

Minutes

Meeting of the Board of Directors

The Martin City Community Improvement District

Date: December 8, 2011

Time: 8:30 a.m. – 10:00 a.m.

Place: Jess & Jim's Restaurant - 517 East 135th Street, Kansas City, Missouri

Board Members Attending: Debbie Van Noy, Mark Nigro, Steve Okenfuss, Curtis Stroud, Bo Stueck, Warren Keith, Howard Barewin

Staff Attending: Barbara Engel, District Manager

Guests Attending: John Pajor, KCMO Biz Center; Missy Wilson, Consultant; Drew Mulder, Lifestyle Magazine; Ryan Cocherl, Martin City State Bank; Brad Schaffner, George's Imports; Scott Rutledge, The Sharper Edge; Officer Mike Hammer, KCMO South Patrol

I. CALL TO ORDER – 8:30 a.m.

Introductions of guests and CID Board

Hardees Martin City breakfast served

II. Announcements:

- **Second Fridays at the Trailside Center with 6th District Council Representatives**

Date: December 9, 2011

Time: 7:30 a.m. – 9:00 a.m.

Location: The Trailside Center at 9901 Holmes Road (816-942-3581)

Speakers: Mark VanLoh, Aviation Director for the City of Kansas City Missouri. The public is invited, and light refreshments will be served

- **The South Kansas City Chamber monthly luncheon**

Date: Thursday, December 15, 2011

Time: 11:30 a.m. – 1:00 p.m.

Location: Saint Joseph Medical Center – Community Building

Speaker: Michael Dorsey, the new CEO

Cost: \$18 for members and \$23 for non-members.

Reservations required by December 13, 2011

Call 816-761-7660 or email vwolgast@southkcchamber.com to RSVP or for more information.

- **KCMO Redistricting Outcomes**

Meeting of KCMO Planning & Zoning Committee on Wed. Nov. 30th 6:00 – 9:00 p.m. at City Hall to hear testimony in favor of two maps submitted for the final redistricting plan.

Over 100 people primarily from the 4th & 6th Districts attended the public meeting at City Hall. The Committee Chair, Ed Ford, divided the evening into opening remarks by the city attorney and city planning staff, opening remarks by representatives of the 3rd & 5th districts, 45 minutes of public testimony from these proponents of Map 1, opening remarks by the 4th & 6th Districts and 45 minutes of public testimony of proponents of Map 7 – Rev. 4a developed by the southland leaders.

The MC-CID District Manager and South KC Chamber Executive Director both attended the meeting and gave testimony in favor of Map 7.

Unfortunately, the acoustics were terrible in the chamber and anyone sitting even five rows back from the committee panel tables could hear little of what was being said.

There was a fair amount of racial accusations made (see **KC Star article below**). The Map 1 proponents were adamant that no behind the scenes deals were made in creating their map, that the 6th District leaders were operating a shell game, that they had developed their map late in the game and did so in a non-transparent manner.

Map 7 proponents asked that the northern boundary on the western corridor in Map 1 not extend to 59th St. which would create a real competition for city infrastructure funds among groups, that the south boundary not go to I-470 thus moving the Bannister Complex, former Bannister Mall property, future police station, Trailside Center, Baptiste Educational building and the Hillcrest Community Center into the 5th District and that so many neighborhood associations not be split in half.

The Planning & Zoning Committee heard all testimony and said they would make a recommendation of one map to go to City Council for approval. They announced their decision on Wednesday, December 7 at City Hall following a lengthy debate.

The final redistricting outcome was not ready before this agenda was printed.

The KCMO City Council voted in favor of Map 1 on Thursday, December 8, 2011 (12 – 1; John Sharp the lone dissenter). There were absolutely no concessions made to the 4th & 6th District.

- **Kansas City Codes Inspectors swept the city on November 14th** and removed both banners and signage in the public right-of-ways. Signage near the curbing was deemed illegal. Martin City businesses complied and removed any illegal signage. Over 3,000 illegal signs were removed city-wide during this sweep.

III. Approval of Minutes from Board Meetings

(Motion to approve is not necessary. The minutes are either approved as read or as corrected, but without a vote.)

The November minutes were emailed to the Board prior to this meeting.

There were no additions or corrections to the minutes.

IV. Meet Al Sien, new owner of the State Line Shopping Center – Pizza Shoppe section

Mr. Sien was not able to attend the board meeting to discuss his recent purchase and plans for the shopping center.

V. Guest Speaker

KCMO Assisting Small Business:

John Pajor, KC BizCare

john.pajor@kcmo.org

Phone: 816-513-1234

KCBizcare, Business Customer Service Center

KC Bizcare has been open for two years. It is located outside of City Hall across the street on Oak and adjacent to the city parking garage.

Their primary function is to help start-up businesses make their way through the KCMO requirements. They also deal with micro-businesses, small businesses and home-based businesses.

John walks these businesses through the process.

They answer a lot of questions about the city process – permits, zoning. People just want to know the correct thing to do.

The City web site IT personnel have been charged with making the city site more user friendly.

Councilman Scott Taylor was charged by Mayor Sly James with establishing a Special Committee on Small Business that would review current practices, draw up recommendations and implement ways the City can improve the process in dealing with the business community.

The Committee held 17 meetings or hearings throughout the city at local small business locations. They will be holding a press conference at 1:00 p.m. on Dec. 8th at City Hall to roll out the completed report of Findings, Recommendations and Ongoing Actions.

One item already implemented is bringing in **Justine Peterson from St. Louis** – an organization that specializes in making micro-loans of \$5000 - \$10,000 to small businesses. They will be in town January 18 – 19, 2012 to hear requests.

Another prominent item will be to develop a **conciierge system** whereby a business calls the KC Bizcare and they are assigned a person who walks them through the entire process – creating a one-stop-shop environment.

Mark Nigro told John he has had water damage to his parking lot at 1 E. 135th St. (The Martin City Sports Complex) from water coming from another location. He has addressed the situation multiple times with the city. He is currently waiting to hear from the City's Legal Dept. on how to proceed – it has been months in waiting.

John said he would look into the delay for Mark.

Howard Barewin (Volleyball Beach) told the Board that he has questions about water, liquor licenses, and zoning. He hasn't gotten a call back from the Zoning Dept. in two weeks.

John said he would also look into this matter for Howard.

VI. Martin City Potential Development:

Potential ideas for MC-CID, Missy Wilson, Economic Development Consultant Major Saver cards – distribute through surrounding middle & elementary schools that use the sales as fund-raisers, 2.) **Surveys** to MC businesses and surrounding residents including Loch Lloyd on what they want to see for the future Martin City 3.) Reach out to **Avila University** to make sure students are regularly patronizing MC, 4.) **Funding 135th St.** – bringing in LCRA at some point depending on funding outcomes, 5.) Reach out to the **Real Estate community** to accelerate filling vacancies – bring in an Italian restaurant, a John Deere location, arts in the State Line Bank, 6.) Host a **Mayoral Breakfast** at RC's in spring 2012

Missy discussed in more detail:

Meeting with the Mayor. She would contact the Mayor's Chief of Staff and set something up for late March or early April 2012. The City Planning Staff, City Council representatives and John Pajor's department would be invited to discuss challenges and solutions for the 30 Martin City businesses invited and attending.

At the breakfast, everyone could be reminded of all that the CID has done so far and the long term goals and vision for the area.

Surveying. Missy would create both electronic and paper surveys to target audiences such as local businesses, residents and employees of the school districts.

The survey would ask them "What is missing from Martin City that you would like to see here?"

She would use a company to help her blast the emails out

Saver Cards. Missy will speak with a company on developing a Saver Card for Martin City and approaching our local schools to use it as a fund-raiser. One company would charge \$1.50 per unit if 3000 were ordered.

The Board was interested in all these ideas and asked that Missy submit proposals for all three.

Advertising in Lifestyle Magazine- Drew Mulder, Sales Consultant

Downtown Martin City Spread

Leawood Lifestyle Magazine has a readership of 13,300 that receives the publication monthly by direct mail. Steve Okenfuss commented that this is a good looking “coffee table publication” that would probably stay in the home 30 days.

1/4 page ad (For 1/2 pg take X2)

12 months

List Price \$465; **MC Spread Discount Price \$295**

FREE 1/4 Page Ad for CID community with 7 1/4 page spots filled.

FREE Good Times, Bits & Pieces and Calendar of Events for Downtown Martin City and CID Businesses

FREE online business listings and monthly social media broadcasts to over 5,500 friends and followers on Facebook and twitter for participating businesses and CID community **PLUS** coupon broadcast thorough our new online avenues, and will be advertised in upcoming issues.

AND Premium Editorial for Downtown Martin City, done by our editorial staff

50% OFF Unlimited Creative Ad Design \$175 (One time investment)

After a 20 minute discussion, the Board was unable to come to any agreement on what advertisement to take out, if any. The District Manager asked Drew to contact her in the next week to discuss.

VII. 135th St. Update/PIAC:

Warren Keith, TapanAm Engineers

Design completion status: Preliminary Design, Right-of-Way Negotiation & Acquisition, and Final Design in agreement with Jackson County and KCMO

Tapan Am Engineers continues to work with Jackson County Public Works to verify the amount easements needed for the right-of-way work. Warren believes the CID can begin making calls on Martin City businesses concerning the ROW needed from their property after the first of the year.

No word on PIAC funding. The redistricting will also change things for the 6th District in terms of funding as some of the 4th District moves into 6th.

VIII. Property Maintenance

Martin City Property – 13440 Holmes (corner of 135th St. and Holmes Road)

Parking lot blight (620 E. 135th St.)

Property Owner, Roger Falek – Jim’s Famous Rugs



1. A used-car lot was re-established in September which caused the CID to approach the KCMO City Planning Dept. for zoning clarification. The decision was that despite not having a business license, they choose not to pursue closing down KC Car Connections.
2. On November 10, the Board members attended their monthly meeting to learn that the KC Connections Used Car Lot had been dismantled and apparently closed.
3. The CID Board instructed the District Manager to pursue the matter until all options were exhausted. The District Manager contacted Lisa Sturgeon, aide to Councilman Taylor, on November 15, 2011.

Ms Sturgeon was proactive, made some phone calls and received this information:

The KCMO Business License Inspector went out to the property and spoke with the owner of Wholehouse Flooring. The inspector learned that the owner of the car lot had ceased operating and will seek a MO Dealership License and then return to KCMO for a KCMO Business License. The owner has never held a business license for this operation.

Lisa says once that KCMO business license application is submitted, the CID along with Councilman Taylor's office can again deal with the issue but for now wait and see.

The CID has also learned that the owner of the property may be selling in the near future which could impact the status of Wholehouse Flooring. No firm details on this as yet.

IX. Financial Report:

Bank Accounts:

Checking Account Information through December 07, 2011 – Commerce Bank

Balance as of 12/07/2011: **\$34,424.06**

Sales Tax Assessment Deposit 12/07/11: **\$28,216.08**

DOR Local Option Disbursement 12/07/11: **\$293.65**

Money Market Information through December 7, 2011 – Commerce Bank

Balance as of 12/07/2011: **\$365,357.72**

2011 Monthly Sales Tax Revenue Budgeted vs. Actual			
Deposits made at the first of the month reflect sales tax collected from the previous month.			
Month	Budget	Actual	Difference
January	\$20,000.00	\$20,068.00	+\$68.90
February	\$20,000.00	\$23,362.28	+\$3,362.28
March	\$20,000.00	\$6,262.35	-\$13,737.65
	1st Qtr. Sales Tax Gain/Loss		-\$10,307.37
April	\$20,000.00	\$22,502.89	+\$2,502.89
May	\$20,000.00	\$12,849.89	-\$7,150.11
June	\$20,000.00	\$26,983.69	+\$6,983.69
	2nd Qtr. Sales Tax Gain/Loss		+\$2,336.47
July	\$20,000.00	\$39,999.42	+\$19,999.42
Aug	\$20,000.00	\$20,606.40	+606.40
Sept.	\$20,000.00	\$26,542.29	+\$6,542.29
	3rd Qtr. Sales Tax Gain/Loss		+27,148.11
Oct.	\$20,000.00	\$15,803.97	-\$4,296.03
Nov.	\$20,000.00	\$18,717.18	\$-1,282.82
Dec.	\$20,000.00	\$28,216.08	+\$8,216.08
	4th Qtr. Sales Tax Gain/Loss		+\$2,637.23
Last 12 months Sales Tax Revenue: \$268,087.72			
Budget FY May 1, 2011 – Apr. 30, 2012 = \$280,000.00 projected sales tax			
Sales tax since May 1, 2011 = \$195,926.90			

Commerce Bank Account Interest:

(January = \$216.38; February = \$193.59 ; March = \$192.09) First Quarter Interest = \$602.06

(April = \$179.77 ; May = \$199.54 ; June = \$192.69) Second Quarter Interest = \$567.00

(July = \$189.57 ; August = \$201.13 ; September = \$127.80) Third Quarter Interest = \$518.50

(October = \$135.41 ; November = \$133.92 ; December = _____ will not post until December 31st)

Total Expenses for December 2011 = \$ 8,669.47

District Manager

Net monthly salary = **\$2,380.47** net check per month

(\$571.88) automatically deducted monthly for federal taxes)

November 2011 Mileage Reimbursement (348 miles x \$.50 per mile): **\$174.00**

Credit Card Expenses

Commerce Bank Monthly VISA bill – Primary Account #1138: **\$128.99** (Storage Mart monthly fee)

This card closes the 19th of each month; bills are paid within 20 days of closing.

Commerce Bank Monthly VISA bill – Secondary Account #1146: **\$00.00**

Holiday Lighting

Crystal Clear Window Cleaning – 2011 fall installation – change out of LED bulbs for custom signs: **\$420.00**

Legal Expenses - Husch Blackwell – monthly services = **\$90.00**

Mobile Phone:

Monthly phone bill through 12/02/11: **\$109.49**

Moving to direct bill pay from checking account by December billing

Security Program

Orion Security Inc. –January 2012 fee: **\$3,883.10**

Signature Signage

Suburban Lawn & Garden – repair of electrical work at signage Hwy. 150 & 135th St. & October mowing bill: **\$911.54**

Utilities:

Kansas City Power & Light – monthly electricity for sign at 990 W. 135th St from 11/3/10 –12 /04/11: **\$ did not arrive in time for this agenda**

(This account is paid online monthly.)

November Payments Not Listed:

H&H Mowing – Final 2011 mowing Hwy. 150 & 135th St. to Firestone building: **\$420.90**

Crystal Clear Window Cleaning & Holiday Lights – installation 2nd payment: **\$5,975.00**

A **Profit and Loss Statement** was passed out. Mark Nigro would like the District Manager to talk with the CID accountant concerning the expense of \$169,620.47 taken as a straight expense. This expense occurred after the budget was approved in spring 2011 and it really throws the P&L off creating a deficit of - \$40,990.34.

X. Martin City Business Recaps:

Schraad & Associates has purchased the PFS building at 13520 Wyandotte.

PSI has moved to downtown KCMO. The District Manager will a point to stop in and talk with the owners about their relocation to Martin City.

Swagger is moving into the old Margarita location sometime after the first of the year. They have applied for a **full liquor by the drink with a Sunday license** for 13401 Holmes Road. They are proposing to operate a **Restaurant/Bar with Live Music, Disc Jockey, Video Games and Dancing** open Monday – Sunday 9:00 a.m. until 1:30 a.m. except 12:00 midnight on Sundays.

State Line Point Shopping Center – Subway is moving from across the street to the Quizno location (confirmed) and **Footloose**, a dance club, is locating in the old Manhattan’s location (confirmed)

Construction is underway for a **new elevated shopping center sign** in the parking lot near Michaels. A tall white pole is installed to hold the sign. It appears that this will create additional exposure for the center.

Al Sien has purchased the portion of the shopping center containing Pizza Shoppe, Liston Insurance and several vacant spaces. Chris Santa Lucia, says Al is a longtime customer of his at Pizza Shoppe.

XI. Security Program Report for Martin City Area

November 2011 Orion Security Incident Summary

Unsecured doors/gates/padlocks – 5 incidents

Alarms (building, gate, fence) – 3 incidents

Unable to access the South KC Mini Storage facility

Contractors on site – 4 incidents

Exterior Lights out at Reno’s Power Sports

Water Dept. on site at Suburban Lawn & Garden fixing water main leak at 139th St.

Sign down at Pet Crematoria

Suspicious individuals on site at Jess & Jim’s

Orion Security Report: At 0455 hours on 11/21/11; OSI Officer observed a white truck with a black grease tank pull up to your grease dumpster.

OSI Officer made contact with the driver. While speaking with the driver OSI Officer observed a Fleming Recycling decal on the door. OSI Officer asked the driver if she was at the site to pick up grease. The driver stated no she was on her way to Jack Stack.

The truck left in the opposite direction from Jess & Jim's to Jack Stack. OSI Officer last observed the grease truck driving west on 135th past Washington. KCMOPD was advised of description of vehicle and information on driver. Angie Marie Davis-Wright, 122 E. Calico Dr., Raytown, MO
White Cab truck - Large black grease vacuum tank on flatbed Fleming Recycling
MO DL #492840023
417-540-1160 (No rear plate)

Officer Mike Hammer - Martin City area KCMO Police crime report

Gordmans Dept. Store in the State Line Point Shopping Center had a truck drive through their front window on December 4, 2011 at midnight. The thieves loaded up the truck with a lot of merchandise.

They are not a member of the Martin City Security Program but the Orion Security Guard did stop and talk with Gordmans' personnel immediately following the theft.

The **AT&T Store** had \$2400 worth of phones stolen and **Cricket** had \$10,000 worth of stolen phones. These stores are not in the CID district but adjacent on State Line Road.

City-wide thieves are breaking into storage lockers by cutting the pad locks and wiping out the contents. Martin City CID has two different storage locker locations.

There is also an increase in truck tailgate thefts and Cadillac converters.

XII. Other Business

- **The Holiday Business After Hours** held November 29th from 5:30 p.m. – 7:00 p.m. at Martin City Sports Complex was attend by nearly 40 people who dined on scrumptious Jess & Jim's hamburger sliders, Jack Stack burnt ends & beans, Martin City Brewing Company risotto balls and wings, Big City Hot Dogs Philly Cheese Steak sandwiches, Pizza Shoppe Classic pizzas and RC's fried chicken. Everyone had a great time.

There was a drawing for 4-\$25 Martin City Gift Cards. Warren Keith, Debbie Van Noy, Steve Okenfuss and Matt Fitzsimmons each won.

The District Manager managed to get not ONE picture during the entire evening. Sorry!

- **The Martin City welcome signs at Blue Ridge & Holmes and in front of Mac & Seitz on Holmes have seen their better days** due to weather damage over the last five years. Denise Amor will be replacing them with a little different sign design that hopefully can stand the test of the winds and weather – 5' x 3' in size.



The next Board Meeting – January 12, 2012 - Jess & Jim's Steakhouse from 8:30 a.m. – 10:00 a.m.

Happy Holidays and Be Safe!

XIII. ADJOURN 10:00 a.m.

Minutes submitted by Barbara Engel

Bo Stueck, Secretary

Racial grenade explodes on redistricting

By Yael T. Abouhalkah, Kansas City Star, December 6, 2011

Mayor Sly James properly responded Tuesday to the racially charged situation connected to the city's redistricting process, which continues Wednesday (12/7/11) with another hearing at City Hall.

Bombastic Kansas City lawyer Clinton Adams, who is black, made a disparaging comment last week during a redistricting public meeting (On 11/30/11). Adams supports a map that protects black-majority districts; some critics want changes to the map to keep the white-majority 4th District together.

Said Adams: "It's disheartening to see so many white people down here to talk against voting rights for black people."

That prompted outrage from many in the audience. It also moved some people to write James and tell him to speak out against what Adams said.

On Tuesday, James released the statement below.

A few points:

- **James correctly supports the map that Adams likes, too, noting that a citizens group put it together.**
- James is correct to say that only minor changes need to be made, which will not sit well with the complainers who live in the 4th District.
- Finally, while Adams was probably the most divisive in his comments, some of the statements by others involved - white and black - had either clear or hidden racial connotations.

James' statement:

"For the second time since Kansas City's redistricting process began again, I feel like I need to speak directly to the tone and tenor of the discussions. I was in Boston last week and just reviewed the tape from last week's public hearing on redistricting. What I saw and heard did not reflect well on this great city, and prior to tomorrow's meeting, I would like to make a few things clear.

"While it has apparently become acceptable to engage in political speech that promotes division and discourages compromise, I do not believe we should model intolerant behavior in our civic dialog. Name calling, harassment, disrespect and spitefulness have no place in this or any discussion we conduct as a community. Period.

"I have intentionally stayed out of the public process for redistricting and confined my comments to the way in which the conversation has been conducted rather than the substance of the conversation. This was my attempt to respect the process and the people who devoted their time and energy to a difficult task.

"It is unfortunate the manner in which some have conducted themselves in what has otherwise been a model of civic participation and public involvement. The map that was forwarded to the City Council, by a vote of 6-1, represents a map that respects the residents of all six council districts, remains faithful to the Voting Rights Act, and allows for future growth. The citizens' redistricting panel has done its work well and faithfully. If there are any changes to Map 1, they should be small and deliberate and not create new issues for old reasons.

"Redistricting is change. Change is often difficult to accept and in this case, the only guarantee is that some group of citizens will be upset by whatever decision is made. Just because it is difficult does not mean it needs to be ugly. We seem to allow lines, streets, rivers and all manner of divisions to get the better of us. For the better part of a half century the things that divide us have blinded us to the things that unite us. That is not who we are as a city. That is not who we want to be.

"Credible advocates for specific positions do not need to tear others down to prop themselves up. We can disagree passionately without personal attacks, political grandstanding or public disregard for one another.

"Please respect the process and one another. There are many issues we need to deal with as a city, and we are capable of great things when we stand together rather than apart."