

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

SECTION I

Date: August 28, 2023

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

Political Subdivision or Not for Profit: Political Subdivision

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

SECTION II

PURPOSES OF CID AND SERVICES PERFORMED DURING FISCAL YEAR:

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

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

Crime – A security team has been deployed on foot, by bicycle as well as by vehicle 14 hours a day, seven days a week, along with an overnight patrol, to address quality of life/business interference issues, i.e., trespassing, shoplifting and other street crimes affecting businesses on the Avenue. In excess of 1,000 incident reports were written, a CID representative attended court for Repeat Nuisance Offenders, and the security team assisted shoppers with flat tires, lock-outs and general safety/security issues. The CID’s Partnership with KCPD continues to build the community that our businesses and residents desire.

Grime – Seven days a week, eight to ten Urban Street Ambassadors walked the Avenue, where they picked up thousands of pounds of trash and debris and collected materials for recycling from our primary business nodes. The CID has a working relationship with the City in which the Ambassadors recorded and reported infrastructure needs to the City for repair and replacement. The Ambassadors planted flowers, shoveled snow and installed seasonal decorations, and supported business on the Avenue by greeting customers, giving directions and informing potential customers of shopping opportunities.

Chime – The CID chimed in with marketing/branding ideas and designs and discussed with City officials, businesses in the district, and other partners how we could collaborate to accomplish the common goal of economic opportunities in the District. Our facade improvement rebate project encouraged business owners to upgrade the infrastructure along the Avenue. The CID provided educational opportunities on various topics, including marketing through social media, merchandising displays, and tie-ins with national ”Shop Small” business promotions for our very diverse refugee and immigrant business community. The CID has also advocated for, and researched and shared resources for mental health and other services for our houseless community as they heal and become residents and consumers for our community.

The proposed budget for the 2022-2023 fiscal year was submitted to the City Clerk on January 31, 2022.

Date Annual Budget Adopted: 07/21/2022

Date Last Annual Report Submitted to City: 8/31/2022

Date proposed budget was submitted for the 2023-2024 fiscal year: January 31, 2023

SECTION III

BOARD MEMBERS AS OF DATE OF MOST RECENT ANNUAL MEETING:

Charlie Passantino- charlie@passantinobros.com

Bill Dana- Dana-billdana554@gmail.com

Anthony Spalitto- aspalitto@spalittospharmacy.net

Rick Carroll- rick_carroll@cosentinos.com

Daniel Iniguez- danieliniguez155@gmail.com

SECTION IV
REVENUE AND EXPENSES:

INCOME:		
a) MO DOR Sales Tax		\$1,228,279.00
b) Use Tax		\$27,221.00
c) Jackson County Special Assessments		\$34,254.00
d) Interest		\$5,216.00
e) Fee for Services		\$51,600.00
f) Rent from Chamber		\$6,600.00
g) Gain on Sale of Asset		\$6,904.00
h) Rounding adjustment		\$1.00
TOTAL INCOME		\$1,360,075.00
EXPENSES:		
I. General and Administrative		
a) Administrative Expense	\$11,917.00	
b) Building and Insurance	\$67,421.00	
c) Professional & Admin. Fees	\$248,423.00	
SUB-TOTAL	\$327,761.00	
II. Program Service and Expenses		
a) Advertising & Marketing	\$24,892.00	
b) Donations & Sponsors	\$837.00	
c) Workers Compensation Insurance	\$11,653.00	
d) Meetings	\$210.00	
e) Personnel	\$375,575.00	
f) Safety & Security Patrol	\$261,874.00	
g) Supplies & Equipment	\$42,046.00	
h) Vehicle Expenses	\$15,867.00	
i) Workforce Development	\$7,670.00	
j) Independence Ave & Blvd Improvements	\$6,501.00	
k) MARC Recycling	\$2,161.00	
l) Storefront Improvement Rebate	\$15,765.00	
m) BikeWalk KC	\$8,000.00	
SUB-TOTAL	\$773,051.00	
EXPENSE TOTAL:		
I. General and Administrative	\$327,761.00	
II. Program Service and Expenses	\$773,051.00	
TOTAL EXPENSES	\$1,100,812.00	
TOTAL INCOME		\$1,360,075.00
LESS TOTAL EXPENSES	\$1,100,812.00	
BALANCE		\$259,263.00

SECTION VI

LIST OF RESOLUTIONS APPROVED DURING FISCAL YEAR

(MAY 1, 2022 – APRIL 30, 2023):

RESOLUTION NUMBER	RESOLUTION TITLE
Resolution 2022-05	Establishing Method of Disclosing Potential Conflicts of Interest and Substantial Interests
Resolution 2022-06	Updating the Storefront Improvement Rebate Policy
Resolution 2023-01	Approving the Budget for Fiscal Year May 2023 through April 2024
Resolution 2023-02	Approving Levy of Special Assessments
Resolution 2023-03	Appointing Officers

SUBMIT FORM AND ATTACHMENTS TO:

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

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

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") ESTABLISHING METHOD OF DISCLOSING POTENTIAL CONFLICTS OF INTEREST AND SUBSTANTIAL INTERESTS.

WHEREAS, the District, which was formed by Ordinance Number 130186 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors (the "Board") of the District desires to establish a method of disclosing all potential conflicts of interest and substantial interests.

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

Section 1. Declaration of Policy. The proper operation of government requires that public officials and employees be independent, impartial and responsible to the people; that government decisions and policy be made in the proper channels of the governmental structure; that public office not be used for personal gain; and that the public have confidence in the integrity of its government. In recognition of these goals, there is hereby established a procedure for disclosure by certain officials and employees of private financial or other interests in matters affecting the political subdivision.

Section 2. Conflicts of Interest. A) All elected and appointed officials as well as employees of a political subdivision must comply with conflict of interest statutes under Chapter 105 of the Missouri Revised Statutes as well as any other state law governing official conduct. B) Any member of the governing body of a political subdivision who has a "substantial personal or private interest" in any measure, bill, order or ordinance proposed or pending before such governing body must disclose that interest to the secretary or clerk of such body and such disclosure shall be recorded in the appropriate journal of the governing body. Substantial personal or private interest is defined as ownership by the individual, his spouse, or his dependent children, whether singularly or collectively, directly or please take note - the minimum requirements outlined in statute for an ordinance do not include penalties. Any penalties that the subdivision is authorized to enforce should be established by the ordinance. Upon adopting the ordinance, the political subdivision becomes responsible for enforcing the ordinance and any penalties. All candidates must file a Financial Interest Statement for Political Subdivisions if they have any transactions over \$500 with the political subdivision, even if candidates are not listed specifically in the ordinance. If candidates do not have any transactions, consult ordinance for filing requirements. Review the ordinance prior to adoption to ensure it includes all of the aspects desired by the political subdivision. indirectly of: (1) 10% or more of any business entity; or (2) an interest having a value of \$10,000 or more; or (3) the receipt of a salary, gratuity, or other compensation or remuneration of \$5,000 or more, per year from any individual, partnership, organization, or association within any calendar year.

Section 3. Disclosure Reports. Each elected official, candidate for elective office, the chief administrative officer, the chief purchasing officer, and the full-time general counsel shall disclose the following information by May 1, or the appropriate deadline as referenced in Section 105.487 RSMo, if any such transactions occurred during the previous calendar year: A) For such person, and all persons within the first degree of consanguinity or affinity of such person, the date and the identities of the parties to each transaction with a total value in excess of five hundred dollars, if any, that such person had with the political subdivision, other than compensation received as an employee or payment of any tax, fee or penalty due to the political subdivision, and other than transfers for no consideration to the political subdivision. B) The date and the identities of the parties to each transaction known to the person with a total value in excess of five hundred dollars, if any, that any business entity in which such person had a substantial interest, had with the political subdivision, other than payment of any tax, fee or penalty due to the political subdivision or transactions involving payment for providing utility service to the political subdivision, and other than transfers for no consideration to the political subdivision. C) The chief administrative officer, chief purchasing officer, and candidates for either of these positions also shall disclose by May 1, or the appropriate deadline as referenced in Section 105.487, RSMo., the following information for the previous calendar year: 1. The name and address of each of the employers of such person from whom income of one thousand dollars or more was received during the year covered by the statement; 2. The name and address of each sole proprietorship that he owned; the name address and the general nature of the business conducted of each general partnership and joint venture in which he was a partner or participant; the name and address of each partner or coparticipant for each partnership or joint venture unless such names and addresses are filed by the partnership or joint venture with the secretary of state; the name, address and general nature of the business conducted of any closely held corporation or limited partnership in which the person owned ten percent or more of any class of the outstanding stock or limited partnership units; and the name of any publicly traded corporation or limited partnership that is listed on a regulated stock exchange or automated quotation system in which the person owned two percent or more of any class or outstanding stock, limited partnership units or other equity interests; 3. The name and address of each corporation for which such person served in the capacity of a director, officer, or receiver.

Section 4. Filing of Reports. A) The financial interest statements shall be filed at the following times, but no person is required to file more than one financial interest statement in any calendar year; 1. Every person required to file a financial interest statement shall file the statement annually not later than May 1 and the statement shall cover the calendar year ending the immediately preceding December 31; provided that any member of the Board may supplement the financial interest statement to report additional interests acquired after December 31 of the covered year until the date of filing of the financial interest statement. 2. Each person appointed to office shall file the statement within thirty days of such appointment or employment covering the calendar year ending the previous December 31; 3. Every candidate required to file a personal financial disclosure statement shall file no later than fourteen days after the close of filing

at which the candidate seeks nomination or election or nomination by caucus. The time period of this statement shall cover the twelve months prior to the closing date of filing for candidacy. B) Financial disclosure reports giving the financial information required in Section 3 shall be filed with the local political subdivision and with the Missouri Ethics Commission. The reports shall be available for public inspection and copying during normal business hours.

Section 5. Filing of Ordinance. A certified copy of the Resolution, adopted prior to September 15th, shall be sent within ten days of its adoption to the Missouri Ethics Commission.

Section 6. Effective Date. This ordinance shall be in full force and effect from and after the date of its passage and approval and shall remain in effect for two years from the date of passage.

Adopted this 8th day of September, 2022.



Charlie Passantino, Chairman

ATTEST:



Anthony Spallito, Secretary

RESOLUTION NO. 2022-06

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") UPDATING THE STOREFRONT IMPROVEMENT REBATE ("SIR") POLICY

WHEREAS, the District, which was formed by Ordinance Number 130186 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMO, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act; and

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

WHEREAS, the Board has determined that it is within the scope and in the best interests of the CID to authorize the District Manager to approve Storefront Improvement Rebate ("SIR") applications for properties within the footprint of the CID, with a limit of \$5,000 (five thousand) per property per fiscal year; and

WHEREAS, the Board desires to authorize the District Manager to bring to the Board for review and approval all additional SIR applications for properties within the footprint of the CID exceeding \$5,000 (five thousand) and up to the amount of \$10,000 (ten thousand) per property per fiscal year;

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

Section 1. The District Manager is authorized and directed to approve SIR applications for properties within the footprint of the CID, with a limit of \$5,000 (five thousand) per property per fiscal year.

Section 2. The District Manager is authorized and directed to bring to the Board for review and approval all additional SIR applications within the footprint of the CID exceeding \$5,000 and up to the amount of \$10,000 (ten thousand) per property per fiscal year.

Section 3. The District Manager is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.

Section 4. This Resolution shall take effect immediately.

Adopted this 15th day of September, 2022.

ATTEST:



Anthony Spalitto, Secretary



Charlie Passantino, Chairman

RESOLUTION NO. 2023-01

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 130186 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to approve the District's proposed budget for fiscal year May 2023 through April 2024, in substantially the form attached hereto as Exhibit A.

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

- Section 1. The Board approves the proposed budget for fiscal year May 2023 through April 2024.
- Section 2. The District Manager is authorized and directed to take all further action necessary to carry out the purposes and intent of this Resolution.
- Section 3. That all lawful actions taken by the District or on behalf of the District regarding the proposed budget for fiscal year May 2022 through April 2023 are hereby ratified, acknowledged and accepted.
- Section 4. This Resolution shall take effect immediately.

Adopted this 16th day of March, 2023.


Charlie Passantino, Chairman

ATTEST:


Anthony Spalitto, Secretary

RESOLUTION NO. 2023-02

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

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

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

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

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

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

Section 2. CID Special Assessment. The CID Special Assessment for 2023 is hereby levied against each Lot in an amount not to exceed \$300.00 per Lot.

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

Section 4. Approval of Actions. That all lawful actions taken by the District or on behalf of the District regarding the special assessments for 2022 are hereby ratified, acknowledged and accepted.

Adopted this 16th day of March, 2023.


Charlie Passantino, Interim Chairman

ATTEST:

Anthony Spalitto, Secretary

RESOLUTION NO. 2023-03

THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT

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

WHEREAS, the District, which was formed by Ordinance Number 130186 adopted by the City of Kansas City, Missouri, City Council, is a public body created under the authority of the "Missouri Community Improvement District Act," Sections 67.1401, *et seq.*, RSMo, as amended (the "Act"), and is transacting business and exercising the powers granted by the Act;

WHEREAS, the Board of Directors ("Board") desires to appoint a Chairman, Vice Chairman, District Manager, Secretary, Treasurer, and Member at Large in accordance with Article IV of the District's Bylaws.

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

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

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

Adopted this 16th day of March, 2023.



Charlie Passantino, Chairman

ATTEST:


Anthony Spalitto, Secretary