

Minutes

Meeting of the Board of Directors

The Martin City Community Improvement District

Date: May 9, 2013

Time: 8:30 a.m. – 9:30 a.m.

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

Board Members Attending: Howard Barewin, Volleyball Beach; Warren Keith, Tapan Am Associates; Steve Okenfuss, Reno's Power Sports; Curtis Stroud, Rosehill Garden; Bo Stueck, Suburban Lawn & Garden; Debbie Van Noy, Jess & Jim's

Guests Attending: Ann Cull, Think Viral; Ryan Cocherl, Heartland Services/MC State Bank; Janice Hynds, Beadz Galore; Steve Rinne, Economic Development Corporation; Missy Wilson, Michelle Wilson Consulting; Vickie Wolgast, South Kansas City Chamber.

I. CALL TO ORDER – 8:30 a.m.

Introductions of guests and CID Board

Sweet rolls served

II. Announcements:

- **Second Fridays with Councilmen John Sharp and Scott Taylor**

Date: May 10, 2013

Time: 7:30 – 9:00 am

Location: The Trailside Center at 9901 Holmes Road (adjacent to the Fire Station)

Guest Speakers:

Randy Wisthoff, Zoo Executive Director/CEO speaking on Zoo exhibits and other new developments.

Tammie Tritico, Assistant Division Manager for the Parks and Recreation Department, will inform attendees about season passes for The Bay Water Park.

Roger P. Stewart, Program Supervisor for the Neighborhood and Housing Department, will speak about the Emergency Home Repair and the Targeted Home Repair programs.

This meeting is open free to the public. Light refreshments are served.

- **South Kansas City Chamber of Commerce Monthly Meeting – Membership Luncheon**

Date: May 16, 2013

Time: 11:30 – 1:00 pm

Location: Avila University

Topic: High Tech Innovations at City Hall

Speaker: Ashley Hand, City of Kansas City Chief Innovation Officer

Cost: \$23 – chamber members; \$25 – non-members

Please RSVP by May 14, 2013 at 816-761-7660

- **South Kansas City Self Defense Class**

Date: June 6, 2013

Time: 4:00-5:30 p.m. or 6:00-7:30 p.m.

Location: Avila University, Whitfield Center

Cost: \$20

- **EDC Cornerstone Award Event**

Date: May 13, 2013

Time: 4:30-6:30 p.m.

Location: Bartle Hall Ballroom

Topic: Awards to outstanding economic development projects in Kansas City, MO. Infinity Energy, a Martin City business, is a finalist for the Small Business category. Honeywell will receive a special recognition award for their new facility. All finalist are listed on the EDC website.

Cost: The CID has purchased 3 tickets to the event.

- **PIAC 6th District Hearing**

Date: June 6, 2013

Time: 6:30 p.m. – 8:30 pm

Location: Country Club Congregational Church 205 W 65th Street, Kansas City, MO
Open to the public.

The second 6th District hearing will be on June 20th.

Martin City Business & Community Association Update –No Update

3rd Thursday Martin City

3rd Thursday – May 16, 2013 ; Donations go to KC Hospice

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 April 2013 minutes were emailed to the Board prior to this meeting. There were no additions or corrections to the minutes.

IV. Business Development

Anne Cull, Think Viral KC

Number of Facebook fans as of May 7, 2013 = 1118

Web Site Blog New Entries: Beadz Galore article; Latest construction update

General Facebook Postings: The weather, Mother's Day, VV Beach Fundraisers

Honeywell Business Development Initiatives

-Honeywell cafeteria food service coming to a close on May 10th. We began Jan. 22nd.

Many thanks to Jack Stack BBQ, Jess & Jim's, Pizza Shoppe and RC's for their dedication to this project.

-The first Honeywell Happy Hour – Kick off event was April 18th in conjunction with the 3rd Thursday at Jess & Jim's Restaurant Bar Area – This was a private event with 30 Honeywell employees in attendance enjoying a drink on the CID and all the appetizers. A \$25 Martin City gift card was awarded and the winner selected Lukas Liquor.

May Happy Hour – Jack Stack BBQ Restaurant Back Room – 4:30 – 6:00 pm

-Honeywell Martin City Discount Cards (Missy Wilson)



Participating businesses include: Beadz Galore, Hangers Cleaners, Jess & Jim’s, Martin City Brewing Company, Martin City Sports Complex, Pizza Shoppe, RC’s, Rosehill Gardens, The Sharper Edge, Sidelines Custom Floral Design, Suburban Lawn & Garden, Volleyball Beach

-Martin City Business Activity: Beadz Galore will be celebrating their anniversary at the Martin City location on June 8, 2013. They will have invited food trucks to come out to the parking lot and other family fun activities are scheduled for the day. **Jess & Jim’s** has another 75-ounce steak eating challenge scheduled sometime in June. One of the morning radio host from 810 will be the challenger. **Volleyball Beach** has a HUGE national tournament scheduled for May 18th. VB is working on a potential doom cover for a group of courts. More construction details to come in future months.

Missy Wilson, Special & Capital Improvement Projects

Construction Signage #1
10 ft. x 3 ft.

Approved by Sutherlands to erect on the SW corner of Holmes Rd. & 135th St.

Sign manufacturer:
Denise Amor

Installation: TBD



135th St. Construction/Right of Way Acquisition Update-Warren Keith

Phase 1 will go to bid this month.

Phase 2 & 3 Acquisitions progress. Condemnation hearings have been held and Commissioners’ report is pending regarding the property award.

Phase 2 designs are almost done and ready for City comments. The anticipated timeline reflects Phase 2 bid package being ready to be put out late 2013 and construction possibly commencing early 2014.

V. Financial Report:

Bank Accounts:

We have made contact with Joshua D. Royeton | Commerce Bank registered representative in their Capital Markets Group to have him give us options on possibly investing a portion of the CID money market funds (\$530,891.15). We need to be extremely thoughtful in our decisions and have told Mr. Royeton that in the end we may not do anything differently. He is happy to work with us to maximize our funds. We will be presenting some options to the Board in the next four weeks.

Checking Account Information through May 8, 2013 – Commerce Bank

Available balance as of 05/07/13: **\$42,037.00**

Sales Tax Assessment Deposit for April 2013 deposited 05/07/13: **\$10,819.06**

DOR Local Option Disbursement 054/07/13: **\$432.68**

Savings:

Money Market Information through May 8, 2013 – Commerce Bank: **\$530,891.15**

Monthly revenues are primarily down this year: Variables include the weather which has been a primary factor keeping customers away; the new social security tax

2013 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	\$13,827.26	-\$6,172.74
February	20,000.00	\$28,610.24	+\$8,610.24
March	20,000.00	\$14,173.16	-\$5,826.84
	1st Qtr. Sales Tax Gain/Loss		-\$3,389.84
April	20,000.00	\$10,819.06	-\$9,180.94
May	20,000.00		
June	20,000.00		
	2nd Qtr. Sales Tax Gain/Loss		
July	20,000.00		
Aug	20,000.00		
Sept.	20,000.00		
	3rd Qtr. Sales Tax Gain/Loss		
Oct.	20,000.00		
Nov.	20,000.00		
Dec.	20,000.00		
	4th Qtr. Sales Tax Gain/Loss		

Commerce Bank Account Interest:

(January = 22.12 February = \$20.11 ; March = \$ 21.09) First Quarter Interest = **\$63.32**

(April = \$ 23.27 ; May. = \$; June. = \$) Second Quarter Interest = \$

(July = \$; August = \$; September = \$) Third Quarter Interest = \$

(October = \$; November = \$; December = \$) Fourth Quarter Interest = \$

Total Expenses for May 2013 = \$15,532.48

District Manager

√Net monthly salary = **\$2,340.46** net check per month

(\$785.38) automatically deducted monthly for federal taxes)

√April 2013 Mileage reimbursement (345 miles x \$.50 per mile):**\$172.50**

Beautification

√H&H Mowing – Hwy 150 frontage from Wyandotte to 135th St 4/12 & 4/25.:**\$1,960.00**

√The Sharper Edge – weeding UP Railroad Quadrants 135th St. crossing:**\$181.50**

Business Development

√Anne Cull, ThinkViral KC – monthly online business development fee :**\$1,500.00**

√Missy Wilson – monthly KCMO liaison & development services:**\$1,495.00**

√EDC-KC – Cornerstone Award Event tickets (2):**\$300.00**

Credit Card Expenses

Commerce Bank Monthly VISA bill – Primary Account #1138:**\$00.00**

√Commerce Bank Monthly VISA bill – Secondary Account #1146:**\$145.97** (Martin Family Dinner)

Insurance

√Gerber Insurance Group - MCBCA General Liability Insurance 5/20/13 – 5/20/14:**\$2,321.80**

√**Legal Expenses -** Husch Blackwell, monthly fee = **\$420.00**

Mobile Phone:

√Monthly phone bill through 4/01/12 – 4/30/13:**\$114.65**

(Direct bill pay from checking account monthly)

Security Program

√Orion Security Inc. – June 2013 fee: **\$3,635.90**

Storage Unit

√Storage Mart – monthly unit rental fee:**\$123.94**

(Direct bill pay from checking)

Utilities:

√Kansas City Power & Light – monthly electricity for sign at 990 W. 135th St from 04/01/13 – 04/30/13: **\$35.88**
(This account is paid online monthly.)

April Bills Not Recorded in April Agenda:

Dale Engel, web site services:**\$320.00**

VI. Security Program Report for Martin City Area

April 2013 Orion Security Incident Summary – With the 2013 program menial incidents such as unsecured doors and gates; lights out will not be investigated.

Annual Security Incident Summary

Month	Business	Type of Incident	
April 2013			
4/9/2013		Light Out	
4/25/2013		Suspicious person(s) on site	
			Incidents 2
Beadz Galore			
4/4/2013	1:53 AM	Fence Damage	
			Incidents 1
Martin City Phillips			
4/16/2013	12:02 AM	Gas hose outside pump	
			Incidents 1
MMC Contractors			
4/15/2013	12:55 AM	Worker on site	
			Incidents 1
Rob Sight Ford			
4/25/2013	12:40 AM	Unsecured door	
			Incidents 1
Sidelines Custom Floral Designs, Inc.			
4/12/2013		Suspicious person(s) on site	
			Incidents 1
Ted Row Inc.			
4/19/2013	12:14 AM	Recovered Property	
			Incidents 1
			Monthly Total 8
			Yearly Total Inciden 8

Officer Mike Hammer - Martin City area KCMO Police crime report for MC-CID and surrounding businesses

Incidents in and around the Martin City area during the period of April 1, 2013 to April 30, 2013.

Police
KC/MO

Community Group Statistics For
Martin City Business District

Kansas City, Missouri
Police Department
1125 Locust Street
Kansas City, MO 64106

Part 1 Crime Only

Month And Year Of The Report Data -----> April / 2013

	Curr Month	Prev Month	Monthly Difference	Curr YTD	Prev YTD	Year To Date Difference	Prev Year Curr Month	Prev Year Curr Mo Difference
Homicide	0	0	0	0	0	0	0	0
Rape	0	1	-1	1	0	1	0	0
Robbery	1	0	1	2	0	2	0	1
Agg Assault	0	0	0	1	0	1	0	0
Burglary	1	2	-1	6	3	3	0	1
Larceny	25	9	16	52	52	0	10	15
Auto Theft	1	2	-1	5	4	1	0	1
Arson	0	0	0	0	0	0	0	0
TOTAL	28	14	14	67	59	8	10	18

Martin City Businesses Participating in the 2013 Security Program

- | | |
|---|--|
| <ol style="list-style-type: none"> 1. Babcock & Wilcox 2. Beadz Galore 3. Central Plumbing 4. Christ Community Church 5. Eagles Gym 6. FC Industries 7. George's Imports 8. Great Plains Drilling 9. Hangers Cleaners 10. Infinity Energy 11. Jack Stack BBQ 12. Jess & Jim's Steakhouse 13. Lukas Liquor 14. Martin City Animal Hospital 15. Martin City Sports Complex | <ol style="list-style-type: none"> 16. Midwest Heating & Cooling 17. MMC Contractors 18. Newco Manufacturing 19. Pearce Construction 20. Penny's Concrete 21. Phillips 66 22. RC's 23. Reno's Power Sports 24. Rob Sight Ford 25. Rosehill Gardens 26. Schraad Associates 27. Sidelines Custom Floral Design 28. Suburban Lawn & Garden (3 locations) 29. Ted Row Inc. 30. Volleyball Beach |
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VII. Other Business:

Special Board Meeting Closed Sessions As Necessary:

From time to time the Board may need to go into a closed session which excludes all guests from attending. The following MO statute supports this specialized meeting.

MC-CID Closed Session: MO statute 610.021 RSMO

(2) **Leasing, purchase or sale of real estate by a public governmental body** where public knowledge of the transaction might adversely affect the legal consideration therefor. However, any minutes, vote or public record approving a contract relating to the leasing, purchase or sale of real estate by a public governmental body shall be made public upon execution of the lease, purchase or sale of the real estate;

The next Board Meeting –June 13, 2013

This will be a special KCMO City Planning & Development Appreciation meeting at RC's Restaurant for a buffet breakfast 8:00 – 9:30 am. All Board members are encouraged to attend.

This meeting will be open to additional guests.

VIII. ADJOURN 9:30 a.m.

Minutes submitted by Missy Wilson.

Bo Stueck, Secretary