

# Minutes

## Meeting of the Board of Directors

### The Martin City Community Improvement District

**Date:** September 12, 2013

**Time:** 8:30 a.m. – 10:00 am

**Place:** Jess & Jim's Steakhouse – 517 E. 135<sup>th</sup> St.

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

**Staff Attending:** Barbara Engel, District Manager

**Guests Attending:** Missy Wilson, Michelle Wilson Consulting; Anne Cull, ThinkViralKC; Vickie Wolgast, South Kansas City Chamber; Steve Rinne, Economic Development Corporation of KC; Ryan Cocherl, Martin City State Bank; Nilson Goetz & Claudia Goetz Meyer, Infinite Energy; Officer Mike Hammer, KCMO South Patrol

#### **I. Approve Resolutions 2013 – 13, 14, 15**

##### **#2013 – 13 Nominating Interim Director**

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

- 1.) The following individual was selected by the Board on April 14, 2011 to serve as an Interim Director: Warren Keith, Operator (4 years).

That all lawful actions taken by the Board on behalf of the District for any purpose from April 14, 2011 through September 12, 2013 are hereby ratified, acknowledged and accepted.

2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution;

**Motion:** Steve Okenfuss      **Second:**      Debbie Van Noy

**Unanimous – 5 directors voting**

##### **#2013 – 14 Approving Slate of Successor Director**

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

1. The following slate contains the name and classification of the individual selected by the Board to serve as a Successor Director:
  - a) Curtis Stroud, Owner, 4 year term
2. The District's Legal Counsel is authorized to take all actions necessary to carry out this Resolution.
3. This Resolution shall take effect immediately.

**Motion:** Warren Keith      **Second:** Steve Okenfuss      \_\_\_\_\_

**Unanimous – 5 directors voting**

## #2013 – 15 Support of development project

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

1. The Board hereby supports the development team of MRE Capital and Barnstormers Baseball in their efforts to make application to the State of Missouri and local government as they pursue financing and tax credit programs for the following development areas:
  - a) Affordable Senior Housing to be located north of Charlotte and behind the residential housing;
  - b) A Barnstormers Baseball Complex (“Barnstormers”) on the former site of the Robin Nigro Golf Academy located at the southeast corner of Holmes Road & 135<sup>th</sup> Street; and
  - c) The necessary infrastructure on Holmes Road and 135<sup>th</sup> Street to make the Barnstormers’ project viable.

**Motion:** Warren Keith

**Second:** Steve Okenfuss

**Unanimous – 6 directors voting**

### **\*Senior Housing/Baseball Stadium Project Update: Missy Wilson**

The Senior Housing Tax Credit application was submitted by MRE Capital on Friday, September 6, 2013. Application for the New Market Tax Credits (NMTC) which will benefit Barnstormers Baseball needs to be submitted to the City of KCMO by the end of September 2013.

MRE Capital continues to have an option to buy the Nigro Golf Academy property at Holmes Road and 135<sup>th</sup> ST. Denise Grinham called Curtis Stroud to tell him that MRE Capital has purchased her property east of Charlotte St. but there is some confusion if this is just an option to buy and not a purchase. The Senior Housing Project is slated to go on her property.

The CID sent a letter of support to MRE Capital reiterating the motion that was made at the August 22, 2013 Board meeting supporting the senior housing project, the baseball stadium and any infrastructure necessary on Holmes Road & 135<sup>th</sup> St. make the project happen. Barnstormers Baseball says since they were mentioned in that letter it will suffice as their support document from us for their New Market Tax Credit application.

Barnstormers Baseball will seek to find a title sponsor(s) for the baseball park if and when their NMTC application is approved. They will be talking to local corporations about this.

### **II. 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 August Board meeting minutes were emailed to the Board prior to this meeting. (There was no regular Board meeting held in July - a closed session was held). There were no additions or corrections to the August minutes.

### **III. Other Business Development Activity**

Anne Cull, ThinkViral KC

#### **1.) Number of Martin City Facebook fans as of September 12, 2013 = 1366**

Anne pointed out that the CID COUPON PAGE located within the Blog Page is enormously popular. Any businesses wishing to advertise in the 4<sup>th</sup> quarter will need to get new information to the District Manager or confirm keeping the current coupon information. The 4<sup>th</sup> Quarter coupons will load up on October 1<sup>st</sup>.

There is a also lot of traffic also on the CID REAL ESTATE page.

10,182 visits to the Blog this year.

MC-CID has 222 followers on our Twitter page and there are numerous re-tweets of Martin City information going out all the time. All in all, our online efforts are really paying off.

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2.) **Freightquote Business Development Initiatives:** 1000 Martin City Discount Cards were delivered to Freightquote for distribution to their employees. We are seeing a lot of the cards that were previously distributed to Honeywell employees being used at the 12 participating businesses. Jess & Jim's sees a lot of cards.

3.) **The Martin City Brewing Company** is opening their beer manufacturing facility and a pizza restaurant on the NE corner of Locust & 135<sup>th</sup> St. Due to open in October 2013.

**This from Matt Moore, owner, as of 9/10/13:** "The new facility continues to make substantial progress on the renovation of the existing building and build of the new manufacturing facility. Substantial construction should wrap up by the end of October. We will have a 15BBL brew house installed with all the supporting equipment. This will be a 4000 square foot dedicated manufacturing facility with the new patio and tap room adjacent."

4.) Doug Kinney reopened the **Mazda Dealership** at Wyandotte & Hwy. 150 on Sept. 1<sup>st</sup>. The new facility is beautiful. Anne Cull will stop by to introduce herself, take some pictures for the Facebook page and try to get an appointment for a Blog interview with Doug Kinney, the owner.

### **IV. Financial Report:**

Steve Ofenfuss, Treasurer, reviewed the financial information for this month.

#### **Bank Accounts:**

##### **Checking Account Information through September 6, 2013 – Commerce Bank**

Available balance as of 09/06/13: **\$73,098.12**

Sales Tax Assessment Deposit for August 2013 deposited 09/06/13: **\$32,442.04**

DOR Local Option Disbursement 09/06/13: **\$270.60**

##### **Savings:**

Money Market Information through September 6, 2013 – Commerce Bank: **\$491,185.24**

**\$30,000 will be moved from checking to savings this month.**

<b>2013 Monthly Sales Tax Revenue Budgeted vs. Actual</b>			
Deposits made at the first of the month reflect sales tax collected from the previous month.			
<b>Month</b>	<b>Budget</b>	<b>Actual</b>	<b>Difference</b>
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
	<b>1<sup>st</sup> Qtr. Sales Tax Gain/Loss</b>		<b>-\$3,389.84</b>
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
	<b>2<sup>nd</sup> Qtr. Sales Tax Gain/Loss</b>		<b>+\$25,268.31</b>
July	20,000.00	\$22,923.16	+\$2923.16
Aug	20,000.00	\$32,442.04	+12,442.04
Sept.	20,000.00		
	<b>3<sup>rd</sup> Qtr. Sales Tax Gain/Loss</b>		
Oct.	20,000.00		
Nov.	20,000.00		
Dec.	20,000.00		
	<b>4th Qtr. Sales Tax Gain/Loss</b>		

**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 = \$88.80 ; September = \$ ) Third Quarter Interest = \$

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

<b>Total Expenses for September 2013 = \$17,088.44</b>
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**District Manager**

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

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

√August 2013 Mileage reimbursement (237 miles x \$.50 per mile):**\$118.50**

**Advertising**

√Coffee News for 3<sup>rd</sup> Thursday:**\$30.00**

**Beautification**

√H&H Mowing – Hwy 150 frontage from Wyandotte to 135<sup>th</sup> St 5/12/13 & 6/06/13.:**\$1,372.00**

√Suburban Lawn & Garden – Hwy 150 mowing at signature signage :**\$260.00**

**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**

**Credit Card Expenses**

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

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

**Holiday Lighting**

√Crystal Clear Window Cleaning & Lighting – 2013 holiday lights installation payment #1:**\$5000.00**

**Legal Expenses**

√Husch Blackwell, monthly fee = **\$150.00**

**Mobile Phone:**

√Monthly phone bill through 7/22/12 – 8/21/13:**\$114.58**

(Direct bill pay from checking account monthly)

**Security Program**

√Orion Security Inc. – October 2013 fee: **\$3,734.78**

**Storage Unit**

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

(Direct bill pay from checking - this monthly bill will increase to \$132.99 as of October 1, 2103)

**Utilities:**

√Kansas City Power & Light – monthly electricity for sign at 990 W. 135<sup>th</sup> St from 07/01/13 – 07/31/13: **\$38.77**

(This account is paid online monthly.)

√Web Site Provider & Constant Contact – Direct bill pay from checking:**\$20.00**

**August Bills Not Recorded in the August Agenda:**

City of Kansas City MO – ROW reimbursement costs:**\$8,998.35**

Denise Amor Dostal – 135<sup>th</sup> St. construction signage at Bambini Creativi property:**\$1,186.90**

## V. Security Program Report for Martin City Area

### August 2013 Orion Security Incident Summary

Annual Security Incident Summary			
Month	Business	Type of Incident	
<b>August 2013</b>			
<b>Martin City Area</b>			
8/1/2013	12:44 AM	Suspicious vehicle	
			Incidents 1
<b>Penny's Concrete, Inc.</b>			
8/20/2013	12:13 AM	Vendor on site	
			Incidents 1
<b>Reno's Power Sports</b>			
8/28/2013	12:16 AM	Trailer with vehicles	
			Incidents 1
<b>Schraad &amp; Associates</b>			
8/20/2013	12:02 AM	Furniture Dumped	
			Incidents 1
<b>Sidelines Custom Floral Designs, Inc.</b>			
8/22/2013	12:59 AM	Clothing in Parking Lot	
			Incidents 1
<b>Suburban Lawn &amp; Garden</b>			
8/22/2013	12:05 AM	Fence Damage	
			Incidents 1
<b>Ted Row Inc.</b>			
8/2/2013	12:08 AM	Dumpster unsecured	
			Incidents 1
		Monthly Total	7
		Yearly Total Inciden	7

**Part 1 Crime Only**

**Month And Year Of The Report Data -----> August / 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	0	0	4	0	4	0	0
Agg Assault	1	0	1	2	1	1	0	1
Burglary	2	0	2	9	6	3	1	1
Larceny	15	20	-5	123	127	-4	18	-3
Auto Theft	2	1	1	11	5	6	1	1
Arson	0	0	0	0	0	0	0	0
<b>TOTAL</b>	<b>20</b>	<b>21</b>	<b>-1</b>	<b>150</b>	<b>139</b>	<b>11</b>	<b>20</b>	<b>0</b>

**None of the above incidents took place within in the CID Boundaries.**

**Report submitted by Officer Mike Hammer for August area statistics.**

## **VI. Other Business:**

### **The District Manger reviewed the upcoming 2014 St. Patrick's Parade and 5 K Whiskey Run information.**

The date for these events is Sunday, March 16, 2014. The race will begin at 8 am and the parade at 2 pm. Both events have received Neighborhood Tourism Development Fund (NTDF) Grants from the City of KCMO: Parade \$4500 and Race \$4000. This money will be used towards the KCMO Police Support expense.

The NTDF application for the 2015 parade will be submitted October 1, 2013. In addition, the CID will submit a funding application for the 2015 3<sup>rd</sup> Thursday nights asking for marketing and street-fair acts funding.

### **Steve Rinne, Economic Development Corp. of KC, told the Board about the following:**

The Cerner Corporation Tax Increment Financing (TIF) application for the Bannister Mall property was heard by the TIF Commission on Wednesday, September 11, 2013. This is a huge project that will replace the now-closed mall with an office/retail park complex at I-435 and Bannister Road.

St. Luke Hospital will consolidate all their administrative offices and move to a south Kansas City location.

Save-A-Lot will open in the strip center at Longview Road and Blue Ridge Blvd. – a much needed addition to the neighborhood.

Steve also reported that the Martin City CID is “way ahead of the curve”. Translation: the perception in the community is that MC-CID has its act together. Anne Cull mentioned that the NE Kansas City CID is modeling themselves in great part from the Martin City template.

### **Vickie Wolgast, South Kansas City Chamber, mentioned the following dates:**

Global Entrepreneurship Week (GEW) is 11/17/13. There is an initiative, 7 – 7 Saturday, where the public will be encouraged to shop local businesses on 11/17/13 between the hours of 7 am and 7 pm..

The GEW Planning Committee has decided to capitalize on the 7 - 7 event with the tag line “Breakfast, Lunch & Dinner and Shopping In Between”. The MC-CID can certainly put all this information on their Facebook Page as we primarily have locally-owned businesses in Martin City.

The Chamber Monthly Membership Event is a breakfast on 9/19/13 at DeVry University 8 – 9:30 am. The new Superintendent of Hickman Mills Schools, Dr. Carpenter, will speak.

There is a Chamber Mix & Mingle on 10/2/13 from 8 – 9 am at EBT Restaurant at I-435 & Carondelet Drive. No cost to attend and a great networking opportunity.

## **VII. Adjourn 9:30 am for a 30-minute Special Board Meeting in Closed Session:**

The Board will go into closed session to discuss matters of real estate and right of way acquisition



**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 – October 10, 2013**

**Jess & Jim's Steakhouse**

**8:30 am – 10:00 am**