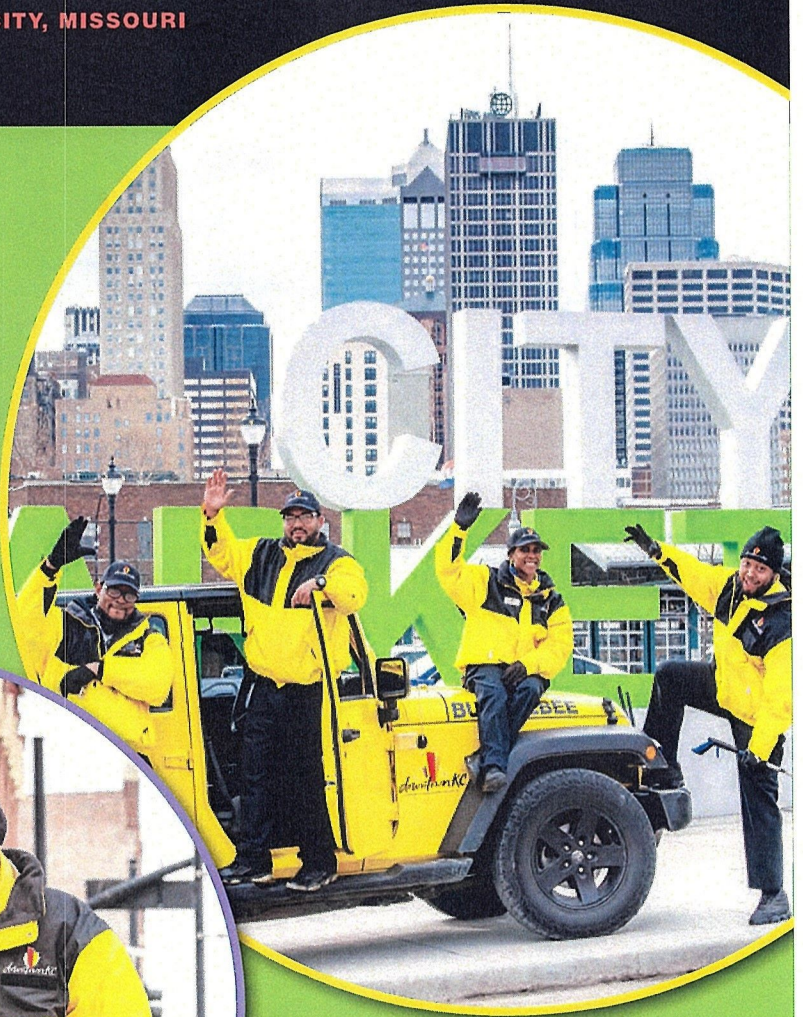
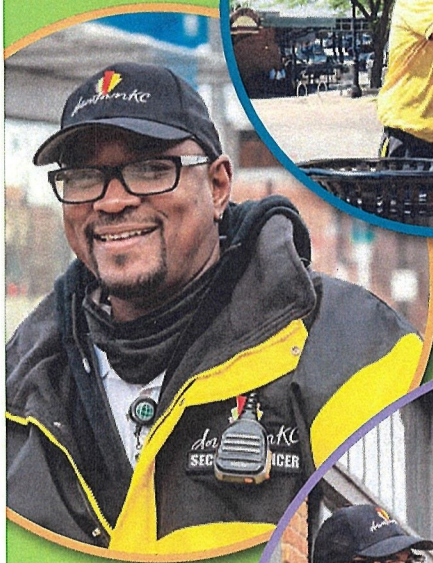




# River Market Community Improvement District

2022 - 2023 | ANNUAL REPORT KANSAS CITY, MISSOURI





### River Market Community Improvement District

The River Market CID (RMCID) begins its 17th year of service in 2023 as a private, nonprofit organization dedicated to maintaining a clean, friendly and economically healthy River Market District every single day.

The RMCID's mission is achieved by safety, maintenance and streetcar ambassadors who are dedicated to the district and the people and businesses who call it home.

### RMCID Safety Ambassadors: Looking Out For You

RMCID Public Safety Ambassadors are dedicated to maintaining a strong and comforting presence in the River Market every day.

The Ambassadors (also known as "bumble bees") walk the district, including the City Market, RideKC and KC Streetcar stops, public spaces, streets, parking lots, and events, as well as Port KC property, while meeting and welcoming business owners, employees, residents, and visitors of all ages.

### Statistical Highlights: Safety Services Calendar Year 2022



RMCID Safety Ambassadors are dedicated to ensuring a friendly environment and serve as a first point of contact for emergency needs; maintain order and act as the eyes and ears for emergency services.

### RMCID Maintenance Ambassadors: Keeping it Clean

#### Statistical Highlights: Maintenance Services Calendar Year 2022



The RMCID is equally committed to cleaning and maintaining the River Market area every day. Public Maintenance Ambassadors are dedicated to keeping streets and parks clean, friendly, and welcoming.

RMCID Maintenance Ambassadors sweep sidewalks at least twice daily; pick up trash of all shapes and sizes; maintain a zero-tolerance policy on graffiti in the public right of way, including stickers and illegal

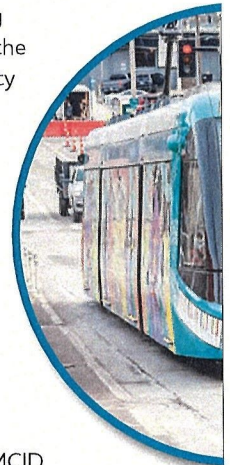


posters; maintain a close watch over the RideKC bus and KC Streetcar stops and Port KC properties; and report deteriorating and broken infrastructure to the City's 311 Action Center, thus striving for consistent service to district stakeholders.

### All Aboard the KC Streetcar

Thanks to an ongoing agreement between the KC Streetcar Authority and the Downtown and River Market CIDs, Ambassadors have provided a welcoming environment on the KC Streetcar since day one.

Beginning with the Streetcar grand opening on May 6, 2016, at least one RMCID Streetcar Ambassador is aboard one streetcar per shift seven days a week. Today, with six vehicles, 2.2 miles of route, and three River Market stops, the KC Streetcar



has provided and the RMCID Ambassadors have kept watch over **11 million** rides since the very beginning.

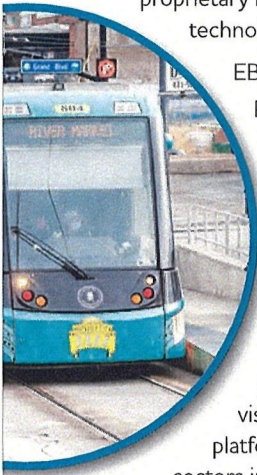


### Striving for Greater Efficiency

The River Market CID works in close collaboration with EB Systems to raise the bar on the efficiency of Ambassadors' reporting duties.

Based in Kansas City, Electronic Beacon (EB) Systems is an industry leader in mobile apps, Bluetooth technology, and proprietary Beacon Reader technology.

EB Systems now provides 70 cell phones to enable the Ambassadors with customized reporting tools for the DCID/RMCID/Port KC districts; a time clock for payroll purposes; and a visual data analytics platform based on the sectors in the district.



### RMCID Off-Duty Police Coverage

The RMCID has turned an important corner on the long-standing challenge of overnight safety and security services.

Thanks to a partnership with the Kansas City Police Department (KCPD) beginning in October 2020, the RMCID contracts for off duty officers to patrol in the River Market District late at night and early mornings ... outside of traditional Ambassador shifts.



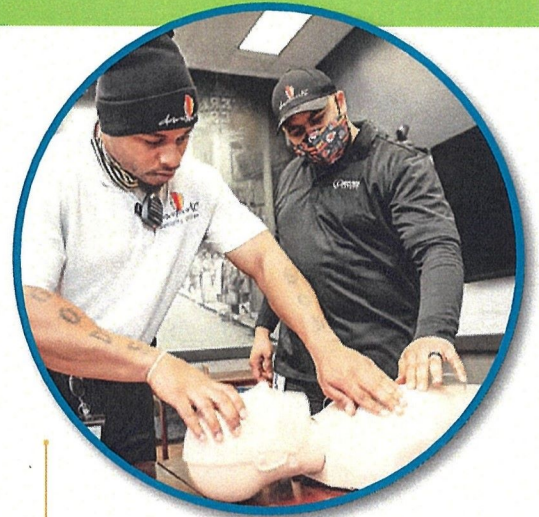
According to Santos Ramirez, CID Director of Operations, not only do the off-duty officers reduce response times, but the agreement also leads to an increased presence of KCPD officers in the River Market.

"This is a win-win-win situation for River Market ratepayers, KCPD officers, and RMCID Ambassadors," Ramirez said. "That adds up to a great solution for all."

### Comprehensive TRAINING

The RMCID is committed to the development of its Ambassadors through year-round comprehensive training, including these programs and classes over the last year:

- Bicycle Safety
- Bloodborne Pathogen Handling Certification



- CPR & First Aid Certification
- Interviewing and Ambassador Coaching
- Introduce/Refresh RMCID services to property owners & business managers
- Streetcar Track Access Training by KC Streetcar Authority
- Training Safety Ambassadors for their Class A Certification
- WatchKC video monitoring training via the Kansas City Police Department



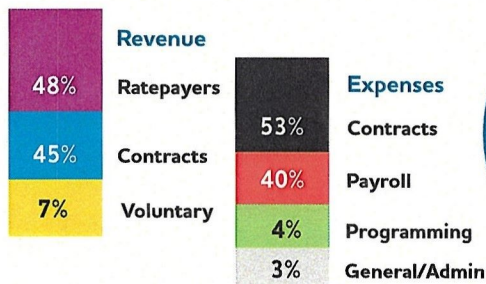


**Communications, Marketing & Outreach**  
*... for property owners, employers, workers, residents, riders, visitors & the public*

- Alerts, events, news stories, traffic notices via the Morning Scoop e-newsletter and social media channels
- Annual Reports for the RMCID and the Downtown Community Services Center
- Bumblebee mobile kiosk provides homeless services information, along with retail and restaurant resources and directions
- RMCID resources on DowntownKC.org
- Dine KC map + guide to River Market restaurants / attractions
- Digital directory of retail services in City Market and River Market area
- Maps – digital (and print) maps to River Market dining, parking, retail, trails
- Organizational support for River Market businesses and residents, 816 Day, KC Restaurant Week, KC Streetcar activities and other events upon request
- Social media communications & promotion of River Market area events
- Resident Socials, Outdoor Movie Nights and Community Clean Up events

2022 Leadership Team for the Downtown and River Market CIDs: *left to right*: Mark Rowlands, director of contracts, Justin Tatum, communications manager, Ronell Bailey, Special Projects Coordinator, Corey Scullin, library safety supervisor, Sheila Tatum, maintenance supervisor, Santos Ramirez, director of operations, Sean O’Byrne, executive director, Frank Jackson, safety supervisor.

**Budget: RMCID 2022 / 2023**

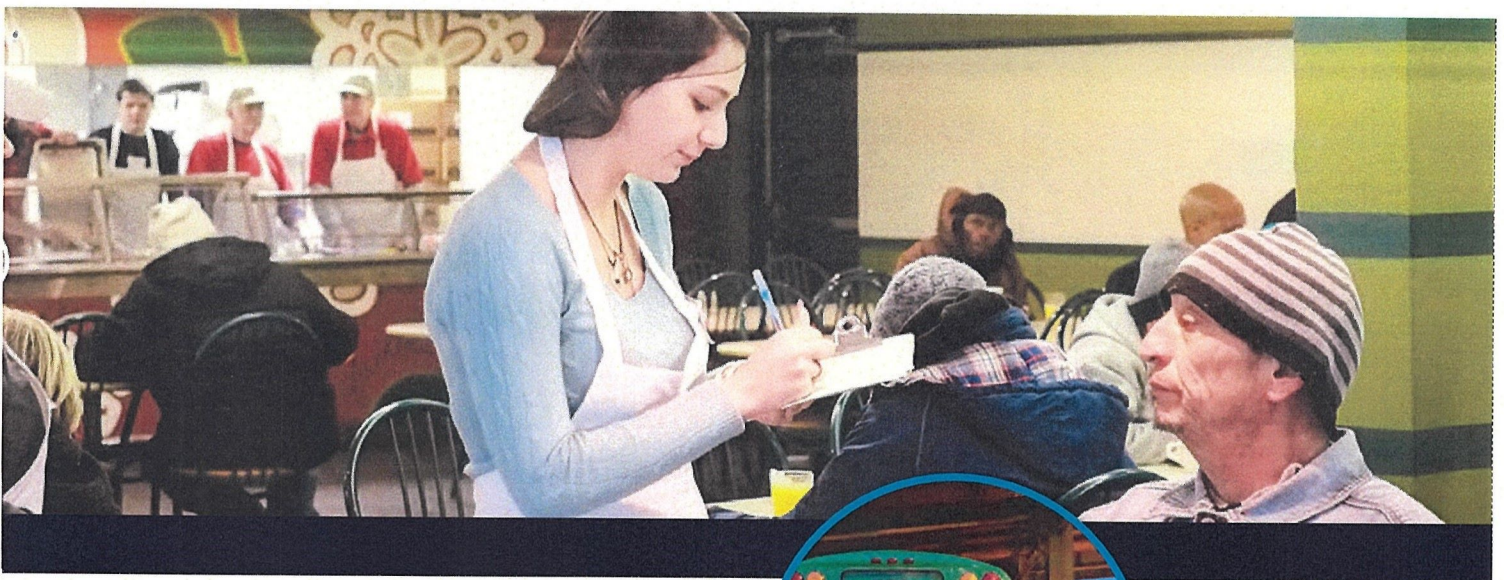


**City & State Reporting Requirements**

- The River Market Community Improvement District adopted its annual budget on March 1, 2022 and March 7, 2023 respectively.
- The RMCID annual budget was submitted to the City of Kansas City Missouri City Clerk - December 22, 2022.
- The RMCID annual report was submitted to the City of Kansas City Missouri and the State of Missouri - August 15th, 2022.
- During the 2022-2023 fiscal year, no resolutions were passed by the RMCID board of directors



**‘CID Ambassadors are dedicated to elevating the River Market District and benefiting the businesses, residents, and visitors of this wonderful community.’** – Sean O’Byrne, Executive Director, RMCID



### Outreach Services for the Homeless

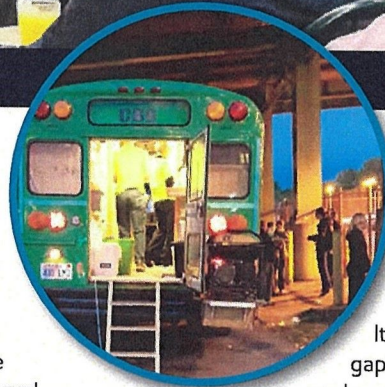
The 2022-23 fiscal year was a year of great success for our Downtown Community Services Center. This year, in partnership with the Downtown Council's 501 (c)3, Downtown

Kansas City Civic Ventures, over \$500,000 was raised to bring in much needed services and physical upgrades. In addition to the



upgrades that were completed in our Community Kitchen by NourishKC, the Center added Care Beyond the Boulevard and The Greater Kansas City Coalition to End Homelessness.

These three service providers have partnered together to rebrand the Downtown Community Services Center into The Beehive, a Health and Housing Collaborative. This new approach will provide nutritious meals, housing referrals, advocacy,



counseling services, document services, along with health, dental and psychiatric clinics.

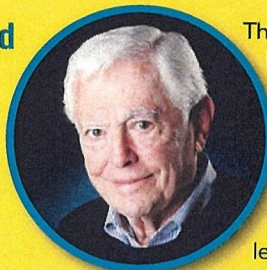
It will concentrate on the gap in the continuum of care and partner with surrounding overnight providers so that every need is met. These new services will aid those in our District that are in need and help reconnect with family and much needed housing.

**To learn more about the homeless outreach efforts of the Community Improvement Districts, contact Sean O'Byrne at [sean@downtownkc.org](mailto:sean@downtownkc.org).**

### Harvey Fried Award

Harvey Fried was a community leader and friend of the highest order. He had not only served on the Downtown Council's Board of Directors since 1999, but also he was one of the inaugural recipients of the Downtown Council's Urban Hero Awards in 2005.

Harvey was a founding board member of the Downtown Community Improvement District since 2002, and served as board secretary until his passing in 2018. In addition, he was an active member of the DTC's Business Retention & Attraction Committee and the Open Space/Infrastructure Committee.



The CIDs established the Harvey Fried Award in 2018 to honor outstanding service by CID Ambassadors and staff.

"Harvey had a special place in his heart for our Ambassadors, and I want them to know his legacy," said Sean O'Byrne,

RMCID executive director. "The awards will be presented in recognition of leadership, esprit de corps, compassion to others and above all else kindness."

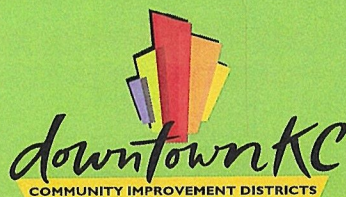
**"Harvey was a great man. We want to make sure that his memory lives on."**

### Belinda Ramirez-Leon

Ms. Ramirez-Leon started on March 11, 2019, with our Streetcar Ambassador team. Ms. Ramirez-Leon

is a proud mother and a great team leader for our other Ambassadors. Not only does she bring a positive attitude, she has an inviting personality and friendly smile for our Streetcar riders and our fellow Ambassadors. She has helped thousands of riders find their way around our City. **Ms. Ramirez-Leon is our 2022-23 Harvey Fried award winner for her daily actions and for having all the right traits of a true Ambassador for Kansas City.**





River Market Community Improvement District  
**Balance Sheet**  
As of April 30, 2023

	<u>Apr 30, 23</u>
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Checking - Mo. Bank & Trust	550,325.05
<b>Total Checking/Savings</b>	550,325.05
<b>Accounts Receivable</b>	
1200 · Accounts Receivable	
1259.01 · 2019 County A/R	8,683.07
1259.02 · 2020 County A/R	9,978.28
1259.03 · 2021 County A/R	10,151.64
1259.04 · 2022 County A/R	46,003.52
1200 · Accounts Receivable - Other	69,572.73
<b>Total 1200 · Accounts Receivable</b>	144,389.24
1300 · 2019 County Protest	-8,683.07
1301 · 2020 County Protest	-9,978.28
<b>Total Accounts Receivable</b>	125,727.89
<b>Total Current Assets</b>	676,052.94
<b>TOTAL ASSETS</b>	<b>676,052.94</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	30,451.31
<b>Total Accounts Payable</b>	30,451.31
<b>Other Current Liabilities</b>	
2105 · RMCID TIF Deposit	4,007.23
<b>Total Other Current Liabilities</b>	4,007.23
<b>Total Current Liabilities</b>	34,458.54
<b>Total Liabilities</b>	34,458.54
<b>Equity</b>	
3900 · Retained Earnings	506,473.81
Net Income	135,120.59
<b>Total Equity</b>	641,594.40
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>676,052.94</b>

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Accrual Basis

**River Market Community Improvement District**  
**Profit & Loss Budget Performance**  
 May 2022 through April 2023

	May '22 - Apr 23	Budget	May '22 - Apr 23	YTD Budget	Annual Budget
<b>Income</b>					
4000 · Assessment Income					
4058.01 · 2019 County Assessment	3,306.07		3,306.07		
4058.02 · 2020 County Assessment	2,904.48		2,904.48		
4058.04 · 2022 County Assessment	375,860.75	342,212.00	375,860.75	342,212.00	342,212.00
4058.05 · 2023 County Assessment	0.00	0.00	0.00	0.00	0.00
4061 · 2019 Voluntary Assessment					
4061.1 · City of Kansas City	0.00	0.00	0.00	0.00	0.00
<b>Total 4061 · 2019 Voluntary Assessment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
4062 · 2020 Voluntary Assessment					
4062.1 · City of Kansas City	46,000.00	46,000.00	46,000.00	46,000.00	46,000.00
4062.2 · KCATA	5,539.00	5,539.00	5,539.00	5,539.00	5,539.00
<b>Total 4062 · 2020 Voluntary Assessment</b>	<b>51,539.00</b>	<b>51,539.00</b>	<b>51,539.00</b>	<b>51,539.00</b>	<b>51,539.00</b>
<b>Total 4000 · Assessment Income</b>	<b>433,610.30</b>	<b>393,751.00</b>	<b>433,610.30</b>	<b>393,751.00</b>	<b>393,751.00</b>
4060 · Misc. Income	661.48		661.48		
4070 · TIF Commission	61,658.73	324,000.00	61,658.73	324,000.00	324,000.00
4080 · City Landscape Contract	0.00	0.00	0.00	0.00	0.00
4085 · Dumpster Program	8,535.00		8,535.00		
<b>Total Income</b>	<b>504,465.51</b>	<b>717,751.00</b>	<b>504,465.51</b>	<b>717,751.00</b>	<b>717,751.00</b>
<b>Expense</b>					
5210 · DTC Management Fee	70,106.52	47,250.00	70,106.52	47,250.00	47,250.00
5415 · Bank Service Charges	488.40	500.00	488.40	500.00	500.00
5420 · Collectors Commission	3,758.61	3,422.00	3,758.61	3,422.00	3,422.00
5425 · Assessors Commission	2,255.16	2,053.00	2,255.16	2,053.00	2,053.00
5450 · Safety & Maint. Payroll	213,786.45	250,938.00	213,786.45	250,938.00	250,938.00
5455 · Landscaping Payroll	30,054.71	36,000.00	30,054.71	36,000.00	36,000.00
5460 · Program Expenses	140.00	5,000.00	140.00	5,000.00	5,000.00
5465 · Printing & Publications	6,369.96	5,000.00	6,369.96	5,000.00	5,000.00
5475 · Electrical Service	2,109.53	1,000.00	2,109.53	1,000.00	1,000.00
5520 · Licenses & Permits	20.50		20.50		
5530 · Marketing	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
5540 · Accounting & Auditing Expense	201.88		201.88		
5560 · Dumpster Service	4,881.33		4,881.33		
5600 · Sponsorships	2,333.97	2,500.00	2,333.97	2,500.00	2,500.00
5645 · Landscaping supplies	0.00	9,000.00	0.00	9,000.00	9,000.00
5660 · RMCID TIF Expense	16,837.40	324,000.00	16,837.40	324,000.00	324,000.00
5800 · Bad Debt Expense	0.00	8,555.00	0.00	8,555.00	8,555.00
5900 · Misc Expense	1,000.50	0.00	1,000.50	0.00	0.00
<b>Total Expense</b>	<b>369,344.92</b>	<b>710,218.00</b>	<b>369,344.92</b>	<b>710,218.00</b>	<b>710,218.00</b>
<b>Net Income</b>	<b>135,120.59</b>	<b>7,533.00</b>	<b>135,120.59</b>	<b>7,533.00</b>	<b>7,533.00</b>