

# Independence Avenue Community Improvement District

Board of Directors

Regular Meeting

March 16, 2017

A regular meeting of the Board of Directors of the Independence Avenue Community Improvement District (CID) was held at the IACID office on Thursday, March 16, 2017. 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 corporation.

**Present:** Bobbi Baker- NECC  
Joe Mika – Mika Properties  
Dr. Elaine Joslyn – Neighborhood Family Care  
Jon Henderson –T K Financial, LLC

**Attending via conference call:** Charlie Passantino - Passantino Bros Funeral Home

Also present were: Charles Renner, Attorney for the IACID  
Chris Klein, attorney at Husch Blackwell  
Doug Jones, Kansas City Auditor  
Joan Pu, Kansas City Auditor's office  
Ellen Schwaller Goebel, bookkeeper for the IACID

Bobbi Baker informed the attendees that upon compiling and place setting the Board packets the staff realized the template with the IACID's previous address was used. They immediately changed the posted copy. Ms. Baker called Central Bank and personally spoke with Mary Ann Canzonere @ approximately 10:45 am and requested that she notify any potential Independence Avenue CID guests of the address error and direct them to the correct address. That template would be corrected.

Bobbi Baker called the meeting to order at 11:02 AM.

Mr. Passantino joined the meeting at 11:15.

The minutes of January 19, 2017 meeting was reviewed. **Upon a motion by Dr. Joslyn, seconded by Mr. Henderson, the minutes were approved with no corrections.**

Doug Jones, Kansas City Auditor, gave an update on the progress of the audit of the IACID. At this time, the Auditor's office is wrapping up its field work and checking evidence and expects to have a draft of its report ready to review late in March. The Board may send representatives to the Auditor's office to discuss the findings. The Auditor's office will make recommendations to the IACID's Board and the Board will have 15 days to respond. The Board's response will be included in the report the Auditor's office will make to the City

Council.

Mr. Renner reported that the IACID Board is responsible to the City Council and to property owners inside the IACID footprint. The IACID constituency is limited to the IACID boundaries. The fact that the IACID administers public revenue gives scope to the public under Missouri's Sunshine laws.

After Mr. Renner's report, Ms. Baker thanked the Auditors for their information and Mr. Jones and Ms. Pu left the meeting.

Mr. Renner suggested that he, Ms. Baker, and one other Board member visit the Auditor's office to review the draft of the Audit. Mr. Henderson volunteered to attend.

### **Financials**

The financial reports containing the following information were reviewed and discussed:

- Balance Sheet as of January 31, 2017
- Profit and Loss April 2016 to January 2017

**Upon a motion by Mr. Henderson, seconded by Dr. Joslyn, the financial reports were unanimously approved.**

### **Action/Resolution Items**

Chris Klein of Husch Blackwell read the Resolutions.

**Resolution 2017-01: RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT ("DISTRICT") APPROVING THE BUDGET FOR FISCAL YEAR 2017/2018.**

**Upon a motion by Dr. Joslyn, seconded by Mr. Henderson, the Board unanimously approved the Resolution.**

**Resolution 2017-02: RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT (THE "DISTRICT") APPOINTING OFFICERS.**

**Upon a motion by Mr. Henderson, seconded by Dr. Joslyn, the Board unanimously approved the Resolution.**

**Resolution 2017-03: RESOLUTION OF THE INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT APPROVING LEVY OF SPECIAL ASSESSMENTS.**

**Upon a motion by Mr. Passantino, seconded by Dr. Joslyn, the Board unanimously approved the Resolution.**

**Resolution 2017-04: RESOLUTION OF THE INDEPENDENCE COMMUNITY IMPROVEMENT DISTRICT NOMINATING SUCCESSOR DIRECTORS AND RATIFYING THE APPOINTMENT OF DR. ELAINE JOSLYN, JON HENDERSON AND BOBBI BAKER-HUGHES.**

**Upon a motion by Mr. Passantino, seconded by Mr. Henderson, the Board unanimously approved the Resolution.**

**New Business**

Ms. Baker reported on new businesses expected to open on the Avenue in the near future.

The IACID plans to engage entertainers to bring positive events to the Avenue.

Ms. Baker presented a Performance Chart showing past and proposed future actions to continue to improve the District. The Board is requested to review the Chart and bring suggestions to the next meeting.

The IACID is working with KU Humanities grad students to create a profile of the transients found on the Avenue, with the goal of working with non-profit organizations to find better alternatives for these people.

Mr. Passantino expressed his concerns about groups coming to the Avenue to serve the homeless without coordinating efforts with local organizations with better knowledge of the needs and problems on the Avenue, causing trash and behavior problems for local businesses.

Mr. Henderson, Rebecca Koop and Carl Marcus have met with the KCPD and organizations serving the homeless with the goal of coordinating services and establishing structures. They will attend another meeting in May.

The recycling project is moving forward, with bins approved by Parks & Rec.

Ms. Baker discussed the possibility of removing the designation of US 24 from the Avenue, which should move heavy truck traffic off the Avenue. She has spoken to Rep. Ingrid Burnett and Troy Schulte about the issue and hopes to report on action about six months from now.

Chris Klein spoke about the process for notifying the MO Dept. of Revenue about new businesses on the Avenue, including FEIN and Sales Tax numbers. He stated that the footprint of the IACID does not change with a change-over of property ownership.

**Old Business**

Ms. Baker has spoken to representatives of Main Street, Downtown, and Southtown CID's and found that all three pay 100% of health insurance for key employees. The IACID has sufficient cash available in its Payroll budget figure to pay one half of the health insurance for Carl Marcus and will do so.

**Upon a motion by Mr. Henderson, seconded by Dr. Joslyn, the meeting was adjourned.**

William M. Dana, Jr.  
Secretary for Independence Ave. CID  
Central Bank of Kansas City