

Minutes

Meeting of the Board of Directors

The Martin City Community Improvement District

Date: October 13, 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, Bo Stueck, Warren Keith, Howard Barewin and Curtis Stroud

Staff Attending: Barbara Engel, District Manager

Guests Attending: Brad Schnaffer, George's Imports; Officer Mike Hammer, KCMO South Patrol; Matt Moore, Martin City Brewing Company; Steve Rinne, Economic Development Corporation; Ryan Cocherl, Martin City State Bank Building

I. CALL TO ORDER – 8:30 a.m.

II. Announcements:

- **RC's Restaurant now serving breakfast seven days a week 6:00 a.m. – 10:00 a.m. on week days and 7:00 a.m. – 10:00 a.m. on Saturday & Sunday. The Belgian waffles are wonderful.**
- **Second Fridays at the Trailside Center with 6th District Council Representatives**



Date: October 14, 2011

Time: 7:30a.m. – 9:00 a.m.

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

Speakers: Kite Singleton, Chair, Kansas City Regional Transit Alliance, and Tom Gerend, Assistant Director of Transportation, Mid-America Regional Council. They will speak on the proposed downtown streetcar system and the alternatives analysis of 3 commuter corridors. Lou Austin, Chairman of the Three Trails Community Improvement District, will speak on the south corridor potential.

The public is invited, and light refreshments will be served.

- **Bambini Creativi Grand Opening Open House**

Date: Saturday, October 15, 2011 **Time:** 5:00 – 8:00 p.m. **Location:** 400 E. 135th St. Stop by for a grand tour of the completely renovated facility, refreshments and drawings.



Spring 2011



Fall 2011

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

Date: Thursday, October 20, 2011

Time: 11:30 a.m. – 1:00 p.m.

Location: Hillcrest Country Club

Topic: Google Comes to KC . . . What it does this mean for my business?

Speaker: Google Representative, Rachel Hack, answers this question and tells us more about the project.

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

Reservations required by October 17, 2011

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

The CID Board approved the District Manager offering a \$25 gift card in a drawing at the monthly South KC Chamber luncheons. The winner will be able to select the business they wish to receive the card from.

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 September minutes were emailed to the Board prior to this meeting. There were no additions or corrections to the minutes.

IV. Resolution Approval: 2011 – 06 Opposing 6th District Re-Districting Boundaries

Overview: An advisory committee was appointed to review the re-districting of the 6 council districts of Kansas City, MO based on the 2010 census data. They can submit up to three redistricting maps to City Council by October 20th who will then select one. The redistricting aims to balance population, ethnic and voting numbers. For instance, it is required that the 3rd & 5th Districts have 60% African American populations (a super majority). To achieve these numbers the committee drastically cut the 6th District which has set off an out-cry from southland leaders.

Map 1 (see below) which radically changes the 6th Council District is supported by powerful political interests in other parts of the city. The population of the 6th District is right on target – 77,379. Sixth district should not have been changed. The mapping should have started in the south, left 6th primarily intact and moved north. Instead, the mapping started in the northland leaving them totally unchanged and moved south where the 6th District has been the most carved up.

The drastic changes include chopping off the area between 87th St. and the I-435/I470 corridor west of Holmes and moving it to the 5th District. Also, the northern boundary between Holmes and State Line road would go as far as 55th St. placing all of Waldo and nearly all of Brookside in the 6th.

These new boundaries would be in place until the 2020 census and would be used for the 2015 and the 2019 City Council elections.

Negatives:

- 1.) It changes the 6th District from a south Kansas City district to a south/midtown district encompassing residents with very different priorities.
- 2.) It would change how city funding for capital improvements such as street improvements, sidewalks and storm drainage projects are approved since 35% of such sales tax funding is divided equally among Council districts.

The Martin City 135th St. project would fight with Brookside for PIAC money over their combined-sewers project. PIAC money for Martin City could be seriously compromised.
- 3.) The 6th District is one of the most balanced in city from the stand point of both ethnic and economic criteria. This drastic change would fundamentally alter this mix.
- 4.) Hickman Mills School District is divided in half between the 5th & 6th Districts.
- 5.) It splits neighborhoods traditionally working with the west side Center Planning and places them in the 5th District.

- 6.) It places the old Bannister Mall area and the Bannister Federal Complex at Troost & Bannister two major sites for eventual commercial redevelopment in the 5th District.
- 7.) The Hillcrest Community Center at 103rd St. & Hillcrest Road would move to the 5th leaving the 6th District without a center.
- 8.) The Trailside Center at 99th & Holmes built with the sweat and tears of 6th District leaders would move to the 5th as would the Baptiste Educational Center at 103rd St. where many 6th District meetings are held.
- 9.) The new South Patrol Police campus would move to the 5th leaving no police station in the 6th District.

A public hearing was held by the redistricting advisory committee on Monday, October 10 at the Baptiste Educational Center on 103rd St.

The Martin City CID testified against map 1 along with 60 other speakers from a huge cross section of southland groups.

Southland leaders presented a second version of the mapping – **the Community Map** - to counter Map 1. **This map lowers the northern boundary to Gregory Blvd. and returns much of the Bannister Corridor to the 6th District.** The group asked that this map be included in the required three maps that can be submitted to City Council by October 20, 2011. The City Council will ultimately vote on the map that will be in place for the next decade.

CID Discussion: Mark Nigro voiced his opposition to approving the Community Map saying that it was his opinion that Map 1 did not do any harm to the 6th District and might actually benefit Martin City.

Howard Barewin wondered if voting against Map 1 would involve repercussions to MC-CID if Map 1 is voted in by City Council. The District Manager did not think there would be any repercussions.

Steve Rinne pointed out that he believes that this effort is highly motivated by politics and if Map 1 is voted in that there is a strong chance that the new 6th District In-District council candidate could come from an area as far north as 50th St. (Brookside).

He also said that his Blue Hills Estates Homes Association in south Kansas City voted for the Community Map. He prefers language to be “for” something rather than “against” something. They have a letter they are distributing to the City Council and the Redistricting Committee members that says they Blue Hills Estates feels that Map 1 is divisive, threatening to resources needed for the 6th District improvements and has the potential to lose representation among elected officials, boards, and commissions.

Curtis Stroud said that in his years on the South KC Chamber Board he experienced a lot of work towards developing the Bannister Mall area and he would hate to see it go to the 5th District.

In the end the majority of the Board indicated they would be willing to rely on the recommendations of the District Manager and Steve Rinne’s advice for the vote.

Call for the vote of Resolution 2011- 06:

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

1. “The Board hereby opposes the Proposed Revisions of the 6th District as presented in Redistricting Map 1 due to the fact that:
 - a. This configuration could potentially drain funding for the 135th St. upgrades
 - b. Change the economics of the 6th District by removing the future development potential of the City’s Bannister Road area
 - c. Split and move neighborhoods to the 5th District
 - d. Remove important 6th District assets such as Hillcrest Community Center, the Trailside Center, the new South Patrol Police campus

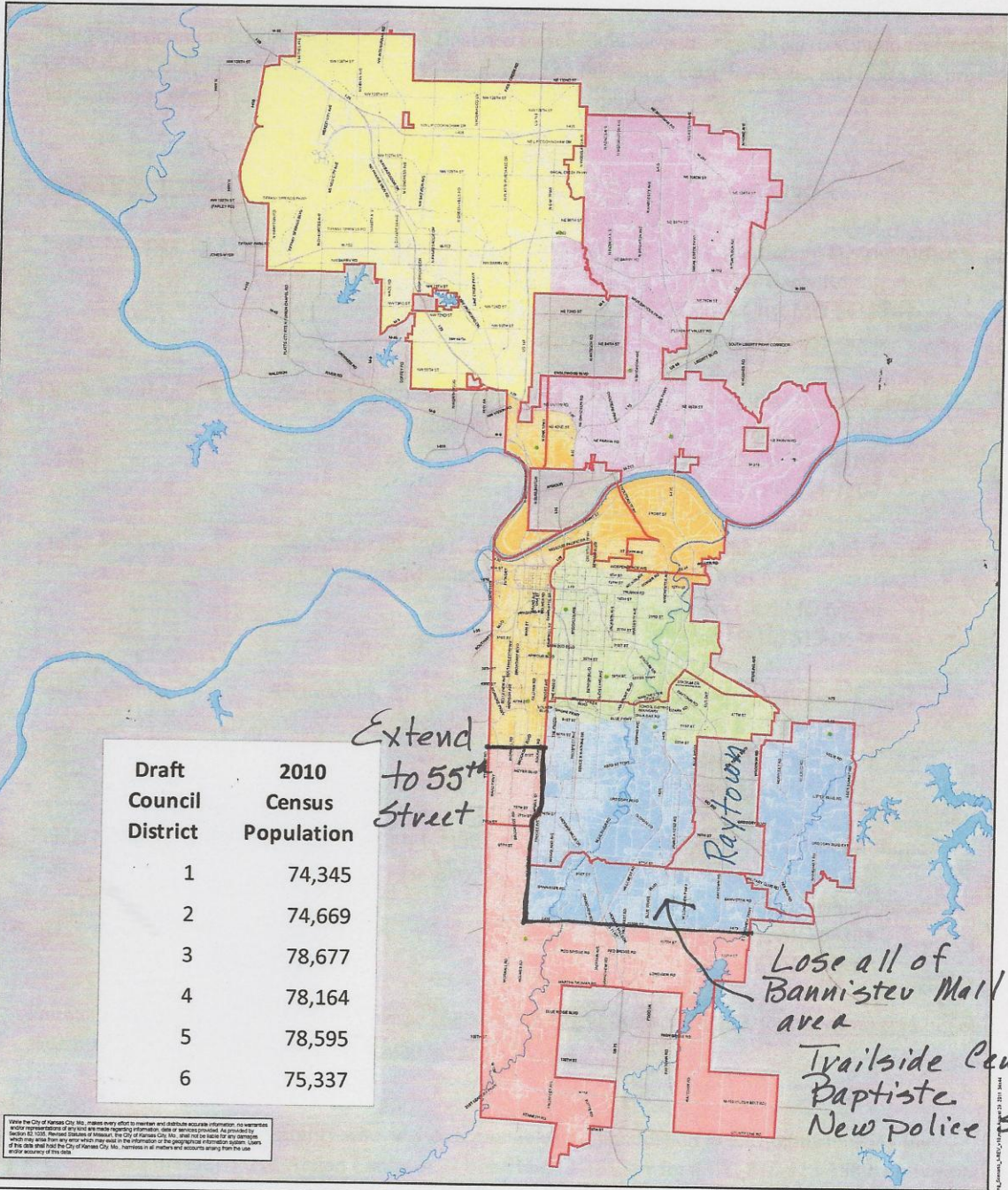
and the Baptiste Educational Center moving them to the 5th District.

The Board, instead, supports the Community Map introduced at the southland Public Meeting on October 10, 2011 and encourages that it be introduced to the Kansas City, MO City Council on October 20, 2011 as one of three redistricting maps for consideration.”

Unfortunately a copy of the Community Map was not available.

Motion and second: Curtis Stroud, Bo Stueck.

The resolution passed with 6 approvals and 1 abstention.

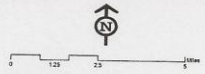


Draft Council District	2010 Census Population
1	74,345
2	74,669
3	78,677
4	78,164
5	78,595
6	75,337

While the City of Kansas City, Mo., makes every effort to maintain and distribute accurate information, no warranties or representations of any kind are made regarding information, data or services provided. All users are advised to verify the accuracy of any information received from the City of Kansas City, Mo., and not be held for any damages, whether direct or indirect, resulting from the use of the information or the geographic information system. Users of this data shall hold the City of Kansas City, Mo., harmless in relation and actions arising from the use and/or reliance on this data.

Redistricting Draft Scenario 1-REV August 29, 2011

Prepared by: City Planning and Development Department
City of Kansas City, Missouri



Draft Council Districts

- 1 (Pink)
- 2 (Yellow)
- 3 (Light Green)
- 4 (Orange)
- 5 (Light Blue)
- 6 (Red)
- Current Council Districts (Red outline)
- Council Member Addresses (Green dot)

V. 135th St. Update:

Warren Keith, TapanAm Engineers

Design completion status: Preliminary Design, Right-of-Way Negotiation & Acquisition, and Final Design

Warren reported that TapanAm is days away from receiving approval from Jackson County to proceed with the final design and discussions with property owners about acquisitions.

The City of KCMO and Jackson County are signing their agreement soon and Jackson County will complete their agreement with TapanAm Engineers as well.

Warren then continues working on completing the 135th St. design work. The route the 135th St. drainage system takes must be determined.

The Right-of-Way acquisition and negotiations will be coordinated with Jackson County. Warren and Barb Engel will be making appointments with individual property owners to discuss acquisition donations.

A public meeting will be scheduled in the next months to present all design work to the public.

The CID anticipates all design work to be completed by next spring making the project “shovel ready” and eligible to start the construction bidding process.

PIAC 2011 Submission:

MC-CID has submitted a \$5.8 million request for upgrades to a one-mile stretch of 135th St. from Holmes Road to Hwy. 150.

Meeting with PIAC Representatives & Councilman Sharp – 10/06/2011: Barbara Engel, Warren Keith, Stacey Johnson-Cosby, Vanessa Clayborn-Welch and John Sharp met at RC’s for breakfast. The 135th St. project was discussed in terms of how best to present arguments to the PIAC panel for City-Wide funding. It was decided to stress what an economic driver the Martin City area for the entire city in terms of sales tax generation - \$50,000,000 in sales tax generated in CID district alone. Councilman Sharp suggested that additional information on sales tax for the surrounding area be obtained from the KCMO Finance Dept. (State Line to Holmes; Blue Ridge to Hwy. 150 including Target)

A request to KCMO Finance Dept. for Tax Revenue Data was made on October 6, 2011 to obtain tax data for the area that would include the Target, Lowes, and Wal-Mart figures.

Public Works requested some good “before” pictures of 135th St. for their presentation. This view looking west from RC’s is a favorite.



Fall PIAC Bus Tour: This October all members of PIAC along with city staff will take a bus tour of the city and look at many of the prominent projects. The CID request to host the tour luncheon at Jess & Jim’s was denied due to a conflict of interest. The tour will start in the 4th District, proceed to the northland and end up with southland projects.

Councilman John Sharp has chosen to show the group the Botts Road/Honeywell Campus project, Red Bridge Road, Longview Road, the Aquatic Center as examples of how PIAC money is spent.

They will not be touring 135th St. on this bus tour.

Another meeting with the 6th District PIAC and Council representatives will be scheduled for November 2011 for further updates.

VI. MC-CID Requests for Property Upkeep:

The following email was sent to a Zoning Inspector in City Planning Dept. 7/27/2011 -

“The Martin City Community Improvement District has zoning questions about the following parking lot issues. Any clarification as to legal/illegal would be most helpful. Our goal is to have this area cleaned up and improve the appearance of the parking lot. The property is zoned B3 -2 (Commercial use (non-office))

**Martin City Property – 13440 Holmes (corner of 135th St. and Holmes Road) –
Parking lot blight (620 E. 135th St.)**

Owner, Roger Falek – Jim’s Famous Rugs

Inspector Daryl Baker was assigned to look into these issues at the Wholehouse parking lot and report back to the CID. He has called the CID to report that the storage unit must be removed. There is no definitive report from him yet on all the cars.

1. Unlicensed car on blocks has been removed
2. Various used cars are still parked in the back of the lot along the fence line
3. The storage unit will have to be removed but as yet is not gone
4. The bucket truck in the front of the property is gone
5. A new used-car lot has been established in September. We are vigorously checking with the KCMO City Planning Codes Inspector as to the legality of this new endeavor. These pictures have been forwarded to Mr. Baker.



Thank you to The Sharper Edge for replacing the deteriorated privacy fence between their property and the Wholehouse Flooring parking lot.



VII. Financial Report:

Bank Accounts:

Checking Account Information through October 07, 2011 – Commerce Bank

Balance as of 10/07/2011: **\$32,569.59**

Sales Tax Assessment Deposited 10/07/11: **\$15,803.97**

DOR Local Option Disbursement 10/07/11: **\$201.17**

Money Market Information through September 7, 2011 – Commerce Bank

Balance as of 09/07/2011: **\$355,088.29**

Transfer from checking to money market September 14, 2011: \$20,000

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		
Dec.	\$20,000.00		
	4th Qtr. Sales Tax Gain/Loss		
2011 Sales Tax Revenue to date:			\$216,271.07

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 = ; November = ; December =)

Total Expenses for October 2011 = \$15,931.43
--

District Manager

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

(\$571.88 automatically deducted monthly for federal taxes)

√September 2011 Mileage Reimbursement (212 miles x \$.50 per mile): **\$106.00**

√District Manager Reimbursement for Expenses:**\$11.48**

Beautification:

√Suburban Lawn & Garden – monthly mowing of signature signage Hwy. 150 & 135th St:**\$180.00**

√The Sharper Edge – weed control 135th St. & UP Tracks; corner at Holmes:**\$313.30**

Credit Card Expenses

√Commerce Bank Monthly VISA bill – Primary Account #1138:**\$ 103.99** (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: **\$5,000.00 down payment**

Insurance

√Gerber Insurance Group – General Liability Insurance CID:**\$892.50**

√**Legal Expenses** - Husch Blackwell Sanders (Annual reporting to City, County, State; cooperative agreement with KCMO) = **\$2,640.40**

2011 Legal expenses to date \$7,049.70

Mobile Phone:

√Monthly phone bill through 09/02/11:**\$103.79**

Security Program

√Orion Security Inc. –November 2011 fee: **\$3,586.46**

Utilities:

√Kansas City Power & Light – monthly electricity for sign at 990 W. 135th St from 09/3/10 –10 /04/11: **\$ 41.16**
(This account is paid online monthly.)

September Payments Not Listed:

√Sidelines Custom Floral Design – condolence flowers sent to Brookside CID Director.: **\$93.61**

VIII. Martin City Business Updates:

Qwids, the web development company, has left the 13440 Holmes location due to low revenues and unable to meet rent obligations.

The 3,200 sf office/showroom space is back on the market for lease – asking \$3,200/mo but the initial lease rate can be MUCH less given it is technically a sublease from the existing tenant.

State Line Point Shopping Center – no word on a Quizno's replacement

Big City Hot Dogs & Gyros – 75 W. 135th St. **www.bigcityhotdogs.com** is open. They are displaying a banner to advertise the business but will need to install a regulation business sign as soon as possible. Several customers commented the appearance could be better.

Mark Nigro reported that the **Martin City Flea Market** is quietly going along Friday – Sundays 8:30 a.m. – 5:00 p.m. A vendor also opens the building for Mark on Monday and Thursday. Mark encouraged everyone to stop in and see how nice the location is inside. He says there are plans to dress the building up and to advertise the market more. He has no one really managing the project as yet and he has not had the time to devote to it that he would have liked.

Mark also encouraged everyone to attend the **Bambini Creativi** grand opening on Saturday night, October 15th. There has been at least \$500,000 in improvements made to the building and grounds. The back yard has been completely landscaped and turned into a children's play area.

This is yet another example of a Martin City unique, family-owned business.

Because of the “artsy and progressive style of teaching”, he thinks this pre-school once going will have a long waiting list despite the \$1200 monthly tuition. They have hired a popular Pembroke Hill teacher.

On Saturdays, they will be offering classes to the public.

IX. Security Program Report for Martin City Area **September 2011 Orion Security Incident Summary**

Unsecured doors/gates/padlocks – 7
Alarms (building, gate, fence) – 5
Delivery driver on site – 2
Employee on site – 3
Delivery Drivers on site - 3
Occupied Vehicles on site – 4
Chair in front of property McKenzie Construction

Suspicious Vehicle – strange behavior:

On Sept. 22nd a vehicle registered to a Kim S. Whitehead, 8001 W. 156th St., OPKS 66223 spent a great deal of time moving to Martin City parking lots and trailing the OSI officer. Here is the account from Orion Security.

This morning at 0034 hours; OSI Officer was checking north back door to Beadz Galore when he observed a gray Chevy Tahoe (KS 224-DAF) drove into the Post Office entrance.

The Tahoe drove into the lot and drove around the building. When they got to the east side of the building; they turned the headlights off. They proceeded to park behind OSI Vehicle.

OSI Officer was standing next to the fence in the dark. OSI Officer shined his flashlight into the driver’s window and the Tahoe sped off and left the parking lot. They then drove into Suburban Lawn lot. OSI Dispatch was contacted who contacted the KCMOPD.

OSI Officer proceeded to Suburban Lot where he observed the Tahoe parking in front of Suburban Corporate Office.

The Tahoe drove in reverse back to 135th Street; circled around and tried to pull up behind OSI vehicle.

OSI Officer left Suburban and drove to Tapan Am Associates.

The Tahoe followed him back and forth from Tapan AM and Phillips 66 a few times.

The Tahoe left the area west on 135th.

KCMOPD showed up at 0103 and the OSI Officer gave KCMOPD the information.

Officer Mike Hammer- Martin City area KCMO Police crime report

There was one stolen vehicle reported from the Martin City Sports Complex parking lot at 1 E. 135th St. on September 16th in the daytime. The car belonged to a MCSC employee and it was recovered.

X. Other Business

The 2011 CID Holiday Business after Hours will be Tuesday, November 29th at the Martin City Sports Complex 5:30 – 7:30 p.m.

Next Board Meeting – November 10, 2011

Jess & Jim’s Steakhouse from 8:30 a.m. – 10:00 a.m.

XI. ADJOURN 10:00 a.m.

Submitted by Barbara Engel

Bo Stueck, Secretary