



# River Market Community Improvement District

2023 - 2024 | ANNUAL REPORT KANSAS CITY, MISSOURI



## RIVER MARKET COMMUNITY IMPROVEMENT DISTRICT

The River Market CID (RMCID) begins its 18th year of service in 2024 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.

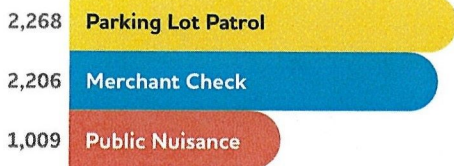
### RMCID Safety Ambassadors: Looking Out For You

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.

RMCID Safety Ambassadors are

#### Statistical Highlights: Safety Services Calendar Year 2023



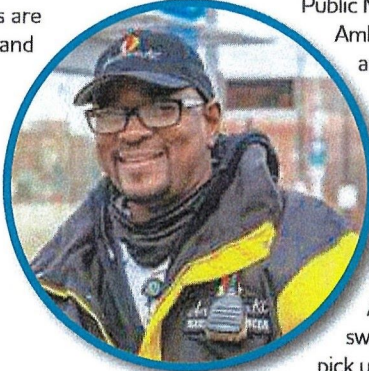
dedicated to ensuring a friendly environment and serve as a first point of contact for emergency needs; maintain order and act as the eyes and ears for emergency services.

### RMCID Maintenance Ambassadors: Keeping it Clean

#### Statistical Highlights: Maintenance Services Calendar Year 2023



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; 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.

### Community Engagement

The staff of the River Market Community Improvement District continued this past year to find ways to engage with the residents of the River Market. From social events, such as Movie Night and Neighborhood Mixers to neighborhood clean-ups, the RMCID knows the importance of making the River Market a healthy and inviting community.

Under a strong partnership with the River Market Garden Club, we invited the community to join us in the fall for a beautification project along 2nd Street.

From planting new trees and shrubs, to pruning the existing landscape, to picking up trash, RMCID staff and volunteers worked hand-in-hand to make the River Market a cleaner and greener neighborhood.

The RMCID welcomes the opportunity to continue to work with residents and volunteers in making the River Market an even more beautiful place to live, work and play.



## 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 real-time data analytics platform based on the sectors in the district.

## Safety Summit

On January 29th, 2024, Board Members along with staff and management of the RMCID hosted a Public Safety Summit. Discussions included the concerns of Downtown and River Market residents, property owners, and business representatives related to the areas of crime and safety.

Representatives from the city included Mayor Quinton Lucas and his Director of Public Safety, Melesa Johnson, 4th District At-Large Councilman Crispin Rea, Chief of Police Stacey Graves, Major Tim Hernandez, Board of Police Commissioner Tom Whittaker, and First Assistant to the City Prosecutor, Laura Dold.

The members of the public included a strong cross-section of neighborhood leaders, residents, business representatives, property owners, and the Director and Operations Manager of the Midtown KC Now CID.



RMCID staff presented a matrix of concerns built on four categories; Nuisance Businesses & Properties, Delivery of Human Services, Crimes Against Property/Vehicles and Crimes Against

People/Incidents with Guns. Key points of each category were presented to the attendees with examples of troublesome locations, activities, etc. and crime stats from KCPD reflecting numbers from 2022 to 2023.

Many short term and long term solutions were discussed and an Executive Summary was completed and delivered to policy makers. It is the goal of the RMCID to work cooperatively with City, State and Federal Legislators to positively impact crime and quality of life in the River Market.

## 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
- Creating a positive work environment
- 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

- Alerts, events, news stories, traffic notices via the Downtown KC Connects e-newsletter and social media channels
- Annual Reports for the RMCID
- Bumblebee mobile kiosk provides homeless services information, along with retail and restaurant resources and directions
- Emergency Resource Guide
- RMCID resources on DowntownKC.org
- Dine KC map + guide to River Market restaurants / attractions
- 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 and Community Clean Up events



## RIVER MARKET TIF: Ten Years of Investing in the Neighborhood

The River Market neighborhood has experienced many positive improvements over the last decade. The River Market Community Improvement District (RMCID) has played a key role in a number of these improvements through its management of the River Market Tax Increment Financing (RM TIF) agreement, since its approval in 2012. The agreement provided **\$825K** to be spent over 10 years to leverage public infrastructure improvements throughout the neighborhood from private development investments.

The RMCID successfully completed projects that were focused on improving pedestrian safety for the district's residents, businesses and visitors, based on community input and under direct oversight of a steering committee. The River Market Streetscape & Amenities Plan, produced by Confluence and funded by the RM TIF, provided direction for all improvements. The Plan was approved and adopted by the City of Kansas City, Missouri in 2018.

The RM TIF also funded the River Market Alleyway and Dumpster Study. It was completed in 2021 after

extensive input from neighborhood stakeholders and residents. Improvements include more than

**1,400** linear feet of new curbs; repaired or replaced nearly **6,500** square feet of paver sidewalks; and installation of over **7,200** square feet of new concrete sidewalks and approximately **2,200** square feet of driveway approaches. RM TIF funds were also utilized by the RMCID to update and restore underground electrical wiring for decorative black pedestrian lights, installation of outlets for seasonal lighting, and retrofitting pedestrian light fixtures to efficient LED lighting.

The final project of the RM TIF agreement was completed in the fall of 2023 with safety improvements for the intersection of 5th and Wyandotte Streets. This busy intersection was narrowed with bump outs on the east side to minimize the distance for pedestrians crossing, reduce vehicular speed and add space for landscaping.

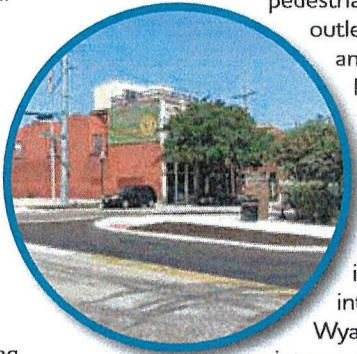
## Outreach Services for the Homeless

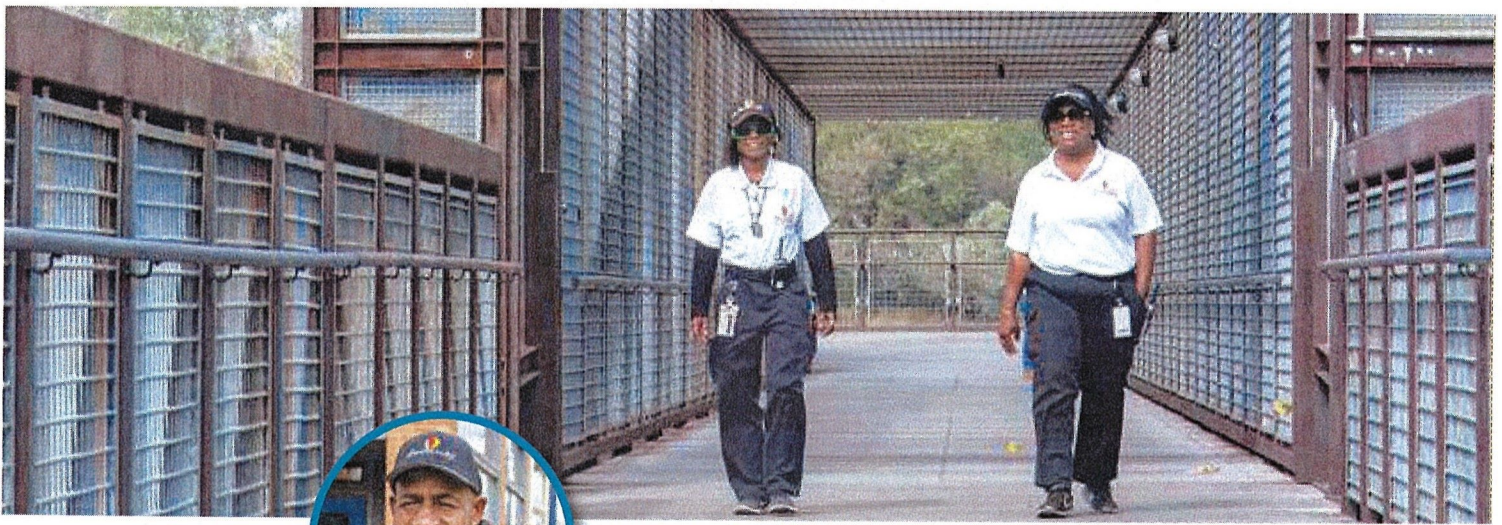
The 2023-24 fiscal year was a year of great success for our Downtown Community Services Center. This year, in partnership

with the Downtown Council's 501 (c)3, Downtown Kansas City Civic Ventures, over \$500,000 was raised to bring

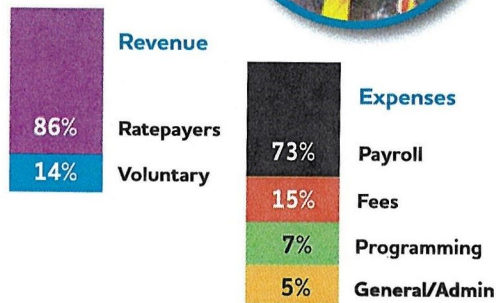
in much needed services and physical upgrades. In addition to the upgrades that were completed in our Community Kitchen by NourishKC, the Center added Care Beyond the Boulevard and The Greater Kansas City Coalition to End Homelessness. These three service providers have partnered together to rebrand 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).**





### Budget: RMCID 2023 / 2024

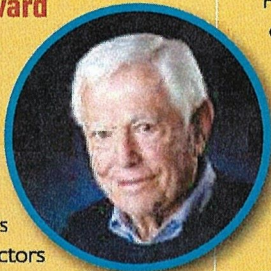


### City & State Reporting Requirements

- The River Market Community Improvement District adopted its annual budget on March 7, 2023 and March 5, 2024 respectively.
- The RMCID annual budget was submitted to the City of Kansas City Missouri City Clerk - January 30, 2024.
- The RMCID annual report was submitted to the City of Kansas City Missouri and the State of Missouri - August 15th, 2023.
- During the 2023-2024 fiscal year, no resolutions were passed by the RMCID board of directors.
- Current Assessment Levy - \$0.05741 per square foot of the parcel footprint and \$0.24 per \$100 dollars of assessed value for all properties.

### 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 (DTC) 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."**

### 2023 - 2024 Award Winner: FRANK JACKSON

Mr. Jackson made the big jump from the Downtown hospitality industry to joining the safety team in the Central Public Library in 2008. Mr. Jackson was promoted to supervisor of the library ambassadors two years later and then moved over to lead the district ambassadors in 2018.

Mr. Jackson is a Kansas City native and graduated from West High School in Downtown's West Side. He is the father of four sons and is engaged to get married later this fall. Mr. Jackson's favorite part of his job is welcoming visitors, talking with



residents and workers of Downtown and helping make everyone's time in the KCMO the best experience possible.

**Mr. Jackson is our 2023-24 Harvey Fried award winner for his daily actions and for having all the right traits of a true Ambassador for Kansas City.**



**“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**

**Leadership Team for the Downtown and River Market CIDs: Left to right:** Tommy Wilson, director of business recruitment and research, Kaylea Mischlich, dispatcher, Jerry Fikes, supervisor, Frank Jackson, supervisor, Sean O’Byrne, executive director, Santos Ramirez, director of operations, Jared Campbell, resident engagement manager, Mark Rowlands, director of contracts, Wallace James, human services coordinator, Justin Tatum, supervisor, Corey Scullin, supervisor, Sheila Tatum, supervisor.



**River Market Community Improvement District**  
**Balance Sheet**  
 As of April 30, 2024

	Apr 30, 24
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
1000 · Checking - Mo. Bank & Trust	468,656.79
<b>Total Checking/Savings</b>	468,656.79
<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	3,175.46
1259.04 · 2022 County A/R	42,284.21
1259.05 · 2023 County A/R	38,055.90
1200 · Accounts Receivable - Other	207,409.05
<b>Total 1200 · Accounts Receivable</b>	309,585.97
1300 · 2019 County Protest	-8,683.07
1301 · 2020 County Protest	-9,978.28
1302 · 2023 County Assessment Protest	-19,482.46
<b>Total Accounts Receivable</b>	271,442.16
<b>Total Current Assets</b>	740,098.95
<b>TOTAL ASSETS</b>	<b>740,098.95</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
<b>Accounts Payable</b>	
2000 · Accounts Payable	28,296.08
<b>Total Accounts Payable</b>	28,296.08
<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>	32,303.31
<b>Total Liabilities</b>	32,303.31
<b>Equity</b>	
3900 · Retained Earnings	641,594.40
Net Income	66,201.24
<b>Total Equity</b>	707,795.64
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>740,098.95</b>

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Accrual Basis

**River Market Community Improvement District  
Profit & Loss Budget Performance  
May 2023 through April 2024**

	May '23 - Apr 24	Budget	May '23 - Apr 24	YTD Budget	Annual Budget
<b>Income</b>					
<b>4000 · Assessment Income</b>					
4058.05 · 2023 County Assessment	391,417.93	383,378.00	391,417.93	383,378.00	383,378.00
4058.06 · 2024 County Assessment	0.00	0.00	0.00	0.00	0.00
<b>4059 · 2018 Voluntary Assessment</b>					
4059.1 · City of Kansas City	0.00	0.00	0.00	0.00	0.00
<b>Total 4059 · 2018 Voluntary Assessment</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>	<b>0.00</b>
<b>4061 · 2019 Voluntary Assessment</b>					
4061.1 · City of Kansas City	0.00	0.00	0.00	0.00	0.00
4061.2 · KCATA	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>
<b>4062 · Voluntary Assessment</b>					
4062.1 · City of Kansas City	46,000.00	55,000.00	46,000.00	55,000.00	55,000.00
4062.2 · KCATA	5,539.00	5,539.00	5,539.00	5,539.00	5,539.00
<b>Total 4062 · Voluntary Assessment</b>	<b>51,539.00</b>	<b>60,539.00</b>	<b>51,539.00</b>	<b>60,539.00</b>	<b>60,539.00</b>
<b>Total 4000 · Assessment Income</b>	<b>442,956.93</b>	<b>443,917.00</b>	<b>442,956.93</b>	<b>443,917.00</b>	<b>443,917.00</b>
4060 · Misc. Income	635.39		635.39		
4070 · TIF Commission	205,654.05		205,654.05		
4085 · Dumpster Program	21,990.00	0.00	21,990.00	0.00	0.00
<b>Total Income</b>	<b>671,236.37</b>	<b>443,917.00</b>	<b>671,236.37</b>	<b>443,917.00</b>	<b>443,917.00</b>
<b>Expense</b>					
5210 · DTC Management Fee	64,548.00	53,270.00	64,548.00	53,270.00	53,270.00
5415 · Bank Service Charges	562.00	0.00	562.00	0.00	0.00
5420 · Collectors Commission	4,109.00	3,834.00	4,109.00	3,834.00	3,834.00
5425 · Assessors Commission	2,465.40	2,300.00	2,465.40	2,300.00	2,300.00
5450 · Safety & Maint. Payroll	231,462.16	286,672.00	231,462.16	286,672.00	286,672.00
5451 · River Market Payroll Taxes	0.00	0.00	0.00	0.00	0.00
5452 · River Market Employee Benefits	0.00	0.00	0.00	0.00	0.00
5455 · Landscaping Payroll	0.00	0.00	0.00	0.00	0.00
5460 · Program Expenses	1,247.80	5,000.00	1,247.80	5,000.00	5,000.00
5465 · Printing & Publications	6,255.00	5,000.00	6,255.00	5,000.00	5,000.00
5475 · Electrical Service	2,438.69	1,000.00	2,438.69	1,000.00	1,000.00
5476 · Pedestrian lights	9,315.48	0.00	9,315.48	0.00	0.00
5530 · Marketing	15,000.00	15,000.00	15,000.00	15,000.00	15,000.00
5560 · Dumpster Service	17,761.81	0.00	17,761.81	0.00	0.00
5600 · Sponsorships	3,200.00	2,500.00	3,200.00	2,500.00	2,500.00
5645 · Beautification Supplies	43,256.29	9,000.00	43,256.29	9,000.00	9,000.00
5647 · Mowing	0.00	0.00	0.00	0.00	0.00
5660 · RMCID TIF Expense	202,263.00		202,263.00		
5800 · Bad Debt Expense	0.00	9,584.00	0.00	9,584.00	9,584.00
5900 · Misc Expense	1,150.50	500.00	1,150.50	500.00	500.00
<b>Total Expense</b>	<b>605,035.13</b>	<b>393,660.00</b>	<b>605,035.13</b>	<b>393,660.00</b>	<b>393,660.00</b>
<b>Net Income</b>	<b>66,201.24</b>	<b>50,257.00</b>	<b>66,201.24</b>	<b>50,257.00</b>	<b>50,257.00</b>



DCID Board Member 2024-2025 Contact Info			
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Erlandson, Cameron (Secretary)	<a href="mailto:cameronerlandson@kansascityymca.org">cameronerlandson@kansascityymca.org</a>		
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Walsh, Dan (Chair)	<a href="mailto:danw@spokeskc.com">danw@spokeskc.com</a>		913.522.2025
Wietharn, Brian	<a href="mailto:bmwietharn@gmail.com">bmwietharn@gmail.com</a>	816.701.5014	
RMCID Board Member 2024-2025 Contact Info			
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