

# Independence Avenue Community Improvement District

## Board of Directors

August 7, 2013

A regular meeting of the Board of Directors of the Independence Avenue Community Improvement District (CID) was held at the office of Central Bank of Kansas City on Wednesday, August 7, 2013. All of the directors having duly received notice of the time, place and purpose of the meeting and consenting to the transaction of any and all business which may come before the meeting, in accordance with the bylaws of the bank.

**Present:** Bobbi Baker- NECC  
Jon Henderson - UMB  
Leslie Caplan- Scarritt Neighborhood & NEAT  
Bill Dana - Central Bank of KC  
Rebecca Koop - NECC  
Charlie Passantino - Passantino Bros Funeral Home  
Charles Renner - Husch Blackwell  
Jim Rice – Carter-Rice

**Not Present:** Dr. Elaine Joslyn-Neighborhood Family Care  
Joe Mika –Properties

Bobbi Baker opened the meeting to review the minutes of the April 1, 2013 meeting. Upon a motion by Mr. Dana, seconded by Mr. Henderson, the minutes were approved with corrections. The minutes of the April 25 2013 meeting were reviewed. Upon a motion by Mr. Dana, seconded by Mr. Passantino, the minutes were approved with corrections.

### *New Business*

Mr. Renner provided an overview regarding the board of directors of the Independence Avenue CID (IACID). Representation on the board is determined by 1) statute and 2) petition. The board members have staggered four-year terms: four were 2-year initially, 2 were staggered. The number of board members can be changed by board vote.

- The board can be one of three types: operator, owner, or resident. Residents reside within the boundaries of the CID. Operators must be within the district or be a representative thereof. The same with owners.
- The CID has more of a fiduciary role: it keeps the funds, monitors the budget and performance of services.
- Expanding the board would require amending the petition.
- Those in officer positions are not required to be members of the board.
- Board meetings should be held two times a year.
  - Levee special assessments each year by August.
  - Approve the budget in time to get to the City Council.

- Issue annual report.

Ms. Baker stated she had successfully worked with Pat Tolson for sales tax and assessments to the city.

Mr. Renner will forward a calendar of due dates for completion of budgets, etc.

### *Proposed MOU with NEKC Chamber*

A copy of the Scope of Services Agreement was distributed. Mr. Rice reviewed with the board some corrections that will be made to the final document. He continued pointing out the different sections in the agreement. He pointed out that it can be terminated with proper notification of either party. The CID should have district legal description and boundaries available. A copy of the agreement was reviewed by Mr. Renner for review and approval.

Committees can be populated by those with involvement and interest in the district. Mr. Rice stated committee members do not have to be board members, but recommended at least one board member be on the committee, possibly the chair.

Mr. Rice stated assistants can be available to take minutes instead of the board secretary, and a financially-experienced person can maintain financial information.

Upon a motion by Mr. Dana, seconded by Mr. Passantino, the agreement was unanimously approved.

### *Proposed Operation Plan of IACID*

Mr. Rice distributed copies of the proposed plan for August 2013-2014.

- The NEKCCOC will provide monthly financial reports and management reports.
- Mr. Rice stressed that CIDs are not designed to replace city services.
- Need to have own conflict of interest policy for CID.
- The chamber's objectives partners CID's objectives for the avenue.

Upon a motion by Mr. Dana, seconded by Mr. Passantino, the plan was unanimously approved.

Ms. Baker announced that the Apple Market's grand opening for the new Mi Mercado on Saturday, August 17, 2013 at 10:00 a.m. The chamber board and CID board are invited to the ribbon cutting.

Capital investment in the infrastructure will be required to maintain and proceed with the international market atmosphere of the avenue. Forty-four restaurants and ethnic stores have

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been identified in the Northeast. The new store will emphasize marketing in ethnic foods. Consantino's has made a significant investment.

The CID treasury balance is still zero. Ms. Baker checked on D&O insurance for the CID. The CID cannot be a rider on the Chamber's insurance. No implementation until funds are available when grant funds for CIS are done in November/December.

The next meeting of the Independence Avenue CID will be scheduled for December 5, 2013.

Meeting adjourned.

William M. Dana, Jr.  
Secretary for Indep. Ave. CID  
President/CEO  
Central Bank of Kansas City