



Main Street

Community Improvement District

July 23, 2024

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

Re: Main Street CID Report

Dear Ms. Sanders:

The Main Street CID provides “clean and safe” services along the Main Street corridor in Midtown Kansas City. We employ Area Maintenance Attendants and Area Awareness Officers through our subcontractors to complete these community services. We also utilize Midtown KC Now to help engage the community and work closely with all the stakeholders in the area.

Attached you will find the adopted forecasted budget for the Main Street Community Improvement District (CID) fiscal year May 1, 2024 – April 30, 2025 along with the current Board of Directors and Financial Statement of year May 1, 2023 – April 30, 2024. The proposed Annual Budget was submitted to the City Clerk on January 30, 2024. The Annual Budget for Fiscal Year 2024-25 was adopted on March 27, 2024. The Annual Report for Fiscal Year 2022-23 was submitted on August 22, 2023.

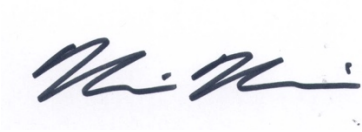
No resolutions were adopted by the Board in the previous fiscal year.

The Main Street CID is funded by a special assessment in the district. That assessment is a combination of a \$0.05574 levy per square foot of each parcel, plus 0.2369 of each \$100 of Assessed Value of each parcel.

As you can see on the financial statements, no funds were used for interior improvements. In 2022-23, the CID funded \$23,676.17 in exterior façade improvements to eligible applicants in the District. The CID also funded \$100,349.00 in exterior landscape improvements and \$4,031.35 in repairs to streetscape elements. Those elements were damaged during car crashes.

Please contact me with any questions or comments.

Sincerely,

A handwritten signature in black ink, appearing to read "K. Klinkenberg", is centered on the page.

Kevin Klinkenberg
Chief Administrator
Main Street Community Improvement District

Main Street Community Improvement District
 Draft Budget
 May 2024-April 2025
 Main Street CID is funded by a Special Assessment
**The assessment is a combination of a \$0.05574 levy per square foot of each parcel,
 plus 0.2369 of each \$100 of Assessed Value of each parcel.**

	Draft Budget, 2024-2025	FY 2023-2024 Budget	Notes
Income			
CID Income	\$625,000.00	\$725,000.00	
Interest Income	\$3,000.00	\$700.00	
MSCID Meeting Income	\$0.00	\$0.00	
KCATA Income	\$0.00	\$0.00	
KCMO Landscaping Income	\$0.00	\$25,000.00	
Streetscape M&R Income	\$0.00	\$25,000.00	
Balance Sheet Withdrawal	\$107,350.00	\$41,950.00	1
Total Income	\$735,350.00	\$817,650.00	
Expenses			
Bank Service Charges	\$200.00	\$100.00	
Cameras	\$0.00	\$0.00	
City of KCMO Fee	\$1,000.00	\$1,000.00	
Façade Improvement Program	\$30,000.00	\$30,000.00	2
Insurance	\$15,000.00	\$13,000.00	
Management Fee	\$106,250.00	\$123,250.00	
Marketing / Advertising	\$500.00	\$1,000.00	
Meals & Entertainment	\$1,000.00	\$1,000.00	
MSCID Meetings	\$1,500.00	\$2,500.00	
Office Supplies & Equipment	\$500.00	\$1,000.00	
Postage & Delivery	\$100.00	\$100.00	
Printing & Reproduction	\$500.00	\$500.00	
Professional Fees - Accounting	\$9,200.00	\$5,000.00	
Professional Fees - Legal	\$1,000.00	\$1,000.00	
Special Projects	\$20,000.00	\$20,000.00	3
Website	\$3,000.00	\$2,500.00	
Subtotal Administration	\$189,750.00	\$201,950.00	
Apparel	\$4,000.00	\$4,000.00	
Area Transportation	\$12,000.00	\$15,000.00	
Maintenance Supplies	\$18,000.00	\$20,000.00	
Landscaping Expenses / Watering	\$15,000.00	\$25,000.00	4
Streetscape Maintenance & Repair	\$0.00	\$35,000.00	5
Streetscape Utilities	\$5,000.00	\$5,000.00	
Sub-Station Rental	\$1,200.00	\$1,200.00	
Security Office	\$14,400.00	\$12,000.00	
Telephone	\$12,000.00	\$15,000.00	
Trash	\$4,000.00	\$4,000.00	
Subtotal Operations	\$85,600.00	\$136,200.00	
Annual Retreat	\$500.00	\$500.00	
Board / Employee Training	\$1,000.00	\$2,000.00	
Employee Gifts	\$1,000.00	\$0.00	
Holiday Party	\$1,500.00	\$1,000.00	
Party in the Parking Lot	\$2,000.00	\$2,000.00	
Shared Staff Fee	\$54,000.00	\$54,000.00	
Subcontractor - Maintenance	\$195,000.00	\$175,000.00	
Subcontractor - Security	\$205,000.00	\$245,000.00	6
Subtotal Staffing	\$460,000.00	\$479,500.00	
Total Expenses	\$735,350.00	\$817,650.00	
Net Income	\$0.00	\$0.00	

Notes

- Budget deficit reflects a loss of over \$110,000.00 in income due to the Federal Reserve opting out of contributing
- Façade grant program would need to be sharply reduced with less income
- Special improvement projects for beautification would have to be eliminated with less income
- Landscape maintenance and street tree maintenance would have to be reduced with less income
- Streetscape Maintenance & Repair would have to be eliminated with less income
- Security staffing would have to be reduced by potentiall 2-3 FTEs with less income

Balance Sheet

Main Street CID

As of April 30, 2024

	APR 30, 2024	APR 30, 2023	APR 30, 2022
Assets			
Current Assets			
Cash and Cash Equivalents			
ADM Swap Account	365,157.48	380,204.50	310,068.82
Cap Fed Checking	1,115.22	11,221.74	36,360.95
Cap Fed Money Market	21,735.93	51,320.33	101,069.31
Great American Bank Checking	65,467.77	79,039.85	240,882.75
Total Cash and Cash Equivalents	453,476.40	521,786.42	688,381.83
Accounts Receivable	13,001.25	6,736.44	-
Total Current Assets	466,477.65	528,522.86	688,381.83
Fixed Assets			
Computer & Office Equipment	4,449.74	4,449.74	-
Less-Accumulated Depreciation: Computer & Office Equipment	(4,449.74)	(4,449.74)	-
Less-Accumulated Depreciation: Vehicles	(16,771.63)	(16,771.63)	-
Vehicles	41,259.00	41,259.00	15,000.00
Total Fixed Assets	24,487.37	24,487.37	15,000.00
Total Assets	490,965.02	553,010.23	703,381.83
Liabilities and Equity			
Liabilities			
Current Liabilities			
Accounts Payable	1,896.99	(12,347.32)	-
Total Current Liabilities	1,896.99	(12,347.32)	-
Long Term Liabilities			
Due to MKCN	(7,703.23)	-	-
Total Long Term Liabilities	(7,703.23)	-	-
Total Liabilities	(5,806.24)	(12,347.32)	-
Equity			
Current Year Earnings	(68,586.29)	(138,024.28)	(27,829.85)
Retained Earnings	565,357.55	703,381.83	731,211.68
Total Equity	496,771.26	565,357.55	703,381.83
Total Liabilities and Equity	490,965.02	553,010.23	703,381.83

Income Statement (Profit and Loss)

Main Street CID

For the year ended April 30, 2024

	2024	2023	2022
Income			
CID Income	751,797.86	780,297.23	686,580.73
Interest Income	6,529.86	6,587.93	839.52
KCMO Landscaping Income	50,000.00	43,375.00	-
Streetscape M&R Income	-	-	21,250.00
Total Income	808,327.72	830,260.16	708,670.25
Gross Profit			
	808,327.72	830,260.16	708,670.25
Operating Expenses			
Annual Retreat	-	-	103.88
Apparel	2,154.00	4,058.72	2,006.33
Area Transportation	17,331.77	25,260.66	23,206.94
Bank Service Charges	353.98	323.93	138.00
Board / Employee Training	-	-	1,424.56
Business License & Fees	-	-	26.25
Depreciation	-	11,294.87	-
Employee Gifts	500.00	1,500.00	60.00
Facade Improvement Program	23,676.17	24,842.74	11,128.65
Holiday Party	1,740.25	1,800.00	954.92
Insurance	-	14,959.00	11,421.00
KCMO Admin Fee	1,000.50	1,000.50	-
KCMO Landscaping Contract	100,349.00	39,951.57	12,354.60
Maintenance Supplies	7,979.70	16,310.73	17,959.40
Management Fee	127,805.64	133,659.52	116,718.72
Marketing / Advertising	-	170.00	-
Meals & Entertainment	-	239.37	61.31
MSCID Meetings	1,273.29	694.86	763.26
Office - Taxes, Insurance, Fees	16.46	-	-
Office Supplies & Equipment	268.40	1,223.57	1,602.52
Other Expense	-	14,570.25	20.00
Party in the Parking Lot	2,326.58	957.73	2,459.24
Postage & Delivery	-	130.00	-
Printing & Reproduction	-	110.00	1,710.49
Professional Fees - Audit & Accounting	9,170.00	1,400.00	-
Professional Fees - Legal	2,275.00	-	-
Security Office Lease	15,869.12	15,377.25	-
Special Projects	-	39,400.00	-
Streetscape Maintenance & Repair	4,031.35	2,672.55	34,569.10

	2024	2023	2022
Streetscape Utilities	3,801.98	3,949.27	4,617.66
Sub-station rental	1,524.00	-	1,210.00
Subcontractor - Maintenance	211,639.29	271,619.51	169,926.48
Subcontractor - MKCN Shared Staff	49,500.00	54,000.00	54,000.00
Subcontractor - Office	-	1,380.00	1,027.50
Subcontractor - Security	271,718.97	281,625.25	255,021.40
Telephone	14,190.67	11,319.30	11,446.75
Trash	4,000.00	8,000.00	-
Website / IT Support	2,917.89	2,757.00	1,619.97
Total Operating Expenses	877,414.01	986,558.15	737,558.93
Operating Income	(69,086.29)	(156,297.99)	(28,888.68)
Other Income / (Expense)			
Other Income	500.00	13,954.45	305.00
Vendor Refunds	-	4,319.26	753.83
Total Other Income / (Expense)	500.00	18,273.71	1,058.83
Net Income	(68,586.29)	(138,024.28)	(27,829.85)

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