4, subsection B, 5, *Terms*, of the Petition authorizes the District's Board of Directors (the "Board") to fill the vacancy by nominating and appointing an individual to serve as Interim Director in accordance with the qualifications set forth in the Petition;

WHEREAS, Rosetta Smith was serving as an owner on the Board of Directors for the four year term ending May 8, 2025, but deceased on October 13, 2024 leaving the position vacant unless filled by an Interim Director through the balance of the term;

WHEREAS, the Board in accordance with the Petition desires to nominate and appoint an Interim Director to fill the vacancy for the remainder of the term:

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

Section 1. The Board in accordance with the Petition hereby nominates and appoints the following individuals to fill vacancies for the remainder of the terms as listed below:

Tami Carolan, operator, through May 8, 2025

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 31<sup>st</sup> day of January 2025.

Emmanuel Obi  
Emmanuel Obi (Aug 26, 2025 10:48:25 CDT)

Emmanuel Obi, Chairman

ATTEST:

Jureau Bowman  
Jureau Bowman (Aug 28, 2025 10:30:09 CDT)

Jureau Bowman, Secretary



**RESOLUTION NO. 2025-02**

**THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT**

**RESOLUTION OF THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT APPROVING & AFFIRMING LEVY OF SPECIAL ASSESSMENTS**

WHEREAS, the Board of Directors of the Troost 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 Troost Avenue Community Improvement District and Authorize Special Assessments (the "Special Assessment Petition"),

WHEREAS, pursuant to the Special Assessment Petition, such special assessments shall be levied annually against each Lot within the District in an annual amount not to exceed \$150.00 per Lot; provided, however, the maximum amount shall be adjusted annually beginning in 2013 pursuant to the increases to the Consumer Price Index for Urban Wage Earners and Clerical Workers, United States Average (1982-84=100) as published by the U.S. Department of Labor, Bureau of Labor Statistics (the "Consumer Price Index") (or, if not available, then by another reasonable index selected by the board of directors of the District);

WHEREAS, the Consumer Price Index has increased since 2013, however, the Board of Directors has set the annual levy at \$150 per non-exempt Lot until such time as increase is approved by resolution in accordance with the Special Assessment, and authorized and directed the officers of the District to take all such actions as are necessary or desirable to cause the Collector of Jackson County, Missouri to bill and to collect the set CID Special Assessment annually and accordingly as provided for in the Special Assessment Petition;

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

Section 1. Property Benefited. The Board affirms that each tract, lot, and parcel of real property which is located within the District (each "Lot") is and will be benefited by the financing of the Eligible Services (as defined in the Petition forming the District) and the operation of the District.

Section 2. CID Special Assessment. The annual CID Special Assessment in the amount of \$150.00 per Lot, unless otherwise exempt from said assessment, was previously set, approved and levied and is hereby affirmed for 2024;

Section 3. Collection of Assessments. The assessments were sent to the Collector of Jackson County in accordance with the prior approval, and it is affirmed that 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 annually as provided in this resolution and in the Special Assessment Petition.

Adopted this 31st day of January 2025.

Emmanuel Obi

Emmanuel Obi (Aug 28, 2025 10:48:25 CDT)

Emmanuel Obi, Chairman

ATTEST:

Jureau Bowman

Jureau Bowman (Aug 28, 2025 10:30:09 CDT)

Jureau Bowman, Secretary



### Troost Avenue CID 2024 Assessments\*

Parcel_ID	SitusAddress	SitusCity	tusStausZipCo)25 Assessme
30-510-14-16-00-0-00-000	4538 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-510-24-22-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO 64110 \$150.00
30-510-24-23-00-0-00-000	4630 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-540-24-01-00-0-00-000	1000 E 51ST ST	KANSAS CITY	MO 64110 \$0.00
30-540-26-01-00-0-00-000	4700 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-540-26-18-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO 64110 \$0.00
30-540-26-19-00-0-00-000	4750 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-620-21-05-00-0-00-000	4531 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-620-22-08-01-0-00-000	4627 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-620-22-08-02-0-00-000	4631 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-620-22-10-00-0-00-000	1102 E 47TH ST	KANSAS CITY	MO 64110 \$150.00
30-620-22-28-00-0-00-000	4601 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-620-22-30-00-0-00-000	4627 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-630-20-65-00-0-00-000	4901 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-630-29-03-00-0-00-000	4825 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-720-08-02-00-0-00-000	5101 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-720-08-03-00-0-00-000	5109 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-720-08-05-00-0-00-000	5111 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-720-08-26-00-0-00-000	1100 ROCKHURST RD	KANSAS CITY	MO 64110 \$0.00
30-720-21-02-00-0-00-000	5401 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-720-21-03-00-0-00-000	5429 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-720-21-04-00-0-00-000	5437 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-02-00-0-00-000	5501 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-03-00-0-00-000	5505 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-04-00-0-00-000	5511 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-09-00-0-00-000	5529 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-10-00-0-00-000	5533 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-11-00-0-00-000	5539 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-12-00-0-00-000	5547 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-25-00-0-00-000	5531 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-08-26-00-0-00-000	5517 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-09-02-00-0-00-000	5605 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-730-24-02-00-0-00-000	5701 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-24-03-00-0-00-000	5709 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-24-04-00-0-00-000	5713 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-24-05-00-0-00-000	5719 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-24-29-00-0-00-000	5753 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-25-02-00-0-00-000	5805 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-25-03-00-0-00-000	5811 TROOST AVE	KANSAS CITY	MO 64110 \$150.00
30-730-25-17-00-0-00-000	5829 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-01-01-00-0-00-000	1011 E 51ST ST	KANSAS CITY	MO 64110 \$0.00
30-810-10-01-01-1-00-000	SITUS VERIFICATION II	UNKNOWN	MO \$0.00
30-810-10-01-01-2-00-000	SITUS VERIFICATION II	UNKNOWN	MO \$150.00
30-810-11-01-00-0-00-000	5300 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-20-00-0-00-000	5340 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-21-00-0-00-000	5336 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-28-00-0-00-000	5316 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-29-00-0-00-000	5312 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-30-00-0-00-000	5310 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-31-00-0-00-000	5306 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-32-00-0-00-000	5304 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-37-01-0-00-000	5322 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-37-02-0-00-000	5334 TROOST AVE	KANSAS CITY	MO 64110 \$0.00
30-810-11-38-00-0-00-000	5346 TROOST AVE	KANSAS CITY	MO 64110 \$0.00



## Troost Avenue CID 2024 Assessments\*

Parcel_ID	SitusAddress	SitusCity	tusStausZipCo)	25 Assessme
30-810-21-01-00-0-00-000	5400 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-810-21-14-00-0-00-000	1012 E 55TH ST	KANSAS CITY	MO 64110	\$150.00
30-810-21-15-00-0-00-000	5440 TROOST AVE	KANSAS CITY	MO 64110	\$0.00
30-810-21-18-00-0-00-000	5408 TROOST AVE	KANSAS CITY	MO 64110	\$0.00
30-810-21-19-00-0-00-000	5406 TROOST AVE	KANSAS CITY	MO 64110	\$0.00
30-810-21-20-00-0-00-000	5424 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-01-00-0-00-000	5500 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-14-00-0-00-000	5550 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-15-00-0-00-000	5540 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-16-00-0-00-000	5536 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-17-00-0-00-000	5532 TROOST AVE UNI	KANSAS CITY	MO 64110	\$150.00
30-840-01-22-00-0-00-000	5516 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-23-00-0-00-000	5508 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-01-25-00-0-00-000	5524 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-13-00-0-00-000	5646 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-16-00-0-00-000	5636 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-17-00-0-00-000	5632 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-18-01-0-00-000	5604 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-18-02-0-00-000	5618 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-20-00-0-00-000	5640 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-15-21-00-0-00-000	5600 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-01-00-0-00-000	5706 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-14-00-0-00-000	5744 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-15-00-0-00-000	5738 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-19-00-0-00-000	5722 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-20-00-0-00-000	5720 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-21-01-0-00-000	5730 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-16-21-02-0-00-000	5736 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-31-01-00-0-00-000	5800 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-31-16-01-0-00-000	5830 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-31-20-01-0-00-000	5818 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-31-23-00-0-00-000	5810 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-31-24-00-0-00-000	5812 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
30-840-31-25-00-0-00-000	5840 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-04-00-0-00-000	5901 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-05-00-0-00-000	5921 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-06-00-0-00-000	5925 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-07-00-0-00-000	5929 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-08-00-0-00-000	5931 TROOST AVE	KANSAS CITY	MO 64110	\$0.00
47-120-06-09-00-0-00-000	5933 1/2 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-10-00-0-00-000	5937 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-06-11-00-0-00-000	5947 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-07-04-00-0-00-000	6017 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-07-05-00-0-00-000	6021 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-07-06-00-0-00-000	6033 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-07-18-00-0-00-000	6001 TROOST AVE	KANSAS CITY	MO 64110	\$0.00
47-120-13-30-01-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO 64110	\$0.00
47-120-13-30-02-0-00-000	6145 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-14-29-00-0-00-000	6227 TROOST AVE	KANSAS CITY	MO 64110	\$150.00
47-120-14-30-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO 64110	\$150.00
47-120-14-32-00-0-00-000	1100 E 63RD ST	KANSAS CITY	MO 64110	\$150.00
47-120-15-15-00-0-00-000	1210 E 63RD ST	KANSAS CITY	MO 64110	\$150.00
47-120-15-16-00-0-00-000	1220 E 63RD ST	KANSAS CITY	MO 64110	\$150.00
47-120-17-10-00-0-00-000	1300 E 63RD ST	KANSAS CITY	MO 64110	\$150.00



### Troost Avenue CID 2024 Assessments\*

Parcel_ID	SitusAddress	SitusCity	tusSta	usZipCo	25 Assessme
47-120-17-11-00-0-00-000	1308 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-12-00-0-00-000	1316 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-13-00-0-00-000	1320 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-17-14-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64110	\$150.00
47-120-17-19-00-0-00-000	6234 PASEO BLVD	KANSAS CITY	MO	64110	\$150.00
47-120-18-15-00-0-00-000	1410 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-18-16-00-0-00-000	1414 E 63RD ST	KANSAS CITY	MO	64110	\$0.00
47-120-19-02-00-0-00-000	1608 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-120-20-02-00-0-00-000	1614 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-130-03-05-00-0-00-000	6401 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-03-06-00-0-00-000	6441 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-03-49-00-0-00-000	1201 E MEYER BLVD	KANSAS CITY	MO	64131	\$150.00
47-130-03-50-00-0-00-000	6415 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-04-33-00-0-00-000	6501 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-04-34-00-0-00-000	6525 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-05-30-00-0-00-000	6601 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-130-05-31-00-0-00-000	6633 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-130-10-17-00-0-00-000	6655 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-210-01-01-00-0-00-000	5900 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-13-00-0-00-000	5946 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-14-01-0-00-000	5924 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-14-02-0-00-000	5930 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-01-18-00-0-00-000	5914 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-22-00-0-00-000	6016 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-23-00-0-00-000	6022 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-25-00-0-00-000	6032 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-26-00-0-00-000	6000 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-27-00-0-00-000	6028 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-16-28-00-0-00-000	6038 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
47-210-17-01-00-0-00-000	6100 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-15-00-0-00-000	6130 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-17-00-0-00-000	6122 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-18-00-0-00-000	6120 TROOST AVE	KANSAS CITY	MO	64110	\$0.00
47-210-17-19-00-0-00-000	6118 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-17-22-00-0-00-000	6110 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-01-00-0-00-000	6200 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-15-00-0-00-000	6238 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-16-00-0-00-000	6232 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-17-00-0-00-000	6226 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-18-00-0-00-000	6216 TROOST AVE	KANSAS CITY	MO	64110	\$150.00
47-210-27-20-00-0-00-000	1020 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-210-28-12-00-0-00-000	900 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-210-28-13-00-0-00-000	912 E 63RD ST	KANSAS CITY	MO	64110	\$150.00
47-240-01-01-01-1-00-000	6300 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-01-01-2-00-000	6308 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-01-02-0-00-000	6330 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-01-03-3-00-000	6392 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-01-02-00-0-00-000	6301 ROCKHILL RD	KANSAS CITY	MO	64131	\$150.00
47-240-08-04-00-0-00-000	6442 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-08-05-00-0-00-000	6430 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-08-06-00-0-00-000	6420 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-08-11-00-0-00-000	6406 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-01-00-0-00-000	6500 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-13-00-0-00-000	6530 TROOST AVE	KANSAS CITY	MO	64131	\$0.00



### Troost Avenue CID 2024 Assessments\*

Parcel_ID	SitusAddress	SitusCity	tusSta	usZipCo	25 Assessme
47-240-28-14-00-0-00-000	6536 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-15-00-0-00-000	NO ADDRESS ASSIGNI	KANSAS CITY	MO	64131	\$150.00
47-240-28-17-00-0-00-000	6600 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-240-28-19-00-0-00-000	6650 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-01-21-00-0-00-000	6724 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-01-41-00-0-00-000	6700 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-01-00-0-00-000	6800 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-07-00-0-00-000	6842 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-08-00-0-00-000	6830 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-09-01-0-00-000	6814 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-09-00-0-00-000	6814 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-13-12-00-0-00-000	1020 E 70TH ST	KANSAS CITY	MO	64131	\$0.00
47-510-13-13-00-0-00-000	6900 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-20-30-00-0-00-000	7016 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-20-31-00-0-00-000	7008 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-510-25-43-00-0-00-000	7044 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-510-25-45-00-0-00-000	7030 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-01-01-00-0-00-000	7100 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-01-08-00-0-00-000	7110 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-01-09-00-0-00-000	7106 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-08-01-00-0-00-000	7130 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-08-28-00-0-00-000	7146 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-14-01-00-0-00-000	7200 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-14-54-00-0-00-000	7210 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-14-59-00-0-00-000	7218 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-15-01-00-0-00-000	7246 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-01-00-0-00-000	7300 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-13-00-0-00-000	7344 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-14-00-0-00-000	7320 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-16-15-00-0-00-000	7312 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-540-31-01-00-0-00-000	7420 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-620-01-01-01-0-00-000	6901 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-620-01-01-02-0-00-000	6903 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-08-03-00-0-00-000	7101 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-08-04-00-0-00-000	7115 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-08-13-00-0-00-000	7125 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-02-00-0-00-000	7201 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-03-00-0-00-000	7209 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-04-00-0-00-000	7213 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-05-00-0-00-000	7215 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-10-00-0-00-000	7237 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-11-00-0-00-000	7243 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-21-00-0-00-000	7233 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-09-22-00-0-00-000	7217 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-02-00-0-00-000	7305 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-03-00-0-00-000	7309 TROOST AVE	KANSAS CITY	MO	64131	\$0.00
47-630-24-04-00-0-00-000	7317 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-05-00-0-00-000	7319 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-06-00-0-00-000	7321 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-07-00-0-00-000	7323 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-08-00-0-00-000	7325 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-11-00-0-00-000	7339 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-24-20-00-0-00-000	7331 TROOST AVE	KANSAS CITY	MO	64131	\$150.00
47-630-25-02-00-0-00-000	7403 TROOST AVE	KANSAS CITY	MO	64131	\$150.00



## Troost Avenue CID 2024 Assessments\*

Parcel_ID	SitusAddress	SitusCity	tusStausZipCo)25 Assessme
47-630-25-03-00-0-00-000	7423 TROOST AVE	KANSAS CITY	MO 64131 \$150.00
47-630-25-04-00-0-00-000	7427 TROOST AVE	KANSAS CITY	MO 64131 \$150.00
47-630-25-05-01-0-00-000	7431 TROOST AVE	KANSAS CITY	MO 64131 \$0.00
47-630-25-05-02-0-00-000	7443 TROOST AVE	KANSAS CITY	MO 64131 \$0.00
47-720-02-42-00-0-00-000	7501 TROOST AVE	KANSAS CITY	MO 64131 \$150.00
47-810-01-09-00-0-00-000	1015 E 75TH ST	KANSAS CITY	MO 64131 \$150.00
<b>Total*</b>			<b>\$27,000.00</b>

\* Subject to the followng:

- 1: Parcels, mergers, splits and exemptions to be verified by Jackson County, with notice of any changes to the District prior to assessment.
2. Any parcel that was previously exempt that is no longer exempt shall be assessed \$150.
3. Any parcel not previously exempt and is now exempt shall not be assessed.
4. Any parcels that have merged shall be charged the total of the prior assessment rates (ie, 2 parcels assessed at \$150 each, merged into a single parcel shall now be assessed \$300)
5. Any parcel that has been split off a parent parcel shall be assessed \$150 unless exempt (both parent and child parcels shall be assessed \$150 each unless exempt)

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 2025-26, 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 2025-26.

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 31st day of January 2025.

Emmanuel Obi  
Emmanuel Obi (Jan 31, 2025 14:43 CST)  
Emmanuel Obi, Chairman

ATTEST:

Jureau Bowman  
Jureau Bowman (Jan 31, 2025 19:33 CST)  
Jureau Bowman, Secretary



Troost Avenue CID  
FY 2026 Budget Draft (FY 2025-26)

CARRY OVER	DESCRIPTION	2025 Budget
Carry over	Funds carried over from prior year budget. New line item in 2017. Budgeted for special project match if needed.	\$ 50,000.00
<b>Subtotal:</b>		<b>\$ 50,000.00</b>

INCOME	DESCRIPTION	2025 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 '25	\$ 320,000.00
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 '25 with change to interest bearing account.	\$ 2,000.00
<b>Subtotal:</b>		<b>\$ 347,000.00</b>

**Total:** **\$ 397,000.00**

EXPENSES	DESCRIPTION	2025 Budget
<b>Maintenance</b>		
Trash Removal	Troost Troopers. Contracted trash collection within the CID. Services currently contracted with Moonlight Sweeping for cleaning trash in public ROW.	\$ 128,000.00
Graffiti removal / rebate program	Funds for graffiti removal. \$4,000 to be allocated as available, & awarded on a first come/first served basis up to budgeted amount. \$2,000 to be reserved for supplies & special projects. New line item in 2019.	\$ 4,000.00
Banner Maint.	Maintenance, repair and replacement of CID banners on Troost and 63rd Street. New set, permit and equipment repairs for '25. New line item in 2017.	\$ 5,000.00
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.	\$ 3,000.00
<b>Subtotal</b>		<b>\$ 140,000.00</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. 2% increase for 2025	\$ 70,000.00
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	for 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 '25, if needed.	\$ 30,000.00
<b>Subtotal</b>		<b>\$ 105,000.00</b>

<b>Other Contract Services / Leases</b>		
Legal	Annual expense for CID legal counsel. 2018 includes 10 hours of legal services. 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 in 2025.	\$ 1,000.00
Professional fees	Software / tracking app.	\$ 3,000.00
<b>Subtotal</b>		<b>\$ 9,500.00</b>

Troost Avenue CID  
FY 2026 Budget Draft (FY 2025-26)

EXPENSES	DESCRIPTION	2025 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	\$ 8,500.00
Uniforms	Uniforms (shirts, pants, hats, jackets, patches) for Troost Troopers. 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.	\$ 2,500.00
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. Increased for '25	\$ 25,000.00
<b>Subtotal</b>		\$ 38,500.00
<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.	\$ 4,000.00
Debt Services	Scheduled payments for debt services including revolving loans. All loans previously repaid. No debt services projected. None for '25	\$ -
<b>Subtotal</b>		\$ 53,000.00
<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>		\$ 51,000.00
<b>Total Expenses:</b>		<b>\$ 397,000.00</b>
<b>BALANCE:</b>		<b>\$ -</b>

Sales tax collections have increased substantially in the last two years in spite of businesses closing (pharmacies, dollar stores and automotive parts stores). This in part due to inflation and new stable businesses. With a conservative sales tax projection (assuming inflation correction), and projected cost increases for next year, there is additional funding for limited expansion of services and special projects. The budget includes increases in the security line item for increased coverage or off duty officers to address period increases in crime or special events, increases in funding for security improvements like cameras, increases in maintenance to address more graffiti and to host special clean up events, increases in marketing to improve uniforms, to allow digital and print business directories, and other district marketing in preparation for World Cup in 2026, and a special projects budget for special projects like grant and PIAC matching, or funding for projects like a Troost Corridor traffic study, improvements to the Troost bridge over Brush Creek, matching funds for mural, or other public benefits.



THE TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE TROOST AVENUE IMPROVEMENT DISTRICT  
("DISTRICT") NOMINATING SUCCESSOR DIRECTORS

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 Act provides for the chief elected officer of a municipality (the "Mayor") to appoint successor directors of a community improvement district, which is also a political subdivision, with the consent of the governing body of the municipality;

WHEREAS, the Petition to establish the District ("Petition") authorizes the Board of Directors of the District (the "Board") to submit to the Mayor a slate of individuals nominated to serve as Successor Directors in accordance with the qualifications set forth in the Petition;

WHEREAS, the Board in accordance with the Petition hereby nominates the following slate of Successor Directors;

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

Section 1. The following slate contains the name and classification of the individuals nominated by the Board to serve as Successor Directors for a four-year term ending May 8, 2029, or until the position is otherwise filled in accordance with the Petition and adopted bylaws:

Jureau Bowman, operator

Tami Carolan, owner

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 16<sup>th</sup> day of April 2025.

Emmanuel Obi  
Emmanuel Obi (Aug 28, 2025 10:48:25 CDT)

Emmanuel Obi, Chairman

ATTEST:

Jureau Bowman  
Jureau Bowman (Aug 28, 2025 10:30:05 CDT)

Jureau Bowman, Secretary



**BYLAWS OF THE  
TROOST AVENUE COMMUNITY IMPROVEMENT DISTRICT**

**ARTICLE I**

Defined Terms

**Section 1.1    District.**

The Troost Avenue Community Improvement District, a political subdivision created pursuant to Sections 67.1401 to 67.1571, of the Revised Statutes of Missouri ("RSMo"), and formed by the City Council of the City of Kansas City, Missouri, by Ordinance Number 130186 adopted on March 21, 2013.

**Section 1.2    Board.**

The Board of Directors of the District, which is the governing body of the District.

**Section 1.3    City Council.**

The governing body of the City of Kansas City, Missouri.

**Section 1.4    City.**

The City of Kansas City, Missouri.

**Section 1.5    City Clerk.**

The City Clerk of the City.

**Section 1.6    Directors.**

Members of the Board of Directors.

**Section 1.7    Community Improvement District Act.**

Sections 67.1401 to 67.1571, RSMo as may be amended.

**Section 1.8    Initial Directors.**

The initial directors set forth in the Petition.

**Section 1.9    Operator.**

An owner of a business operating within the District or a legally authorized representative of such owner.

Section 1.10 Owner.

An owner of real property within the District or a legally authorized representative of such owner.

Section 1.11 Petition.

The petition forming the District and approved by the City.

Section 1.12 Resident.

A registered voter residing within the District.

Section 1.13 Sunshine Law.

Section 610.010 to 610.200, RSMo, governing meetings of public governmental bodies including the Board, as now or hereafter amended.

Section 1.14 Undefined Terms.

Any term undefined by this Article shall have the same meaning as such term is given under the Community Improvement District Act, if defined therein, otherwise as defined by the Sunshine Law, or other Missouri statute or case law.

## ARTICLE II

### Offices and Records

Section 2.1 Principal Office.

The principal office of the District shall be located at c/o Southtown Council, 6814 Troost Avenue, Kansas City, MO 64131. The District may have such other offices within Missouri, as the business of the District may require from time to time, located at such place or places as may be designated by the Board.

Section 2.2 Records.

The District shall keep correct and complete books and records of account, and shall also keep minutes of the proceedings of the Board, and each committee having any Directors of the Board. The District shall keep at its principal office a record of the name and address of each Director.

## ARTICLE III

### Board of Directors

#### Section 3.1 General Powers.

The business and affairs of the District shall be managed by, or under the direction of, the Board.

#### Section 3.2 Number, Term of Office and Qualifications.

The Board shall consist of seven (7) Directors.

#### Section 3.3 Qualifications.

Each Director shall meet the following requirements:

- A. Be at least 18 years of age;
- B. Be and must declare to be either an Owner, an Operator or a Resident; Owners, Operators and Residents shall include their legally authorized representatives;
- C. Meet all other requirements set forth in the Petition.

#### Section 3.4 Terms.

The initial Directors shall serve for the terms set forth in the Petition or until their successor is appointed in accordance therewith, whichever occurs later, and their successors shall serve for four-year terms or until their successor is appointed in accordance with the Petition, whichever occurs later.

In the event for any reason a Director is not able to serve his or her full term ("Exiting Director"), any vacancy to the Board shall be filled by the prompt appointment by the remaining Directors of a Director ("Interim Director") to serve for the remainder of the term of such Exiting Director in accordance with the CID Act.

#### Section 3.5 Successor Directors.

Successor Directors, whether to serve a new term or to fill a vacancy on the Board, shall be appointed by the Mayor of the City with the consent of the City Council, in accordance with the nominating and appointment procedures set forth in Section 4 (B)(5) of the Petition.



Section 3.6 Regular Meetings.

The Board shall hold regular meetings at such time, date and location as may from time to time be determined by the Directors, one of which regular meetings shall be the District's annual meeting, which shall be held during the month of March each year or a such other time as may be agreed by a majority of the Board.

Section 3.7 Special Meetings.

The Chairman or any four (4) Directors may call special meetings of the Board and may fix the time and place of the holding of such meetings, which shall be held for the purpose of transacting any business designated in the notice of the special meeting, or as permitted by Section 3.6.

Section 3.8 Notices.

A. Notice to Directors.

- (1) Annual and Regular Meetings. Written or printed notices of meetings of the Board, whether specifically required by the Community Improvement District Act, the Sunshine Law or any other Missouri statute regulating meetings of public governmental bodies, the definition of which includes the Board, shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least twenty-four (24) hours prior to each scheduled meeting.
- (2) Special Meetings. Notice of a special meeting shall be delivered personally, by mail, by electronic mail, or by fax to each Director at least two (2) days prior to the date of such special meeting. At such special meeting no business shall be considered other than as designated in the notice; however, if all of the Directors are present at a special meeting, any item of business, whether or not designated in the notice, may be transacted with their unanimous consent.

If mailed, the notice of a meeting given to a Director shall be deemed to be delivered when deposited in the United States mail, addressed to the Director at the address on the records of the District, with postage thereon prepaid.

- B. Notice to the Public. Notice of the time, date and place of each meeting of the Board, its tentative agenda, and whether any portion of the meeting will be closed shall be given to the public at least twenty-four (24) hours in advance of the meeting time, exclusive of weekends and holidays, in a manner reasonably calculated to advise the public of the matters to be

considered and in compliance with the Sunshine Law. Copies of this notice shall be posted on a bulletin board or other prominent place which is easily accessible to the public and clearly designated for that purpose at the principal office of the District. Copies of such notice shall at the same time be provided to any representative of the news media who requests notice of meetings of the District. In addition to the above requirements, if the Board proposes to hold a closed meeting, closed portion of a public meeting, or closed vote, the notice shall state the reason for holding such closed meeting, closed portion of a public meeting, or closed vote by reference to the specific exception allowed pursuant to the Sunshine law.

Section 3.9 Special Circumstances.

When it is necessary to hold a meeting of the Board on less than twenty-four (24) hours notice, at a place that is not reasonably accessible to the public, or at a time that is not reasonably convenient to the public, the nature of the good cause justifying departure from the normal requirements shall be stated at the beginning of the meeting and recorded in the minutes.

Section 3.10 Quorum.

A majority of the members of Directors serving at the time of any meeting shall constitute a quorum for the transaction of business at such meeting. If a quorum shall not be present at any such meeting, a majority of the Directors then present shall have power to adjourn the meeting, without notice other than announcement at the meeting, to a specified date. At any such adjourned meeting at which a quorum shall be present any business may be transacted which could have been transacted at the original session of the meeting.

Section 3.11 Action.

The concurrence of the majority of the Directors present in any meeting at which quorum is present shall bind the District.

Section 3.12 Telephone/Electronic Participation in Meetings.

Directors may participate in any Board meeting by telephone or other electronic means so long as all persons participating in the meeting can hear one another, and a location has been identified in the notice of the meeting at which members of the public shall be allowed to observe and attend the public meeting so that the requirements of the Sunshine Law are met. Participation by a Director in Board meetings by telephone or other electronic means shall constitute the Director's presence in person at the meeting and any Director participating in this manner shall be entitled to vote and will count for the purpose of determining whether a quorum is present.



Section 3.13 Manner of Voting.

Votes by the Board shall be by voice vote unless the presiding officer shall direct or any Director shall demand a vote by roll call or by ballot, provided however, that any votes taken during a closed meeting shall be taken by roll call. In the case of an abstention or a nay vote, the Director so abstaining or voting nay may be identified in the minutes of such meeting. However, when any Director is participating in a Board meeting by conference telephone or other similar communications equipment, the presiding officer of the meeting shall take all votes by roll call.

Section 3.14 Compensation.

No Director shall receive compensation from the District for any services performed; provided, however, upon approval of the Board, Directors may receive reimbursement of actual and necessary expenses incurred by them on behalf of the District.

**ARTICLE IV**

Officers

Section 4.1 Officers.

The officers of the District shall consist of Chairman, Vice-Chairman, District Manager, Secretary, Treasurer and such other offices as may from time to time be established by the Board.

Section 4.2 Election and Term of Office.

- A. Chairman and Vice-Chairman. At each annual meeting, the Board shall elect from its membership a Chairman and a Vice-Chairman to serve for the ensuing year or until the next annual meeting and until a successor is duly elected.
- B. Other Officers. All other officers of the District shall be elected annually by the Board at the annual meeting of the District. If the annual election of officers shall not be held at such meeting, all previously elected officers shall continue to hold their respective offices and the annual election shall be held as soon thereafter as convenient to the Board. Any officer duly elected may succeed himself. Each officer shall hold office until his successor shall be duly elected and qualified or until his death, resignation or removal as provided by these Bylaws. Other than the Chairman and Vice-Chairman, no officer need be a member of the Board.

Section 4.3 Removal.

Any officer or agent elected or appointed by the Board may be removed by it whenever, in its judgment, the best interests of the District will be served thereby.



Section 4.4 Vacancies.

A vacancy in any office for any reason shall be filled by the Board at any meeting for the unexpired portion of the term of such officer.

Section 4.5 General Powers.

The officers of the District shall have such powers and control in the District and management of the business and affairs of the District as is usual and proper in the case of, and incident to, such offices, except insofar as such power and control is limited by these Bylaws, by resolution of the Board or by the Community Improvement District Act.

Section 4.6 Duties of Chairman and Vice-Chairman.

The Chairman shall preside at all Board meetings, and in his absence, the Vice-Chairman shall preside.

Section 4.7 Duties of Other Officers.

- A. District Manager. The District Manager shall be the principal executive officer of the District and, subject to the control of the Board, shall in general supervise and control the business and affairs of the District. Unless otherwise directed by these Bylaws or by the Board, the District Manager shall supervise the business and affairs of the District and shall sign and deliver all agreements, documents and instruments executed in the name of the District.
- B. Secretary. The Secretary shall have the following powers and duties:
  - (1) Keep the minutes for the meetings of the Board as provided by law in one or more books provided for that purpose;
  - (2) Assure that all notices are properly given, in accordance with these Bylaws and as required by law;
  - (3) Be custodian of the records and seal of the District;
  - (4) Assure that the seal of the District is affixed to all documents duly authorized for execution under seal on behalf of the District;
  - (5) Keep a register which includes the address and telephone number of each Director whose address and telephone number shall be furnished to the Secretary by the Director;

- (6) Perform all duties incidental to the office of Secretary and such other duties as may be assigned to the Secretary by the Chairman or the Board; and
- (7) Exercise such other duties as is from time to time delegated by the Board by resolution.

C. Treasurer. The Treasurer shall have the following powers and duties:

- (1) Cause all money paid to the District from all sources whatsoever to be properly receipted;
- (2) Cause all funds of the District to be deposited in such banks, trust companies or other depositories as shall be selected by the Board;
- (3) Authorize, pursuant to Board direction, all orders and checks for the payment of money and shall cause the District's money to be paid out as directed by the Board;
- (4) Assure that regular books of accounts are kept showing receipts and expenditures, and render to the Board, at each regular meeting (or more often when requested), an account of the District's transactions and also of the financial condition of the District;
- (5) Perform all duties incidental to the office of Treasurer and such other duties as may be assigned to the Treasurer by the Chairman or the Board; and
- (6) If required by the Board, the Treasurer shall give bond for the faithful discharge of his duties in such sum and with such surety or sureties as the Board shall determine. The costs, if any, or such bonds shall be paid by the District.

D. Additional Officers. The powers and duties of any additional officers shall be determined by the Board when creating such offices.

Section 4.8 Compensation.

No officer who is a member of the Board shall receive any salary or other compensation for services rendered unless the same shall first be set by the Board and is in accordance with the Community Improvement District Act or any other applicable law.

Section 4.9 Employees and Independent Contractors.

The District may employ, or contract with any service provider for the services of, a District Manager, technical experts and such other officers, agents and employees, permanent

and temporary, as the District may require, and shall determine their qualifications and duties and, if they are employees of the District, their compensation. For such legal services as it may require, the District may retain its own counsel. The District may delegate to one or more of its agents or employees such powers or duties as it may deem proper.

## ARTICLE V

### Contracts, Checks and Deposits

#### Section 5.1 Contracts.

The Board may authorize any officer or officers, agent or agents, to enter into any contract or execute and deliver any instrument in the name of and on behalf of the District, and such District may be general or confined to specific instances.

#### Section 5.2 Checks, Drafts, etc.

All checks, drafts or other orders for the payment of money, notes or other evidences of indebtedness issued in the name of the District shall require one signature, such signature being that of the Chairman, Vice-Chairman, District Manager, the Treasurer, or such other officers, agent or agents of the District and in such manner as shall from time to time be determined by resolution of the Board.

#### Section 5.3 Deposits.

All funds of the District not otherwise employed shall be deposited from time to time to the credit of the District in such bank, trust companies or other depositories as the Board may select.

## ARTICLE VI

### Fiscal Year

The fiscal year of the District shall end on the same day as the last day of the fiscal year of the City, or in accordance with such other period approved by Board pursuant to the Community Improvement District Act.

## ARTICLE VII

### Budget

The District will annually prepare a budget (the "Budget") and an annual report describing the major activities of the District during the preceding year and upcoming year. The Budget shall be submitted to the city administrator for review and comment not less than ninety (90) days prior to the intended date of approval of the Budget. The Budget shall not be approved without the prior written consent of the City. Not later than the first day of each fiscal year of



the District, the Board shall adopt a Budget for the District for the ensuing budget year, for every fund of the District of any kind, in such a manner as may be provided by law. If the Board fails to adopt a Budget by the first day of the fiscal year, the District shall be deemed to have adopted for such fiscal year a Budget which provides for application of the District's sales tax revenues collected in such fiscal year in accordance with the budget for the prior fiscal year.

## **ARTICLE VIII**

### Seal

The form of the corporate seal of the District shall be prescribed by the Board.

## **ARTICLE IX**

### Waiver of Notice

Whenever any notice whatsoever is required to be given under the provisions of these Bylaws, waiver thereof in writing signed by the person or persons entitled to such notice, whether before or after the times stated therein, shall be deemed equivalent to the giving of such notice.

## **ARTICLE X**

### Committees

The Board may from time to time establish such committees and confer upon them such powers as it deems expedient for the conduct of the District's business. The Board may similarly provide that the members of such committees need not all be members of the Board.

## **ARTICLE XI**

### Conflict of Interest

No officer, agent or employee of the District shall have or shall require any interest, direct or indirect, in any project which the District is promoting, or in any contract or proposed contract for materials or services in any lease, mortgage, sale, or contract or any nature whatsoever relating to any such project or the District without forthwith making written disclosure to the District of the nature and extent of his interest, and such disclosure shall be entered in writing upon the minute book of the District.

## **ARTICLE XII**

### **Amendments**

From time to time these Bylaws may be altered, amended or repealed and new Bylaws may be adopted by the Board after ten (10) days' written notice of the proposed alteration, amendment or change has been given to each Director, provided that no alteration, amendment or change shall be made without the affirmative vote of a majority of the total number of Directors voting.

## **ARTICLE XIII**

### **Annual Report and Audit**

The Board shall have annual reports prepared and filed as required by the Community Improvement District Act or any other applicable law, and shall provide for the annual financial reports of the accounts of the District.

## **ARTICLE XIV**

### **Indemnification of Directors**

Each person (and heirs and legal representatives of such person) who serves or has served as a Director, officer or employee of the District shall be indemnified by the District against all liability and reasonable expenses, including but not limited to attorneys fees and disbursements and amounts of judgments, fines or penalties, incurred by or imposed upon him/her in connection with any claim, action, suit or proceeding, actual or threatened, whether civil, criminal, administrative or investigative, and appeals in which he/she may become involved as a party or otherwise by reason of acts or omissions in his/her capacity as and while a commissioner, officer or employee of the District, provided that such person is wholly successful with respect thereto, unless the Board of Directors of the District in its discretion shall determine that such person did not meet the standard of conduct required by these Bylaws.

The term "wholly successful" shall mean termination of any claim, action, suit or proceedings against such person without any finding of liability or guilt against him/her and without any settlement by payment, promise or undertaking by or for such person or the expiration of a reasonable period of time after the making of any claim or threat without action, suit or proceeding having been brought and without any settlement by payment, promise or undertaking by or for such person.

The standard of conduct required shall be that such person acted in good faith for a purpose which he/she reasonably believed to be in the best interest of the District, and that he/she, in addition, in any criminal action or proceeding, had no reasonable cause to believe his/her conduct to be unlawful.



Should indemnification be required under these Bylaws in respect to any claim, action, suit or other proceeding where the person seeking indemnification has not been wholly successful, such indemnification may be made only upon the prior determination by a resolution of a majority of those members of the Board of Directors who are not involved in the claim, action, suit or other proceeding, that such person met the standard of conduct required, or, in the discretion of the Board of Directors, upon the prior determination by non-employee legal counsel, in written opinion, that such person has met such standard and, where a settlement is involved, that the amount of the settlement is reasonable.

Indemnification under these Bylaws shall not include any amount payable by such person to the District in satisfaction of any judgment or settlement, and indemnification shall be reduced by the amount of any such judgment or settlement.

The termination of any claim, action, suit or other proceeding, by judgment, order settlement (whether with or without court approval) or conviction or upon a plea of guilty or of nolo contendere, or its equivalent, shall not of itself create a presumption that such person did not meet the standard of conduct required.

Expenses incurred which are subject to indemnification may be advanced by the District prior to final disposition of the claim, action, suit or other proceeding upon receipt of any undertaking acceptable to the District by or on behalf of the recipient to repay such amount unless it shall ultimately be determined that he/she is entitled to indemnification.

The right of indemnification shall be in addition to other rights to which those to be indemnified may otherwise be entitled by agreement, operation of law or otherwise and shall be available whether or not the claim asserted against such person is based upon matters which antedate the adoption of these Bylaws. If any word, clause, or provision of these Bylaws or any indemnification made under these Bylaws shall for any reason be determined to be invalid, the other provisions of these Bylaws shall not be affected but shall remain in full force and effect.

Adopted this 20<sup>th</sup> day of May, 2013.

\_\_\_\_\_  
\_\_\_\_\_, Chairman

ATTEST:

\_\_\_\_\_  
\_\_\_\_\_, Secretary