

Minutes

Meeting of the Board of Directors

The Martin City Community Improvement District

Date: August 22, 2013

This meeting was a reschedule from the normal second Thursday monthly CID Board meeting

Time: 8:30 a.m. – 10:00 am

Place: Jess & Jim's Steakhouse – 517 E. 135th St.

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

CID Staff Attending: Barbara Engel, District Manager

Guests Attending: Missy Wilson, consultant; Anne Cull, ThinkViralKC; Vic Nigro, Brad Schaffner, George's Imports; Steve Rinne, Economic Development Corporation; Ryan Cocherl, Martin City State Bank Building; Denise Amor, resident; Whitney Kerr, Jr., Cassidy Turley Commercial Real Estate; Reggie Harris and Karl Carswell, Barnstorm Baseball; Jake Mooney and Max Howell, MRE Capital

I. Development Presentation 8:30 am – 9:45 am

Max Howell, Jake Mooney, Reggie Harris and Karl Carswell presented a project/proposal to the CID Board:

MRE Capital (since 2008) deals with developments in housing and commercial initiatives that are subsidized with state tax credits.

Their goal in presenting was to obtain support from the Board for a housing/baseball park tax credit project that would break ground in spring 2014 and for the board to choose from either:

- 1.) A combined housing project that included a 3-story affordable component for renters with \$42,000 income levels (\$8 mil. project), senior market rate duplexes for renters with \$35,000 income levels (\$10 mil. project), and a commercial component of leased space along Holmes Road (\$3 mil. project to be build last of the three projects and could come with an option for the CID to give to another developer) or
- 2.) Only affordable senior housing duplex project (market rate) which is a lower density scenario than in #1.

The housing to be located east of Charlotte St. and north of 135th St. on the Denise Grinham property.

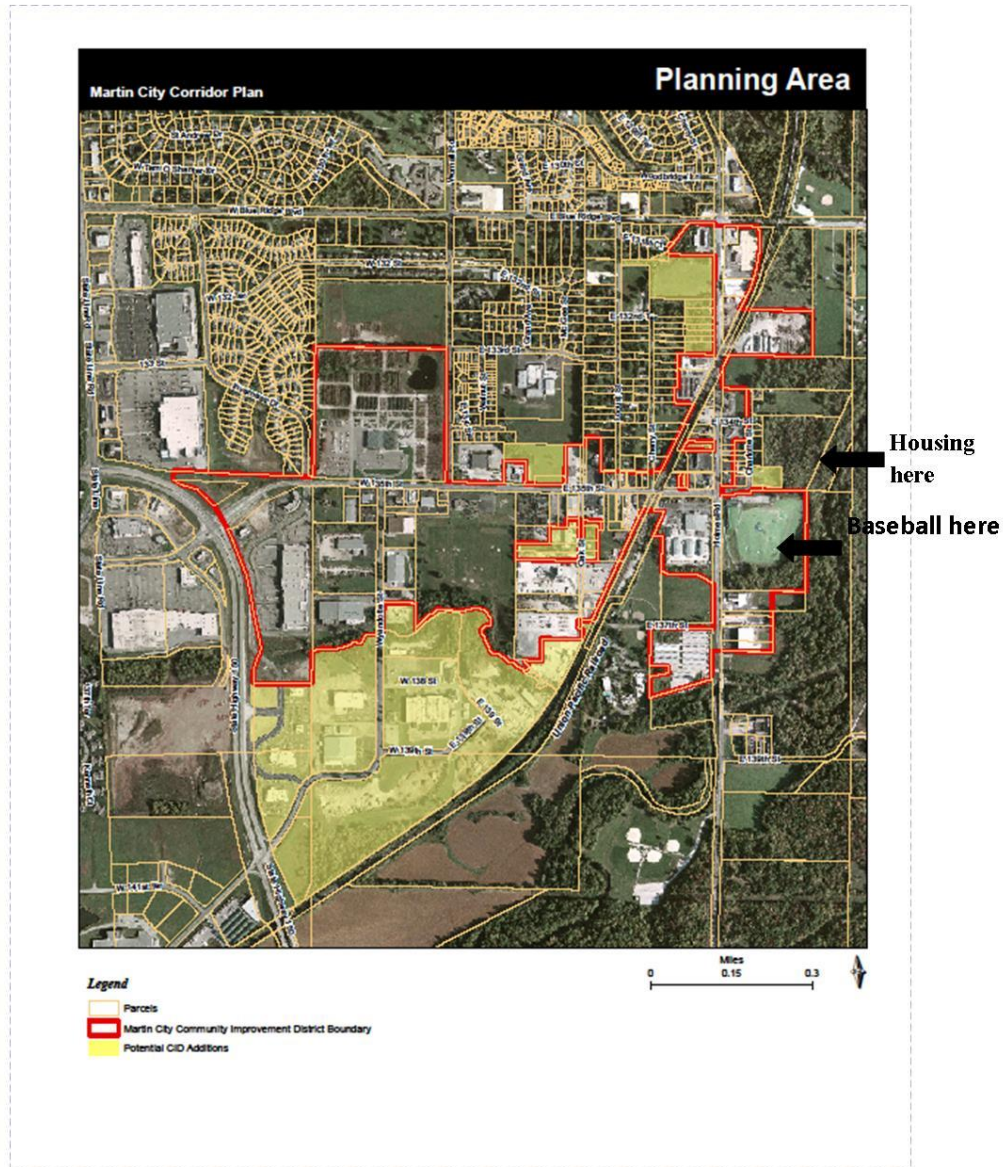
The term "affordable" relates to the tax subsidy to the development component and is not a subsidy for the renters who occupy the project. The affordable component is used to lower costs for other aspects of a project (commercial development)

- 3.) Along with a 3000- chair back seat baseball stadium to be located on the former Nigro Golf Academy 18-acre tract of which 11 acres are buildable.

[The tax credit program is a City and State initiative that is competitive in nature with numerous projects being submitted for a Sept/Oct. deadline. Even with the CID support, there is only a 50% chance of winning the credits.]

The baseball stadium would be built by the Kids for Education – Barnstormers Baseball Teams (501 C 3 organization) that holds youth tournaments, college ball games and practice facilities that draws from a 6-8 hours radius to Kansas City and can bring 1500 people during game weekends to the area.

Proposed ballpark and senior housing facility on the southeast corner of Holmes Road & 135th St.



The following motion was made after much discussion of the pros and cons of both housing proposals and in support of senior housing only and the ballpark.

The Martin City Community Improvement District agrees to support the development team of MRE Capital and Barnstorm Baseball in their efforts to make application to the State of MO and local government as they pursue financing and tax credit programs to bring forth the following development components:

- 1. Affordable Senior Housing (to be located north of Charlotte behind the residential houses)**
- 2. A Barnstormers Baseball Complex (on the former Robin Nigro Golf Academy property at Holmes & 135th St. SE corner)**
- 3. Necessary infrastructure (on Holmes Road and 135th St.) to make the project viable**

Motion made by Barb Engel; second by Steve Okenfuss

Unanimous vote among 5 voting Directors (Mark Nigro abstaining and Bo Stueck not present at the meeting)

It was decided that a letter will be sent to MRE Capital in support of the above project and that both MRE Capital and Barnstorm Baseball will keep the CID apprised of the developments surrounding the tax credit application.

II. Resolution 2013 – 12 Approving Levy of Special Assessments

NOW, THEREFORE, BE IT RESOLVED, the Board of Directors of the Martin City 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 chart (each “Lot”) will be benefited by the financing of the Eligible Services (as defined in the Petition forming the District) and the operation of the District.

Section 2. CID Special Assessment. **The CID Special Assessment is hereby levied against each Lot in the amount of one hundred fifty dollars (\$150).**

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.

Motion: Curtis Stroud Second: Howard Barewin
Unanimous vote among 6 voting Board members.

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 July Closed Board meeting minutes were emailed to the Board prior to this meeting. There were no additions or corrections to the minutes. There was no regular Board meeting held in June.

IV. 135th Street Issues

***Construction Advertising**

Billboard Signage:

Rosehill Garden's West Billboard – west side contracted by CID for 12 months @ \$500 per month. This is the first board debuting August 19th:



135th St. Construction Signage #1 & 2

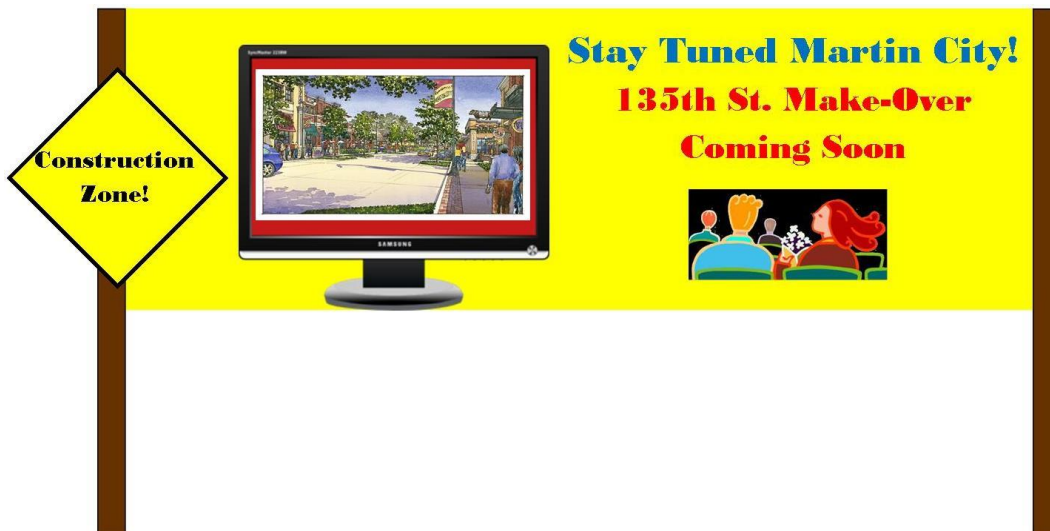
10 ft. x 3 ft.

Sign manufacturer: Denise Amor

#1 Installation: June 135th St. & Holmes (Sutherland's)



2 Installation is complete - 400 E. 135th St. north side of street (on the east end of the Bambini Creativi property). Some landscaping will be added to the area around this sign.



***135th St. Construction/Right of Way Acquisition Update**

Phase 1 Construction: The public bidding closed on July 16th; Eight companies bid on the project.

All the bids came in above the projected cost of \$1.7 million dollars for Phase 1 ranging from \$2.2 million at the lowest to \$2.7 million at the highest. To be able to select a contractor and proceed with the project this fall, money will have to be shifted from Phase 2 over to Phase 1. The CID is hopeful that this will happen.

Phase 2 Construction: The CID presented to the City Wide Public Improvements Advisory Committee on Wednesday, August 21st asking for an additional \$1.8 million for Phase 2 construction to replace money that Phase 1 needs reallocated. Barbara Engel made the initial request and Masood Alemifar, KCMO Public Works, filled in the details of why the money is needed. There will be no decision on this request until late 2013 – early 2014. If this money is approved, construction bidding for Phase 2 could take place in summer 2014.

Phase 2 Acquisitions – The AT& T payment has been made; The US Post Office is in the process of accepting our offer.

Phase 3 Acquisitions – Alliance Petroleum property acquisition will need to be addressed once Phase 3 funding is identified (2014-15). This is the final acquisition for the project.

V. Other Business Development Activity

- 1.) **Number of Martin City Facebook fans as of August 21 2013 = 1359**
- 2.) **The COUPON PAGE has so much potential. 70 views 8/1 – 8/5**
- 3.) **Freightquote Business Development Initiatives:** 1000 Martin City Discount Cards will be delivered to Freightquote for distribution to their employees. We are seeing a lot of the cards distributed to Honeywell being used at the 12 participating businesses. Jess & Jim's sees a lot of cards.
- 4.) **Source Automotive** at Oak & 135th St. is for sale - \$330,000.00
- 5.) **Brewing Company** is opening their beer manufacturing facility and a pizza restaurant on the NE corner of Locust & 135th St. Due to open in October 2013.
- 6.) **Price Chopper State Line Road Kansas** is closing – Is the Sutherlands site a good fit?
- 7.) Doug Kinney to reopen the **Mazda Dealership** at Wyandotte & Hwy. 150.
- 8.) Troy Fitzgerald – **KC Running** inquiring about space in Martin City for offices and storage

VI. Financial Report:

Bank Accounts:

Checking Account Information through August 22, 2013 – Commerce Bank

Available balance as of 08/21/13: **\$50,363.84**

Sales Tax Assessment Deposit for July 2013 deposited 08/07/13: **\$22,923.16**

DOR Local Option Disbursement 08/07/13: **\$599.09**

Savings:

Money Market Information through August 21, 2013 – Commerce Bank: **\$491,096.44**

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	\$37,071.18	+\$17,071.18
June	20,000.00	\$37,378.07	+\$17,378.07
	2nd Qtr. Sales Tax Gain/Loss		+\$25,268.31
July	20,000.00	\$22,923.16	+\$2923.16
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. = \$24.78 ; June. = \$82.85) Second Quarter Interest = **\$130.82**
 (July = \$97.66 ; August = \$; September = \$) Third Quarter Interest = \$
 (October = \$; November = \$; December = \$) Fourth Quarter Interest = \$

Total Expenses for August 2013 = \$21,474.82

√**District Manager**

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

(\$785.38 automatically deducted monthly for federal taxes)

July 2013 Mileage reimbursement (344 miles x \$.50 per mile): **\$172.00**

√**Accounting**

Dominic Cusimano, CPA – Quarterly accounting fee: **\$300.00**

Beautification

√H&H Mowing – Hwy 150 frontage from Wyandotte to 135th St 5/12/13 & 6/06/13.: **\$1,960.00**

√Suburban Lawn & Garden – Hwy 150 mowing at signature signage : **\$395.00**

√J The Sharper Edge – weeding Union Pacific crossing – 4 quadrants: **\$196.00**

√Rosehill Gardens – mowing along 135th St. - **\$100.00**

Business Development

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

√Missy Wilson, - monthly capital improvements/business development activities' fee:**\$1,500.00**

√**City of KCMO**

Reimbursement for 135th St. Right of Way expenses:**\$8,998.35**

Credit Card Expenses

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

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

√**Legal Expenses**

Husch Blackwell, monthly fee = **\$230.00**

√**Mobile Phone:**

Monthly phone bill through 5/22/12 – 6/21/13:**\$150.08**

(Direct bill pay from checking account monthly)

√**Security Program**

Orion Security Inc. – September 2013 fee: **\$3,685.34**

√**Storage Unit**

Storage Mart – monthly unit rental fee:**\$123.97**

(Direct bill pay from checking)

√**Utilities:**

Kansas City Power & Light – monthly electricity for sign at 990 W. 135th St from 07/01/13 – 07/31/13: **\$38.24**
(This account is paid online monthly.)

Web Site Provider & Constant Contact – Direct bill pay from checking:**\$29.95**

July Bills Not Recorded in the July Agenda:

CBS Billboards – full payment for 12 month rental of west side of west billboard on Rosehill Gardens property & quarterly graphic design work:**\$7,180.00**

VII. Security Program Report for Martin City Area

July 2013 Orion Security Incident Summary

Annual Security Incident Summary			
Month	Business	Type of Incident	
July 2013			
Eagle's Gymnastic Centre			
7/16/2013	2:31 AM	Alarm (Building,door,fence,intrusion)	
			Incidents 1
Georges Imports Ltd			
7/5/2013	12:22 AM	Suspicious vehicle	
7/23/2013	12:50 AM	Unsecured gate	
			Incidents 2
Jack Stack BBQ			
7/9/2013	12:24 AM	Vendor on site	
			Incidents 1
Jess & Jims Steakhouse			
7/23/2013	12:55 AM	Suspicious person(s) on site	
			Incidents 1
Lukas Liquor Superstore Managemen			
7/2/2013	12:15 AM	Furniture Dumped	
			Incidents 1
Martin City Sports Complex			
7/23/2013	2:54 AM	Suspicious person(s) on site	
			Incidents 1
Midwest Heating & Cooling			
7/25/2013	12:23 AM	Unsecured gate	
			Incidents 1
Penny's Concrete, Inc.			
7/5/2013	12:30 AM	Unsecured gate	
			Incidents 1
Rob Sight Ford			
7/27/2013	3:44 AM	Unsecured gate	
			Incidents 1
Ted Row Inc.			
7/16/2013	12:17 AM	Dumpster unsecured	
			Incidents 1
		Monthly Total	11
		Yearly Total Inciden	11

Incidents Reported by Repose Spa – August 16, 2013

I need for the CID to be aware of the crime that is starting to be more prevalent in and around our business located at **13356 Holmes Road**.

I had a customer's car broken into at 5 pm on May 16. Intermark had an employee's car broken into the same way just yesterday (Aug. 15, 2013) around 3 pm.

I have a client who owns the building at Martin City Dr. and Holmes and a vehicle that was for sale in their lot was stolen a few weeks back.

Intermark said that someone was on their roof trying to steal copper from the air conditioner about a month ago.

And lastly, sometime in the last few weeks someone stole two air conditioners from St. Mary Magdalene Church, which is just past Loch Lloyd on Holmes Road.

These crimes are happening in broad daylight! The two smash and grabs both happened on a Third Thursday.

Repose Spa (Shannon George)

Reply by KCMO Police – August 19, 2013:

Even though the Martin City area is relatively quiet we do have valid concerns being expressed by businesses and neighbors.

Neighborhoods/residents that had not seen criminal activity in the past are finding themselves victims. For an example, places in Overland Park that people believed to be free of crime are finding out that crime can occur anywhere. The same is true on MO side of the State Line Road.

It's essential that we all stay vigilant, be willing to call 9-1-1, and be contacted if needed.

As far as the car break-ins (smash and grabs) not only have they occurred on Holmes, from Blue Ridge to 140th (roughly) but also on State Line, from 123rd to 135th and anywhere there are a lot of unattended vehicles.

It is imperative that people NOT to leave anything of value (or perceived value) in their vehicles.

Those looking to steal will meander around in a parking lot, looking into vehicles, when he/she sees something that catches his/her eye, it'll take them less than 10 seconds to break a window, grab whatever's inside and disappear.

Other items they are after are license plates and catalytic converters. So far no converters have been reported stolen in the area, recently.

After reviewing reports since June, from Holmes to State Line and within area neighborhoods, items reported taken from vehicles were laptop computers, iPads, iPods, GPS units, purses, cash, gym bags, license plates, and jewelry (including a Rolex watch left in an unlocked vehicle).

Out of all this only found 1 vehicle was found to be broken into on Martin City' 3rd Thursday (August 15th) and that was around 3 pm.

A vehicle was stolen from the area of 135th & Holmes around June 10th. The owner parked vehicle, placed a "for sale" sign on it, came back 3 days later, found it missing. The vehicle was recovered in the area of St John & Belmont shortly after owner reported it stolen.

There is no report that there was an air conditioner theft. Copper thefts are not new. Since the price of copper has increased, re-cyclers are taking anything with copper in it. Around Blue Ridge & Blue River someone did remove AT&T overhead wires because of copper.

As for not seeing officers in neighborhood or in the area, I don't know what neighborhoods they are patrolling when they have non-committed time but the concern will be passed onto them.

However, the reports show a number of car checks, pedestrian checks (stopping individuals for suspicious activities) on Holmes, Wornall, State Line, and 135th Street.

Several traffic violations on Holmes, Blue Ridge, 150 Hwy and 135th Street.

Dogwatch (overnight) officers conducting closed business checks (ensuring buildings are secured and have not been broken in to) in Martin City and strip malls along Holmes and State Line.

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 July 1, 2013 to July 31, 2013.
 Robberies not in the Martin City District.

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 -----> July / 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	0	0	1	0	1	0	0
Robbery	0	1	-1	4	0	4	0	0
Agg Assault	0	0	0	1	1	0	0	0
Burglary	0	0	0	7	5	2	2	-2
Larceny	20	21	-1	108	109	-1	15	5
Auto Theft	1	2	-1	9	4	5	0	1
Arson	0	0	0	0	0	0	0	0
TOTAL	21	24	-3	130	119	11	17	4

VIII. 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 – September 12, 2013

Jess & Jim's Steakhouse

8:30 – 10:00 am

IX. Adjourn 10:00 am