

AGENDA

Meeting of the Board of Directors ("Board") of
The Independence Avenue Community Improvement District ("District")

Date: July 17, 2025 Time: 3:00 pm

Place: 2657 Independence Avenue, Kansas City, MO. The meeting will be held on site; directors and all interested parties may also attend remotely. Please call 816-215-6813 to receive a link or to be added by telephone.

- I. CALL TO ORDER
- II. APPROVAL OF MINUTES
March 20, 2025
- III. FINANCIAL REPORTS
Profit & Loss April 30
Balance Sheet April 30
Profit & Loss June 30
Balance Sheet June 30
- IV. NEW BUSINESS
District Manager's Report
- V. OLD BUSINESS
- VI. ADJOURNMENT

Closed Session- Legal Issue(s) may be discussed in closed session. Pursuant to the following subsections of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss:

- a. Legal matters, litigation, or privileged communications with attorneys, pursuant to subsection 1;
- b. Real estate, pursuant to subsection 2;
- c. Personnel, pursuant to subsection 3 and 13; and/or
- d. Sealed bids or proposals, pursuant to subsection 12.

COMMUNITY COMPASSION



INDEPENDENCE AVENUE STRONG

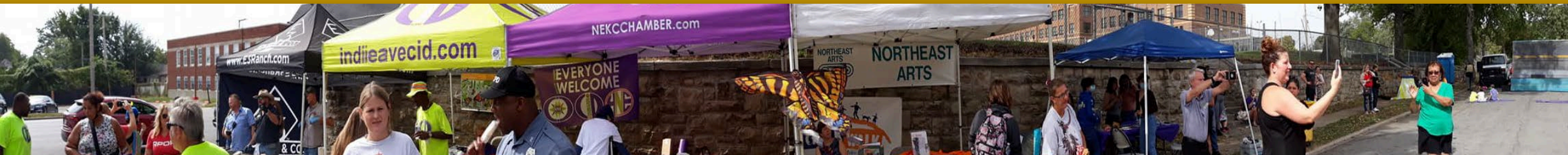


YOUR LAST PRESENTATION

NEKC CHAMBER OF COMMERCE
→ INDEPENDENCE AVENUE CID

04/20/2025
05/15/2025 ←

THE INTERNATIONAL MARKETPLACE

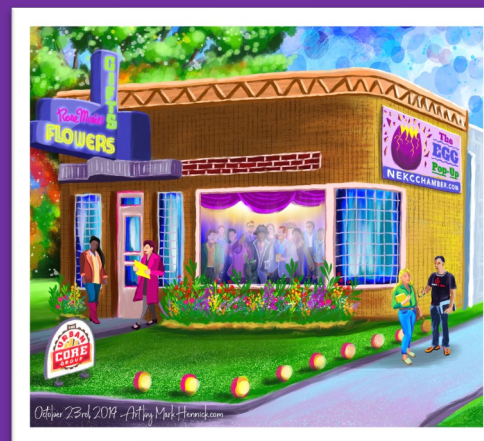


PRESENTED BY: BOBBI BAKER, NEKC CHAMBER PRESIDENT/CEO & IA CID MANAGER

JULY 17, 2025

62 VISITORS (MAY 1- JUNE 30, 2025)

- A
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A**
- RECENT EVENTS
 - INTRODUCE SUMMER INTERN
 - STOREFRONT IMPROVEMENT
 - HAPPENING ON THE AVENUE
 - INDEPENDENCE AVE CID & TITAN REPORTS
 - TITAN 'FOUR CORNERS'
 - THE NE NEWSPAPER'S "CID-CENTERFOLDS"
 - THE EGG EVENTS
 - UPCOMING EVENTS



The 'EGG' & NE News Office



NEKC Chamber, IA CID & HNE Office



UMKC Internship Fair 2025

Independence Ave CID Urban Planners

Attend UMKC Urban Planning School

UMKC Urban Planning Student

MASON WOODS



2025

INDEPENDENCE AVE COMMUNITY IMPROVEMENT DISTRICT (CID)

Crime Prevention Through Environmental Design (CPTED) Survey on IA CID Properties:

- This initial portion of this survey is completed and ready to start the 'assessment phase.'
- This survey also has a **Placemaking** element to it, to help buildings be regulated toward the Independence Avenue Overlay.
- It is crucial to use these tools to help business/property owners use the CID's Storefront Façade Rebate (SIR) program or find another CPTED grant to help fund improvements that are facilitated toward crime prevention/placemaking.

Independence Ave Overlay Ordinance (ICO)

Special character overlay specifically designed for the Avenue: Chapter 88, Code of Ordinances of the City of Kansas City, Missouri, commonly known as the Zoning and Development Code, is hereby amended by enacting a new section to be known as Section 88-20A1057, rezoning by creating a Special Character Overlay District.

Purpose. This overlay aims to promote design excellence and walkability for all parcels on the Independence Corridor from Forest Avenue on the west to Ewing Avenue on the east, and all parcels two blocks south of Independence Boulevard on Paseo Boulevard, and two blocks south of Independence Boulevard on Prospect Avenue (see Map).

COMMITTEE SUBSTITUTE FOR ORDINANCE NO. 160513

- The standards of this article apply to all development in the Independence Overlay District. This document establishes the development standards that vary from the underlying base zoning for the properties in the Independence Overlay District. All provisions described below as regulatory in nature have the same force and effect as, but are variations from, the standards set forth in Chapter 88 - Zoning and Development Code.
- If provisions of this overlay district are inconsistent with Chapter 88, the provisions of this overlay district shall apply.
- If provisions of this overlay district are inconsistent with a Historic Overlay District, then the provisions of the Historic Overlay District shall apply.
- MPD and UR districts are exempt from the standards of this ordinance; however, standards in this ordinance shall be used to guide the development of standards for MPD and UR districts.
- Other than as set forth below, the underlying zoning and the regulations and standards included in the Zoning and Development Code, Chapter 88, prescribed for the areas rezoned to this overlay district shall remain unchanged and shall continue to apply.
 - New Development.** Full compliance with this article applies to all new buildings constructed within this district.
 - Enlargements and Expansions.** Full compliance with this article applies only to the enlargement or expansion area.
 - Façade Changes.** Compliance with this article applies to façade changes to existing buildings.
 - Change of Use or Occupancy.** Compliance with use standards apply whenever the use or occupancy of a property changes.
 - Signage.** Compliance with signage standards apply when a sign permit is required.
- The standards of this article apply to Areas A, B, and C (see Attachment A) as noted in each standards heading.

CPTED & STOREFRONT IMPROVEMENT PROGRAM

INDEPENDENCE AVENUE C.I.D. STOREFRONT IMPROVEMENT REBATE

PURPOSE The goal of the IA CID Storefront Improvement Rebate (\$1.8k) is to support local businesses through funding for exterior building repairs or improvements. Applications will be reimbursed at half of their approved costs, with the IA CID's share not to exceed \$5,000 per building project. The IA CID oversees the program and the IA CID Property Committee administers the program.

ELIGIBILITY

- S.I.R. is open to any properties within the Independence Avenue CID boundaries.
- Applications must be approved prior to the commencement of the project. No retro-active reimbursements will be issued.
- All applications are subject to the approval of the Independence Avenue C.I.D. Property Committee.
- An applicant is only eligible for one rebate per property within a ten year time period.
- Grant applications may be submitted by either a business or property owner, as long as both parties are in agreement. All grant monies will be issued as a reimbursement to the applicant.
- Business must have a valid Occupational License with the City of Kansas City at time of application.
- Projects must meet all applicable City Zoning, Sign and Building Code requirements.

REIMBURSEMENTS ARE MADE WITHIN 2 WEEKS AFTER THE SUBMITTAL OF THE REQUIRED DOCUMENTATION (i.e. receipts, proof of payment, etc.).

ELIGIBLE EXPENSES

- Removing and/or replacing sitting or facade
- Polishing concrete
- Painting or resurfacing handrails
- Replacing or installing gutter and downspout systems in conjunction with other facade improvements
- Back painting brick and masonry
- Replacing or replacing cornices, trim, or architectural details

NON-ELIGIBLE EXPENSES

- Interior work
- Electrical improvements (excluding exterior lighting)
- HVAC improvements
- Property acquisition
- Equipment, Furniture, and Fixtures
- Roads
- In-house labor by property owner, tenant, or employee

CPTED PRINCIPLE #1 Natural Surveillance (increases visibility)

- Reduce areas of solid walls
- Low lighting in retail stores
- Quality lighting

CPTED PRINCIPLE #2 Natural Access Control (limits access)

- Maintained Landscaping
- Fencing
- Use of Transparent Materials

CPTED PRINCIPLE #3 Territoriality (increases sense of ownership)

- Decorative Signage
- Maintenance
- Landscaping

CPTED and the 'Broken Window Theory' suggests that one "broken window" or sign of neglect, if allowed to exist, will lead to others and ultimately to the decline of an entire neighborhood. Neglected and poorly maintained properties are breeding grounds for criminal activity.

1940's Photo Survey

- All the pictures are in a 'backwards' order (*the house on the right will be on the left in the photo log*).
- Pictured are categorized by block and now we have the entire Avenue selected from their individual blocks.
- A future project ideas would be:
 - create some sort of historical scavenger hunt using some of these photos and other historical photos.
 - make placards for the Avenue to show the historical context.
 - Install historical markers along each block of the Blvd portion of the Avenue using relevant photos.

- ## Aid CID staff with our STOREFRONT IMPROVEMENT PROGRAM by developing guidelines using
- 1) Crime Prevention Though Environmental Design (CPTED) recommendations
 - 2) 2015 'historic' survey
 - 3) Existing property condition
 - 4) The Independence Avenue Corridor Overlay Ordinance
 - 5) 1940s KC Works Progress Administration (WPA) historic photos



RYAN MCFARLIN

DETER SHOPLIFTING

Proven Strategies to Deter Retail Theft

TITAN PROTECTION

Saturday, May 17, 2025



Security Measures

Use a combination of security personnel and technology.

Legal Action

Pursue legal action against repeat offenders to deter future incidents.

Recruit or Outsource Trained Staff

Ensure all your security personnel and store staff are trained in loss prevention techniques.

Customer Service Focus

Provide attentive customer service as the first line of defense. Implement a "10-foot/10-second" rule
(Acknowledge customers within 10 seconds when within 10 feet)

5. Employee Training:

Awareness of suspicious behavior: Train employees to recognize shoplifting indicators.

Customer service approach: Encourage proactive customer engagement to deter potential thieves.

Responding to incidents: Provide clear guidelines for employees on how to react to shoplifting incidents.

By combining these strategies, retailers can create a robust security system that effectively deters shoplifting and enhances overall store safety.

TASTY TOPIC TALK

NEKC CHAMBER LUNCHEON



THURSDAY, MAY 27, 2025

ATTENDEES: 14 ATTENDEES + 5 STAFF

TOPIC: Rebuild KC Grant Program

SPEAKERS: 1) Sarah Waggoner - City of KCMO
2) Liz Zini – Don Bosco Center
3) Mike Spady – Indep Ave CID

LUNCH BY:



TREATS BY:





PASSPORT

INTERNATIONAL MARKETPLACE

TASTE AND TOUR

NEKC CHAMBER OF COMMERCE

FRIDAY, JUNE 6, 2025 11:30AM-2:30PM

AND/OR

FRIDAY, SEPT 5, 2025 11:30AM-2:30PM

EXPLORE the Restaurants

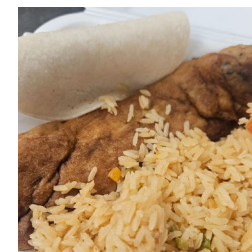
DISCOVER the New Tastes

EXPERIENCE the Cultures

NEKCchamber.COM



FRIDAY, JUNE 6, 2025 ATTENDEES: 48





PASSPORT

INTERNATIONAL MARKETPLACE
TASTE AND TOUR

NEKC CHAMBER OF COMMERCE
FRIDAY, JUNE 6, 2025 11:30AM-2:30PM
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DISCOVER the New Tastes
EXPERIENCE the Cultures

NEKCchamber.COM





BUSINESS DEVELOPMENT

We are focused on attracting, growing and retaining businesses throughout KCMO. We measure success by the number of jobs added and investment by new and growing businesses.



LAND DEVELOPMENT

We ensure that we effectively implement KCMO's incentives process. This requires policy work, scrutinizing potential deals, and great communication between developers and impacted stakeholders.



ENTREPRENEURSHIP

We believe when nurtured correctly, startups become the economic engines of the future. We source and distribute early-stage funding, as well as advocate for pro-business and pro-entrepreneur legislation in Jefferson City.

**Northeast Kansas City Chamber of Commerce
Community Development Workshop
for Northeast Businesses
Presented by Robert Long**
Senior Economic Development Services Specialist
Economic Development Corporation of KC
FREE - Community office hours
Wednesday June 11, 2025 6pm - 8pm



June 11, 2025

EDCKC shares Community Development information. Staff will discuss a wide range of resources available to small businesses and property owners.

Economic Development Corporation of KC offering FREE Business Consultations

- If you're interested in business expansion
- building development or rehabilitation project
- job or development incentives

Meet at NEKC Chamber of Commerce Community Room
2657 Independence Avenue
Kansas City, Mo 64124

Home Owners **Check this out....**

- that in some areas investments in your home can qualify you for tax caps?
- property tax abatement for homeowners? And More.

Drop in for an as-available meeting.



Rebecca Koop, Events Director
rebeccakoop@nekcchamber.com
www.NEKCChamber.com
(816) 231-3312 (ext. 100)



Bobbi Baker
CEO/President
Northeast Kansas City Chamber of Commerce

See What's Happening On Our Social Sites



I am a Developer

- Land Development
- Incentives

I am a Business Owner

- Business & Job Development
- Grants & Programs
- Incentives
- Workforce + Talent
- Education & Training
- Major Employers

I am a Entrepreneur

- Entrepreneurship
- Grants & Programs

I am a Site Selector

- Featured Projects
- Incentives
- Major Employers
- Workforce + Talent



JUNE 11, 2025
ECONOMIC DEVELOPMENT CORPERATION
@ THE NEKC CHAMBER OFFICE
3 LOCAL VISITORS

COFFEE, CULTURE, &... CONVERSATION



CHURCH & RYOGOKU SCHOOL
TOUR...



TOPIC: Independence Ave Community Christian Church
FEATURED GUEST: Pastor Mindy Fugarina

THURSDAY, JUNE 12, 2025

606 GLADESTONE, KCMO

ATTENDEES: 19 + 6 STAFF

WEBSITE: www.ibcckc.org

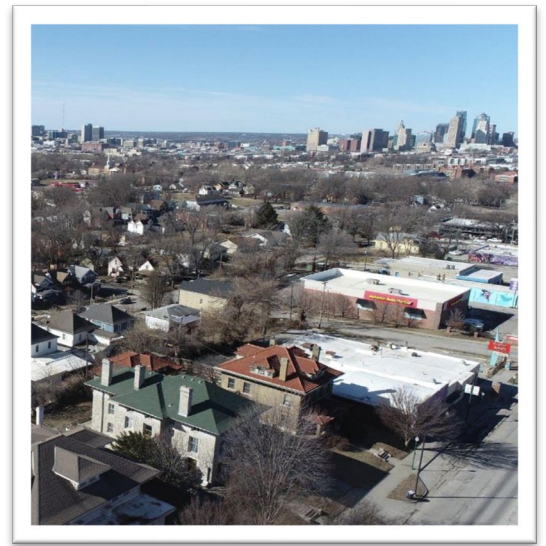


13 ATTENDEES + 2 STAFF

Forgotten Homes & Independence Plaza - Tour - JUNE 17, 2025

Draft Strategy Areas

1. Strategies for Catalyst Development on: Public lands With large land owners
2. Infrastructure improvements + public spaces
3. Intentional anti-displacement planning
4. Renovation Infill Homeownership Coordination with Zero KC
5. Small business incubation, career development, entrepreneurship
6. Health, Safety and Connectivity
7. Environmental Improvements and nature based solutions

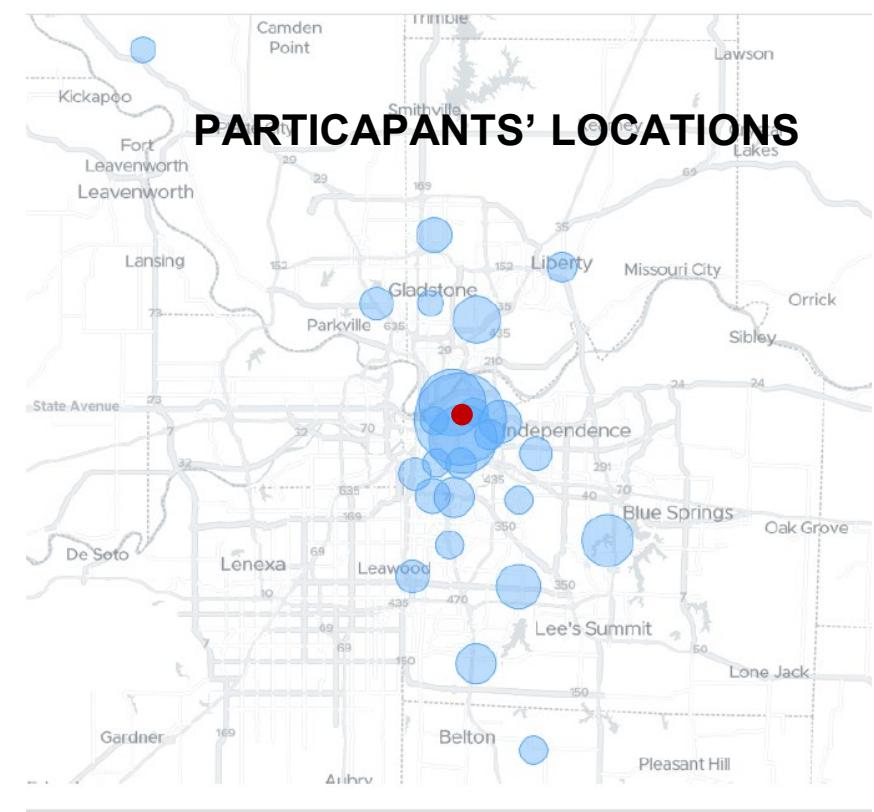


- Challenges**
- A 9th street Benton to Prospect, emphasis Bellefontaine to Prospect
 - B Wabash 9th to 6th
 - C Park 10th to 11th
 - D 8th Woodland, recently lost commercial building to fire
 - E Corner of Perry & Bellefontaine former AT&T building
 - F CVS vacant building Independence Ave & Prospect
 - G Family Dollar to 9th street 12th & Benton
- Projects working on**
- I Alleyway between Gladstone & Benton
 - J Prospect Plaza Park - 11th to 12th
 - K Prospect to Olive - new soccer field, skateboard feature planned
- Assets**
- K Gates complex 12th & Brooklyn
 - L Childcare center 12th & Garfield
 - M Samuel Rogers
 - N Woodland School
 - O Self storage complex 12th to 13th on Chestnut
 - P City Union Mission Family Center 13th Wabash
 - Q Emmanuel Baptist Church 9th & Olive
 - R Car Credit Inc 12th to 14th Prospect
 - S Police Gas Station - 1200 block Prospect
 - T KC Shelter Women's Center
 - U Health Center
 - V Independence Plaza Park - Independence Ave & Brooklyn



SHRED-IT EVENT

SATURDAY, JUNE 21, 2025
41 VEHICLES



Indie Ave Shred-It 2025

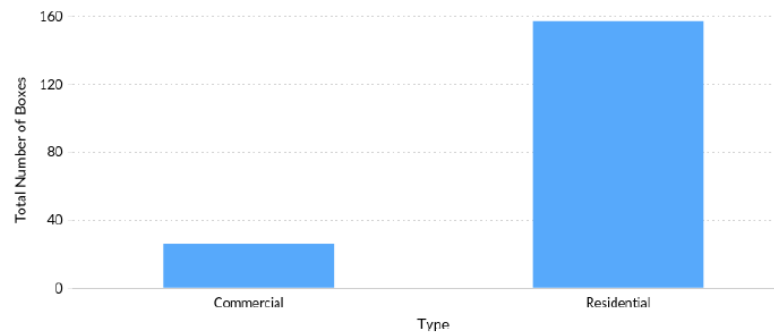
Total Number of Boxes

183
BOXES

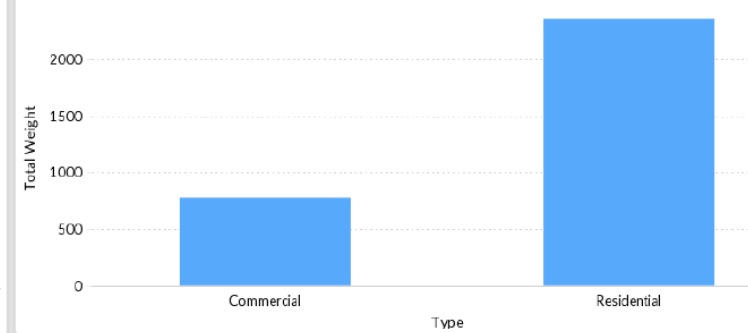
Total Weight

3138
TOTAL WEIGHT

Total Boxes by Type



Total Weight by Type



TASTY TOPIC TALK

NEKC CHAMBER LUNCHEON



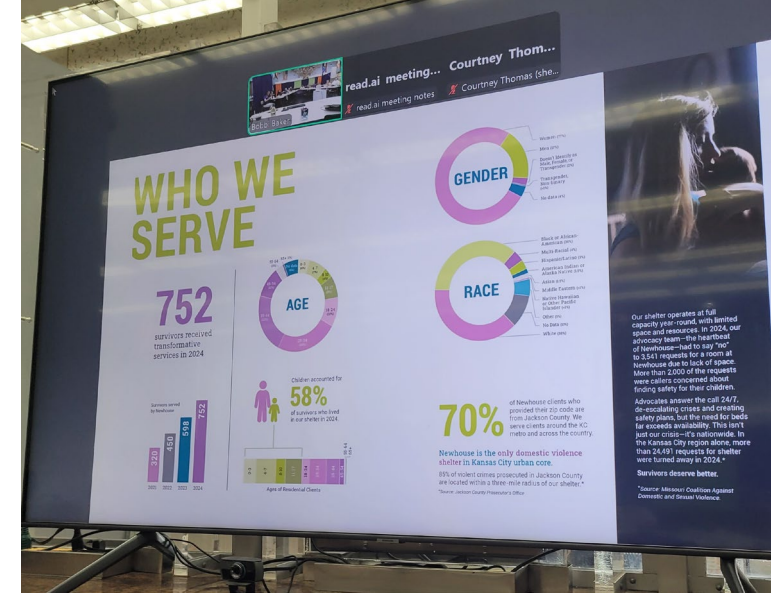
THURSDAY, JUNE 24, 2025

ATTENDEES: 11 ATTENDEES + 7 STAFF

SPEAKER: Courtney Thomas
President, Newhouse

TOPIC: longest-running domestic violence
shelter in KC

LUNCH PROVIDED BY:





4TH DISTRICT SMALL BUSINESS

CASH MOB



12:30-1:30 PM
Wednesday, June 25, 2025



Elvira's Bakery and Restaurant
3838 Independence Ave KCMO 64124



Cash Mobs are a great way to support local businesses in our community. Join Councilmember Crispin Rea, Northeast KC Chamber of Commerce and Hispanic Chamber of Commerce of Greater KC as we support small businesses.

RSVP to Araceli Magaña at araceli.magana@kcmo.org

Sponsored by
Councilmember Crispin Rea, Northeast KC Chamber of
Commerce and Hispanic Chamber of Commerce of Greater KC



NEKC CHAMBER BOARD MEMBER
Tally Rivera & daughter

ATTENDEES: 20+ & ALL STAFF

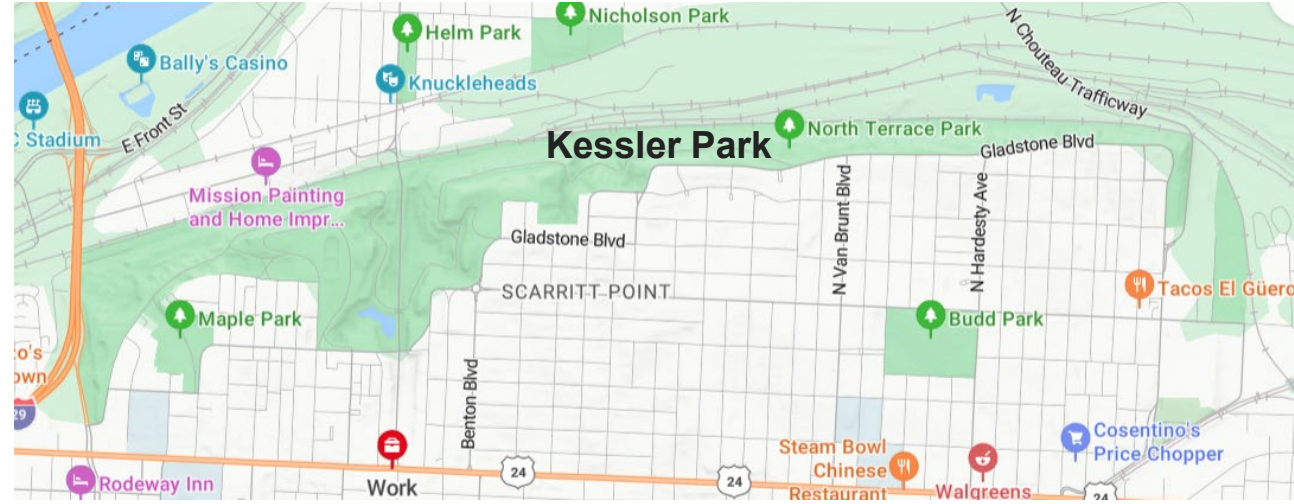


MEETING @ NEKC CHAMBER OFFICE

Kessler Park Master Plan Implementation Group

JUNE 25, 2025 **ATTENDEES: 8**

- 1) Finalized by-laws for the Kessler Park Conservancy.
- 2) Discussed the process of choosing board members.



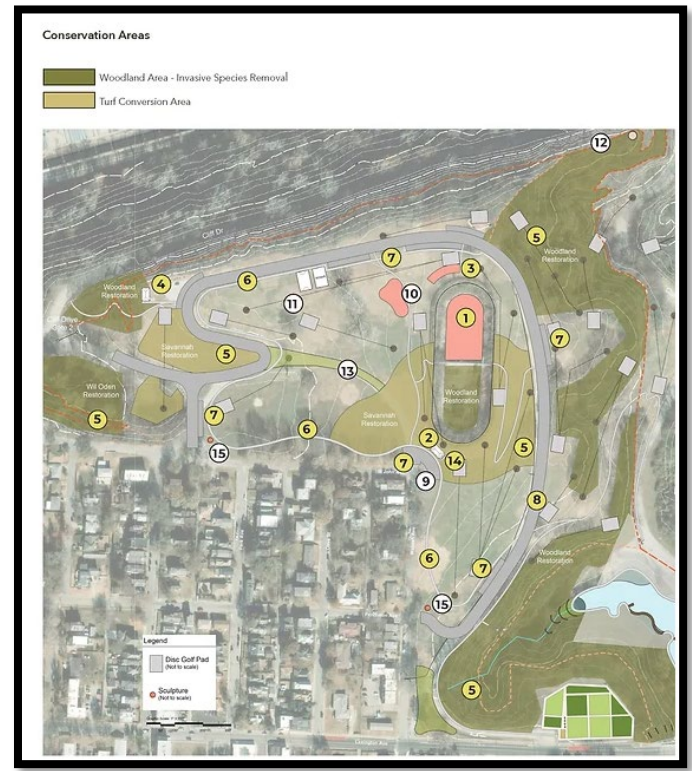
Kessler Park Conservation Plan Map

This map shows the ecosystems of Kessler Park and the areas of focused conservation efforts. The concept designs for each area of the park (pp 36-52) include strategies to increase the health and resilience of the natural resources while providing benefits to the health and wellness of park users. See Appendix A Conservation Plan for more information on the conservation approach and strategies.

Hoxie
COLLECTIVE LLC

- Legend**
- Woodland Area - Invasive Species Removal
 - Turf to Savannah Conversion Area
 - Wetland Restoration Area
 - Existing View
 - Proposed View to be Cleared
 - Existing Urban Trail Company (UTC) single track dirt trail
 - Proposed Widening of UTC Trail

Reservoir Park Design



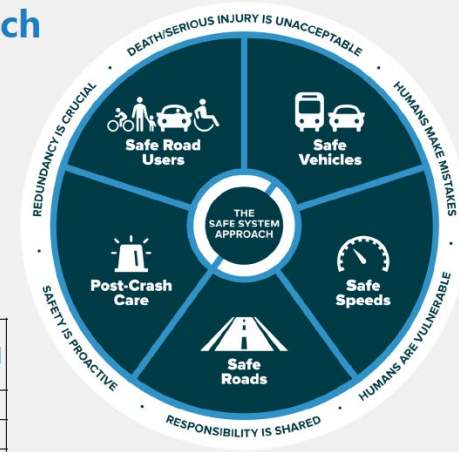
MEETING @ NEKC CHAMBER OFFICE

INDEPENDENCE AVENUE TRAFFIC SAFETY

THURSDAY, JUNE 26, 2025

ATTENDEES: 5

Safe System Approach



- Road Safety Audit – Countermeasures next steps

Crashes by Year and Severity

	FATAL	SUSPECTED SERIOUS INJURY	MINOR INJURY	PROPERTY DAMAGE ONLY	Grand Total
2015	1	3	69	221	294
2016		11	106	239	356
2017		12	101	219	332
2018		3	103	216	322
2019	2	7	106	200	315
2020		9	113	181	303
2021	3	12	112	235	362
2022	1	11	98	212	322
2023	4	13	95	171	283
2024	2	14	93	146	255
2025	1	4	4	5	14
Grand Total	14	99	1000	2045	3158

Bailey Waters



GUEST SPEAKER:

Agenda City of KCMO's Chief Mobility Officer, Bailey Waters

- High Injury Network recap
- Independence Ave recap
- Speed
- Crash Type
- Unlicensed and Unregistered
- Fatal Crash review



Independence Avenue: Pedestrian Crashes 2019 - 2024





DE-ESCALATING CONFLICT

LEARN ESSENTIAL SKILLS TO NAVIGATE CONFLICT IN THE WORKPLACE & EVERYDAY INTERACTIONS.

Wednesday, July 9th
at 5:30pm

FREE TRAINING HOSTED BY TITAN PROTECTION

LEARN HOW TO IMPLEMENT THESE DE-ESCALATION TECHNIQUES

- ✓ BODY LANGUAGE
- ✓ VERBAL LANGUAGE
- ✓ TONE OF VOICE
- ✓ COACHING/ PERSUASION
- ✓ ELEMENTS OF COMMUNICATION
- ✓ PRACTICE SCENARIOS
- ✓ TOOLS & TECHNIQUES
- ✓ AND MORE!

INDEPENDENCE AVENUE
COMMUNITY IMPROVEMENT DISTRICT

EVENT LOCATION:
2657 Independence Avenue
Kansas City, MO 64124

PHONE: (816) 231-3312

EMAIL: BobbiBaker@nekcchamber.com






TITAN PROTECTION
9350 Metcalf Ave STE 210,
Overland Park, KS 66212
(913) 441-0911



Titan Lieutenant Ryan McFarlin





VERBAL | 7%

Avoid...	Try this instead...
Accusing "You left a mess in the breakroom!"	Ask questions "Does anyone know why...?"
Making it personal "If you would just act like an adult..."	Address the problem "How can we work together to resolve this?"
Judging "If you would have taken this more seriously..."	Reinforce boundaries "Unfortunately, the parameters of the study do not allow for..."
Demanding "Sir, You NEED to calm down!"	Influence "Let's talk about this more calmly."

NEKC CHAMBER HNE-REX

WEDNESDAY, JULY 9, 2025

ATTENDEES: 6 + 3 STAFF



COFFEE, CULTURE, &... CONVERSATION



FREE DiSC Assessment

- \$300 Value
- Personalized Report
- 30 Minute 1:1 debrief with me
- Tips for working with other styles



Business leaders and Entrepreneurs invited.
Guest speaker is Wendy English. I specialize in leadership development and strategic coaching for business leaders, with a heart for helping professionals thrive in leadership roles.

I bring several years of experience in Talent Acquisition and have always been passionate about building meaningful, authentic relationships. As a people-centric leader, I believe that everyone has untapped potential — sometimes all it takes is someone who can see it and help draw it out.

Whether I'm coaching a business owner or guiding someone toward their ideal career path, my mission is the same: to help individuals lead with confidence, clarity, and purpose. If you've ever struggled to find your place in a conventional work environment, know this — you are not alone, and there is hope.



SEND A MESSAGE

Phone: +1 (816) 955 5865

wenglish@thegrowthcoach.com

TOPIC: Leadership Development & Strategic Growth
FEATURED GUEST: Wendy English, Business Coaching
WEBSITE: www.thegrowthcoach.com

What is a Business Coach?

Your Strategic Partner Who...



- ✓ Provides an objective perspective on your business challenges
- ✓ Helps you identify blind spots and opportunities
- ✓ Develops actionable strategies for growth
- ✓ Holds you accountable to your goals

THURSDAY, JULY 10, 2025

ATTENDEES: 7 + 6 STAFF





GRAND OPENING

THE GROWTH COACH OF KANSAS CITY SOUTH

Join me for my grand opening and see how I turn your biggest challenges into your greatest opportunities while driving our community forward!

Don't Miss It

New Member

Grand Opening for The Growth Coach, Wendy English

July 16, 2025

11:00 am - 2:00 pm

**NEKC Chamber Community Room
2657 Independence Ave KC MO**



WENDY ENGLISH

THE GROWTH COACH OF KANSAS CITY SOUTH

I'm Wendy English, The Growth Coach serving the Kansas City South community. With over two decades of experience in senior human resources roles, I've helped teams and individuals across a wide range of industries navigate change, growth, and transformation. My passion is empowering business owners and leaders to become more strategic, focused, and effective—so they can achieve lasting results and enjoy richer, more balanced lives

- Tailored Coaching Programs
- Holistic Approach
- Proven Methodologies

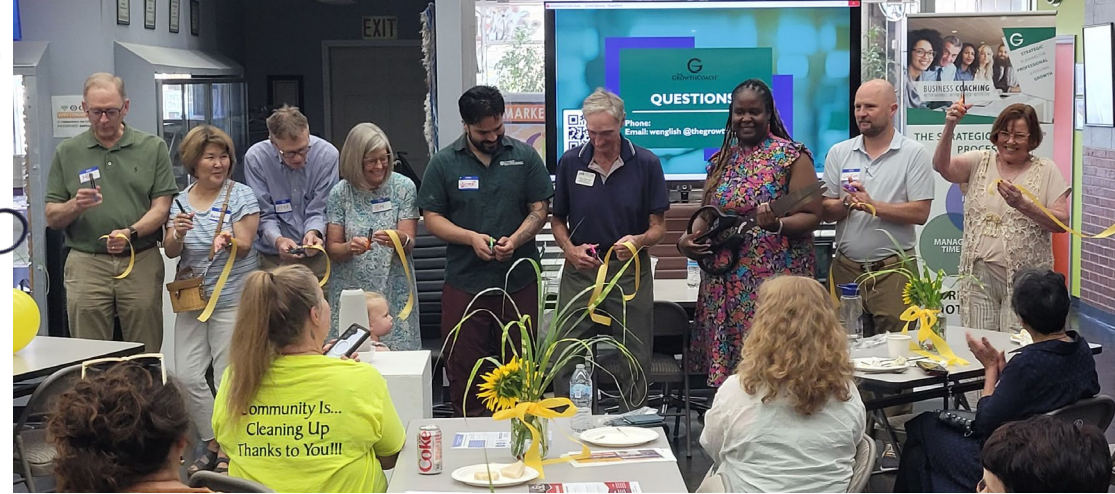
916-955-5865

wenglish@thegrowthcoach.com

www.thegrowthcoach.com/kansas-city-south/



THE GROWTH COACH
Business and Sales Coaching



RIBBON CUTTING

WEDNESDAY, JULY 16, 2025



ATTENDEES: 25 + 5 STAFF



SAFETY & SECURITY MEETINGS

1) JUNE 18, 2025

2) JULY 17, 2025

JULY 17 AGENDA

August 21st Next Meeting

- ✓ Independence Avenue business break-ins
- ✓ Problem business concerns Puff Haven/game room/others
- ✓ Repeat Nuisance Offenders – CID Alliance Shared Drive
- ✓ Public Safety Update - Modular detention center study
- ✓ Public Safety Update - Revised Loitering Ordinance
- ✓ 'Partner' Updates
- ✓ Attendees' concerns



GENERAL ATTENDEES

- 1 KCPD Officer
- 1 City Prosecutor
- 3 Business Owner
- 4 TITAN Angels
- 6 CID Office Staff
- 1 Mattie Rhodes Representative





PASSION PROJECT 2025

‘GREEN WALL PLANTER’ theEGG






AVENUE BEAUTIFICATION 2025

HAPPENING IN THE HISTORIC NORTHEAST







Independence Avenue Community Improvement District

Published by Laura Birdsong

• May 7 •







Kansas City's Northeast News

May 7 •

The [Independence Avenue Community Improvement District](#)'s Urban Street Ambassadors planted flowers along The Avenue this week, which falls within the organization's "Gri... See more

2025 Commercial Property Tax Assessment Results Leave Drastic Impact on Jackson County

 Julia Williams • Community , News , News Lead , Politics July 2, 2025




Exterior of Dennis Hamontree's – Northeast plumber and H&H Plumbing business owner – storage unit, which was boarded up due to a vehicle that collided with the building in early June. | Photo by Kendall Williams

Julia Williams

Editor-in-Chief


Throughout the month of June, commercial property and business owners across Jackson County began to receive their tax assessments from the Jackson County Assessor's Office for the 2025 fiscal year, leaving many questioning whether to shut down their business or to pay their tax bill with a six-month lead time.



Independence Avenue Community Improvement District

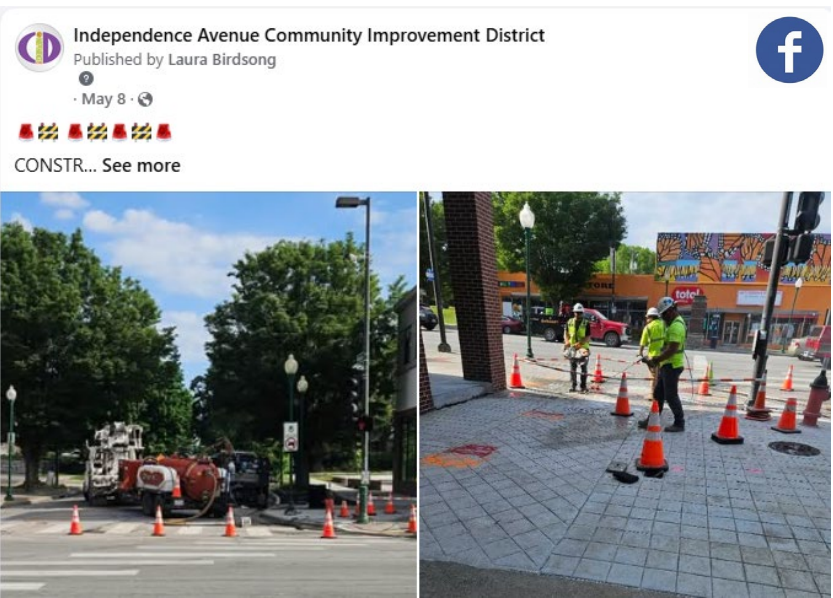
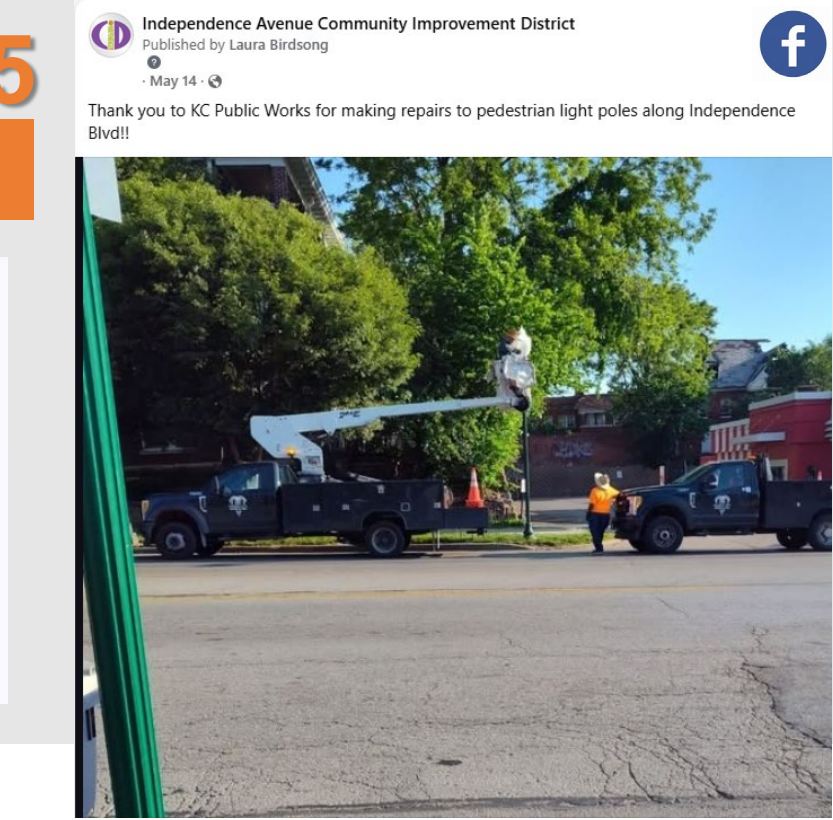
Published by Laura Birdsong

• May 20 •



Our Urban Street Ambassadors stopped to help a man whose bike was lying down after hitting a huge pothole in a parking lot. The man had a few scrapes and bruises, but was ok. We applaud our team for going above and beyond in service to the community!!!

👍👍👍👍👍👍👍👍👍👍





AVENUE BEAUTIFICATION 2025

HAPPENING IN THE HISTORIC NORTHEAST

Jackson County commercial property owners face July 14 deadline for assessment appeals

Posted 10:08 PM, Jul 09, 2025 and last updated 10:20 AM, Jul 10, 2025

By: Ryan Gamboa



The deadline looms for Jackson County commercial property owners to appeal their property assessments.



Independence Avenue Community Improvement District
Published by Laura Birdsong
· May 6 ·




Our Urban Street Ambassador team is out clearing alleyways today!! First alley Cleveland to Myrtle resulted in removing aprox 1500 lbs of trash and debris!




[See insights and ads](#)[Boost post](#)

 Northeast Arts KC and 16 others


4 comments





Independence Avenue Community Improvement District
Published by Laura Birdsong
· May 5 ·







Very proud of our crew's awareness as they reported a early morning fire behind our office at a home. Not only did they report the fire, they ran to the door and woke t... See more




[See insights and ads](#)[Boost post](#)


 10

4 comments 15 shares

 Like Comment Send Share



Kansas City's Northeast News
July 4 at 3:30 PM ·




Where history and industry collide—Sheffield Bridge tells a story of pride, persistence, and the fight against illegal dumping.

Mark Morales, president of the Sheffield Neighborhood Association, is working hard to clean up and reimagine this key intersection at Cambridge & Independence Ave., where mattresses pile up and graffiti fades.



From cleanup to cameras to community-driven change, the work is just getting started. 🙌

[#SheffieldKC](#) [#CleanUpKC](#) [#CommunityInAction](#) [#HistoricKC](#) [#IllegalDumping](#) [#NeighborhoodPride](#)



Beyond Tires and Trash, Sheffield Neighborhood Works to Beautify Underneath Bridge

"It's that 'broken window theory' that once dumping has happened, it's okay to add more," said Morales.

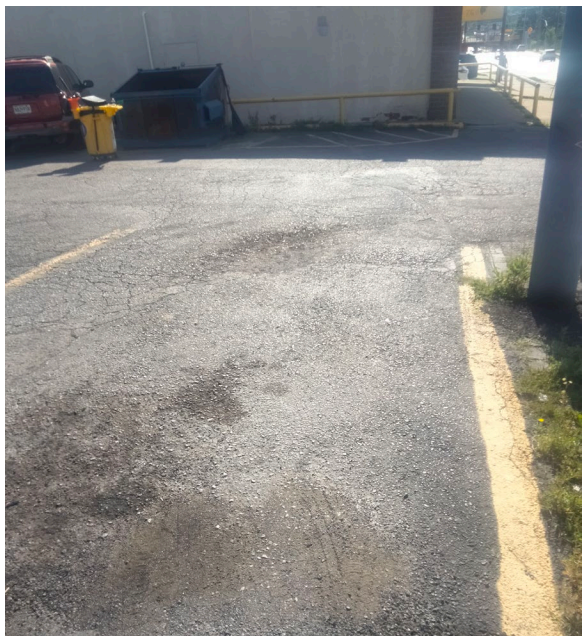
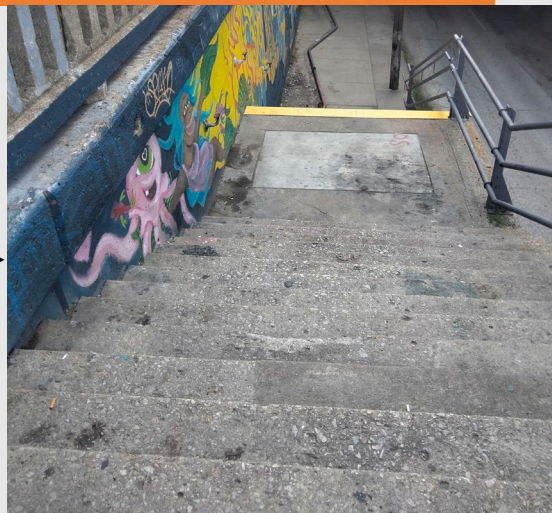
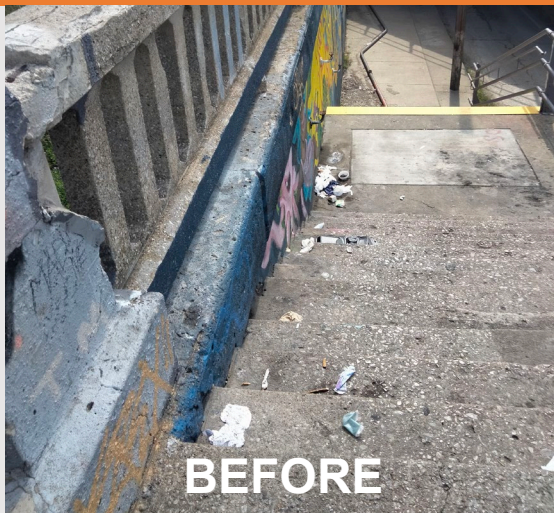
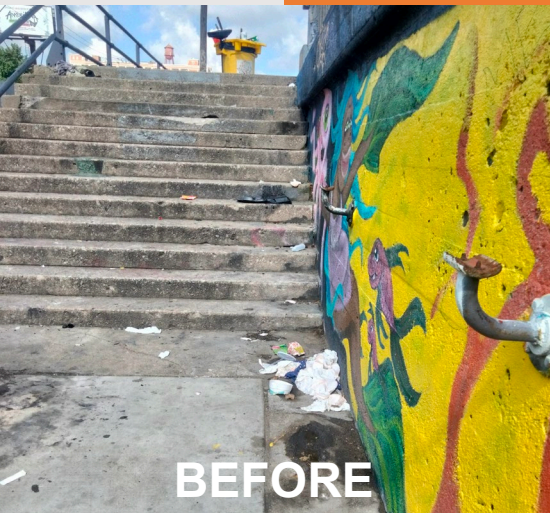
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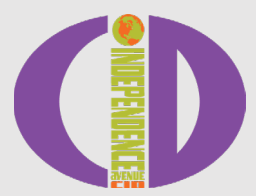
1 comment 4 shares



AVENUE BEAUTIFICATION 2025

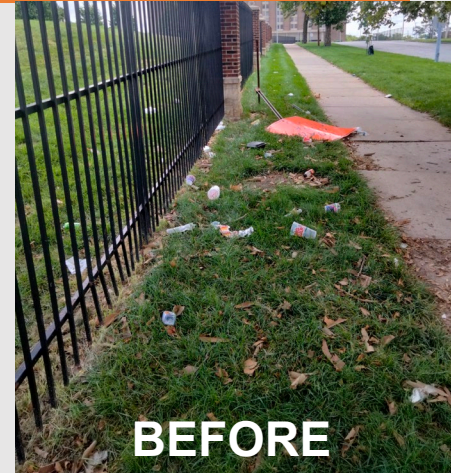
CLEANING UP MESSSES ON THE AVENUE

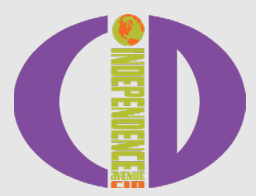




AVENUE BEAUTIFICATION 2025

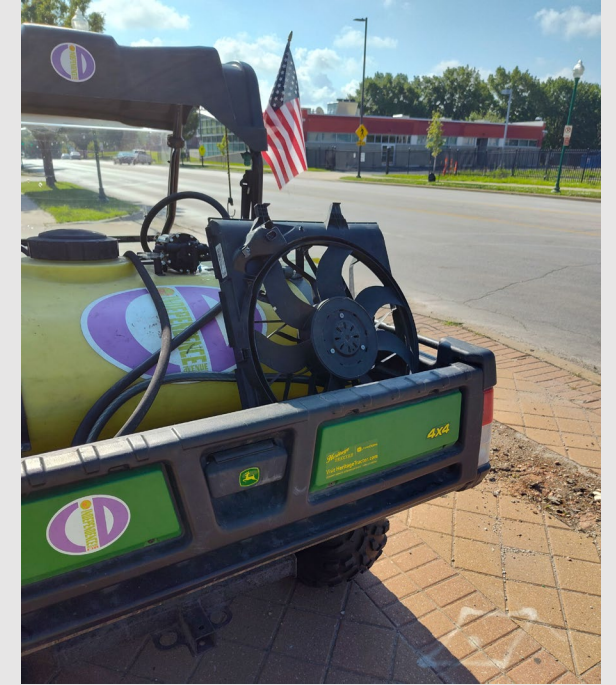
CLEANING UP MESSSES ON THE AVENUE





AVENUE BEAUTIFICATION 2025

CLEANING UP MESSSES ON THE AVENUE





AVENUE BEAUTIFICATION 2025

CLEANING UP MESSSES ON THE AVENUE

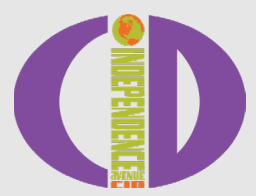


BEFORE



BEFORE





AVENUE BEAUTIFICATION 2025

CLEANING UP MESSSES ON THE AVENUE



BEFORE



NON-MUNICIPAL FUNDING AND SERVICES CONTRACT BY AND BETWEEN

**THE CITY OF KANSAS CITY, MISSOURI
AND
INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT**

THIS CONTRACT, made and entered into this first (1st) day of May 2018 by and between **KANSAS CITY, MISSOURI**, a constitutionally chartered municipal corporation of the State of Missouri, through its **CITY DEVELOPMENT DEPARTMENT**, hereinafter referred to as "**CITY**", and the **INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT**, hereinafter referred to as "**CONTRACTOR**", consists of two parts: **PART I. SPECIAL TERMS AND CONDITIONS, AND PART II. STANDARD TERMS AND CONDITIONS.**

WITNESSETH: Consisting of seventeen (17) alleys abutting Independence Avenue to the north and south, and certain park land known as Independence Plaza Park at approximately Brooklyn and Independence Avenue/Boulevard, and other public rights-of-way as may be designated by mutual agreement of the parties.

17 ALLEYWAYS

MANAGED BY:
NEKC CHAMBER

IMPLEMENTED BY:
INDEPENDENCE AVE CID



Independence Avenue CID Alleys

4 CLEANUP: MAY 15 – JULY 15, 2025

SPRING BEGINS



#1

Alley Cleanup Activities – May 21, 2025 – 3,800LBS Askew to Monroe - North of Avenue | 8 USA | 24 Hours Labor

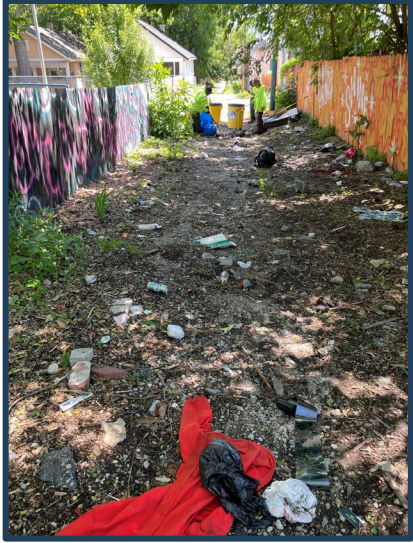


This alley cleanup took place in the alley located between Askew and Monroe, north of Independence Avenue. The cleanup involved removing a sizeable homeless camp. The Bales-Askew cleanup involved removing loose trash, mattresses, living room furniture, shopping carts, clothes and assorted ignitable materials. Local news station FOX 4 reporter Crystal Martinez was on-hand.

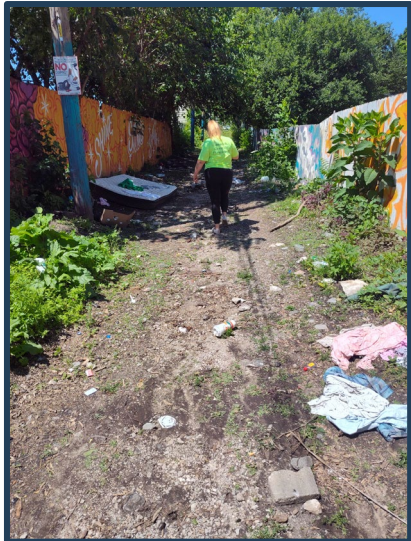
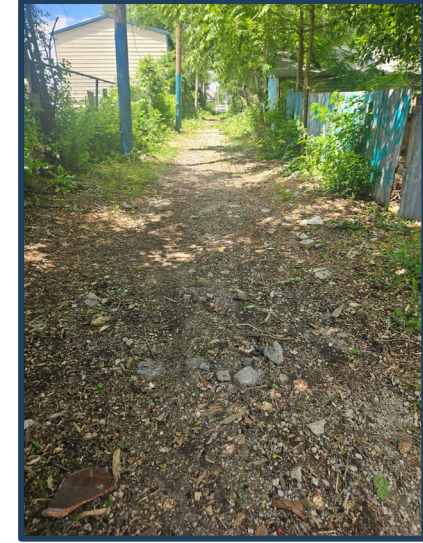


#2

Alley Cleanup Activities – May 21, 2025 – 700LBS Bales to Indiana - North of Avenue | 8 USA | 16 Hours Labor

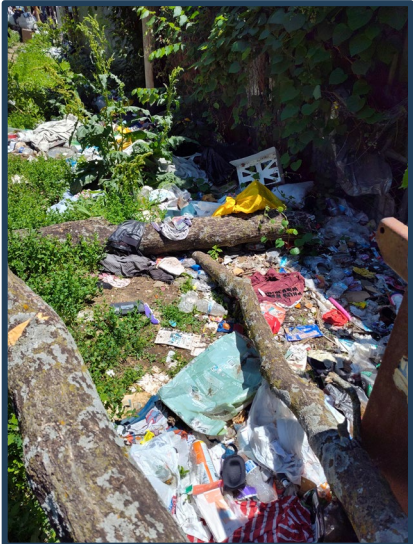


This alley cleanup took place in the alley located between Bales and Indiana, north of Independence Avenue. The cleanup involved removing loose trash, mattresses, clothes, alcohol containers and drug paraphernalia. Local news station FOX 4 reporter Crystal Martinez was on-hand to report on the cleanup efforts. Much of this trash and debris was left by transients moving through the alley to points elsewhere.

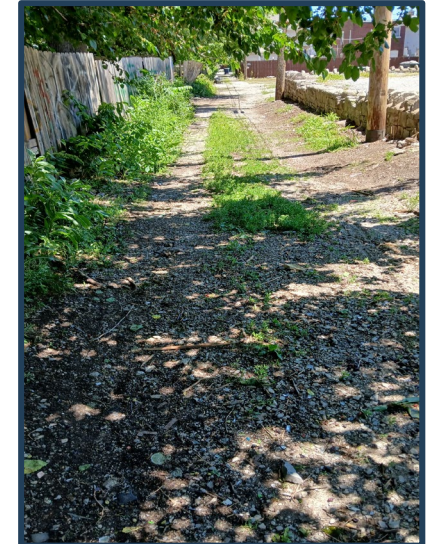
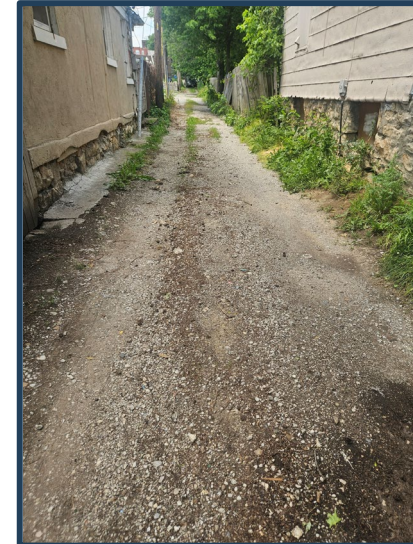


#3

Alley Cleanup Activities – May 21, 2025 – 550 LBS Bales to Askew - North of Avenue | 8 USA | 16 Hours Labor



This alley cleanup took place in the alley located between Bales and Askew, north of Independence Avenue. The cleanup involved removing loose trash, mattresses, clothes, alcohol containers and drug paraphernalia. No homeless camp at this location. Much of this trash and debris was left by transients moving through the alley to points elsewhere. Local news station FOX 4 reporter Crystal Martinez was on-hand to report on the cleanup efforts.



URBAN STREET AMBASSADOR (USA) REPORT



ALL ACTIVITY YEAR-TO-YEAR



Reports This Week

114 ½ WEEK

Reports This Month

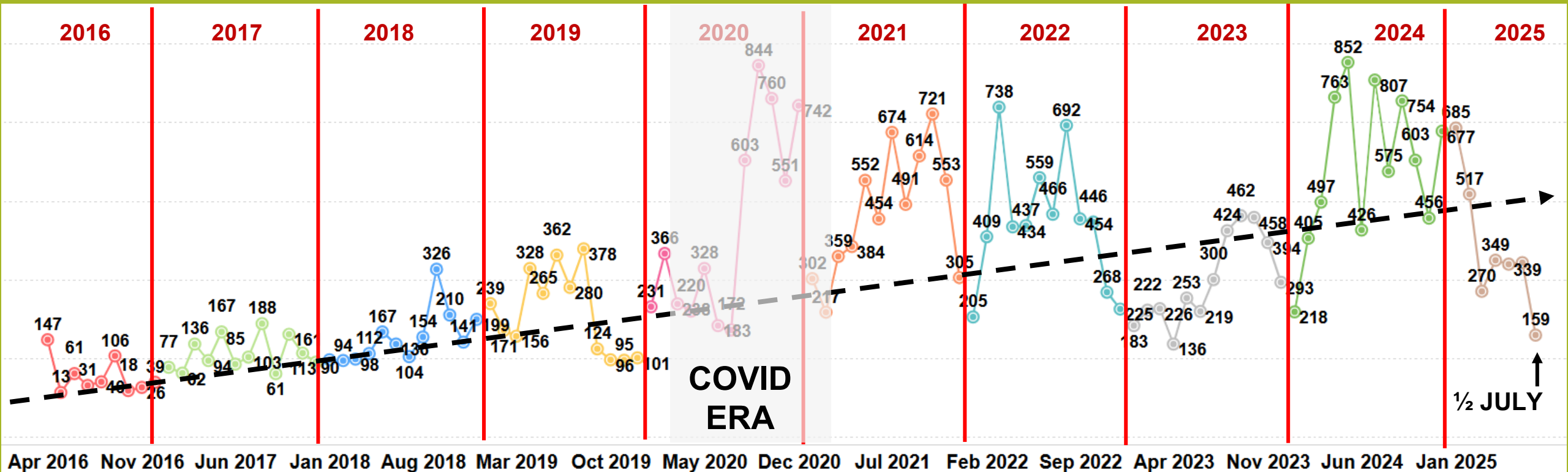
424 ½ MONTH

Reports This Year

6193

Reports All Time (Since April 2016)

51123



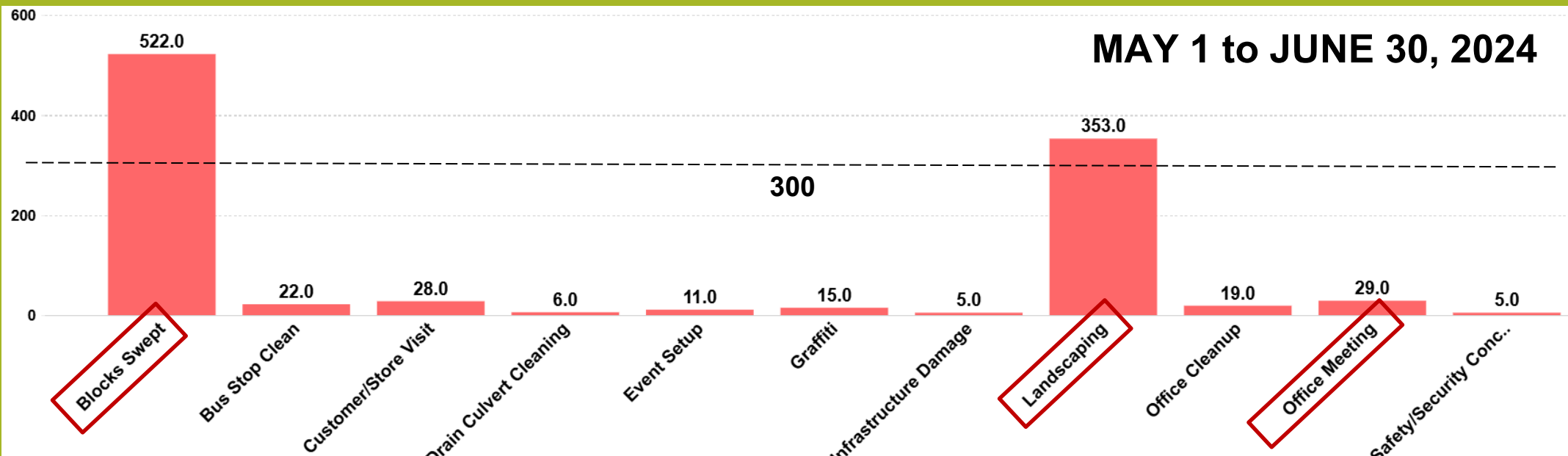
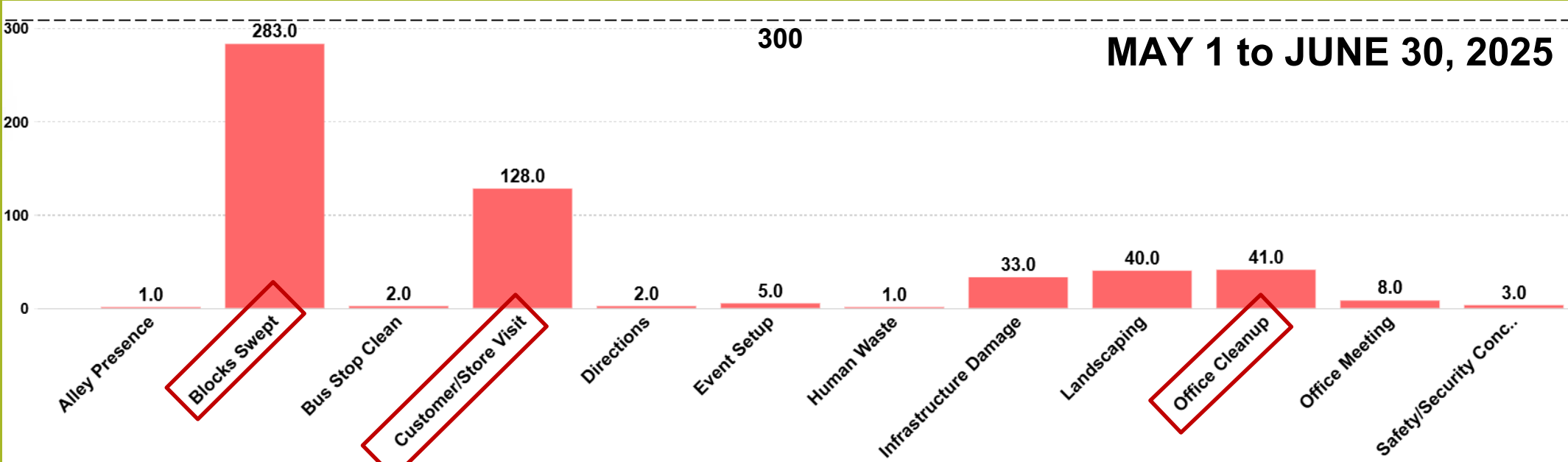
URBAN STREET AMBASSADOR (USA) REPORT



2025

ACTIVITY
DETAILS

2024

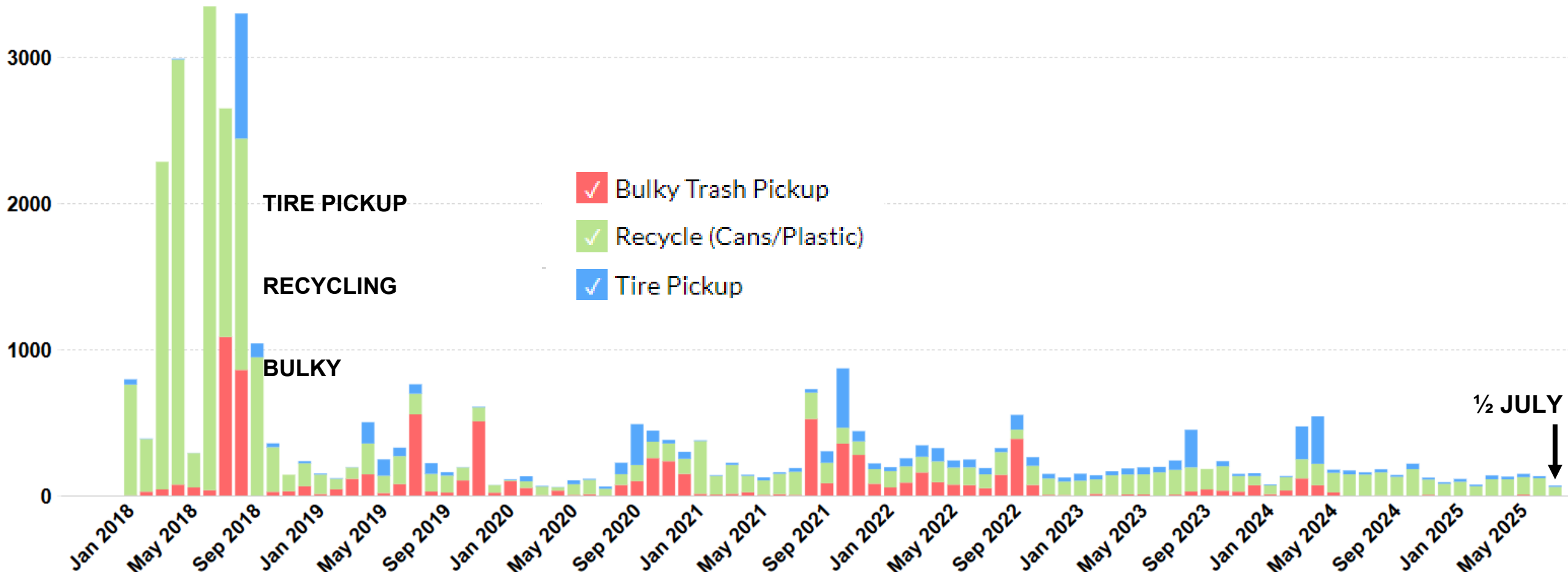


URBAN STREET AMBASSADOR (USA) REPORT



TIRES, RECYCLING & BULKY ITEM CLEAN UP YEAR-TO-YEAR

(JUNE 2018 to TODAY)



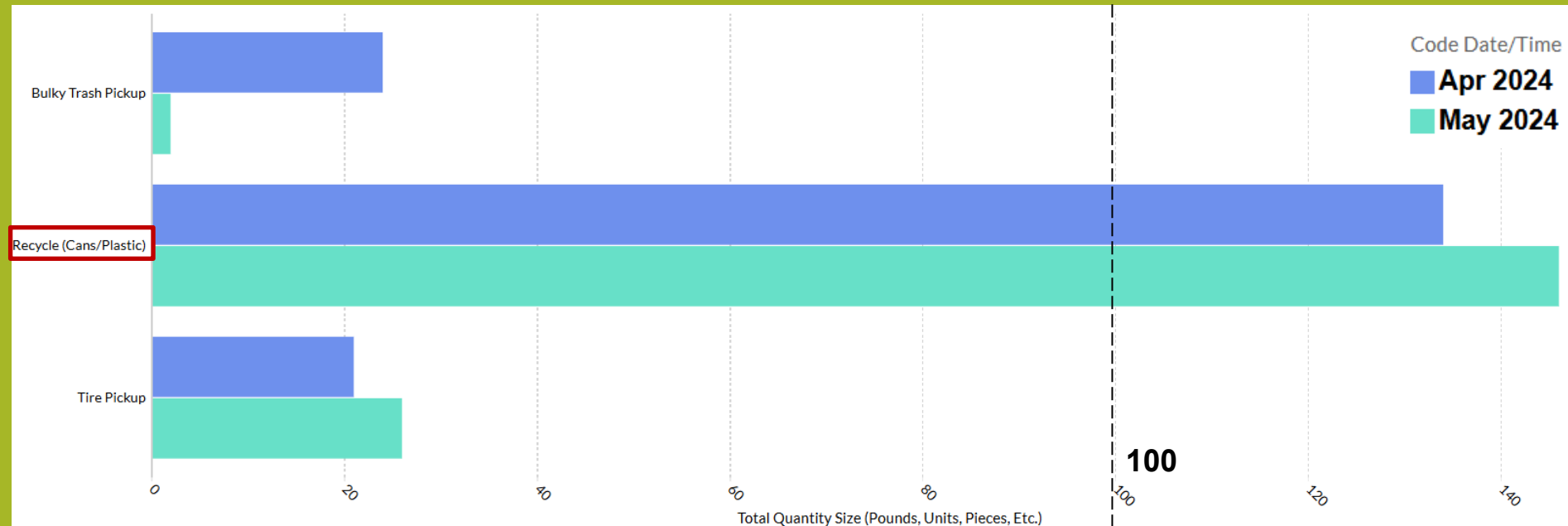
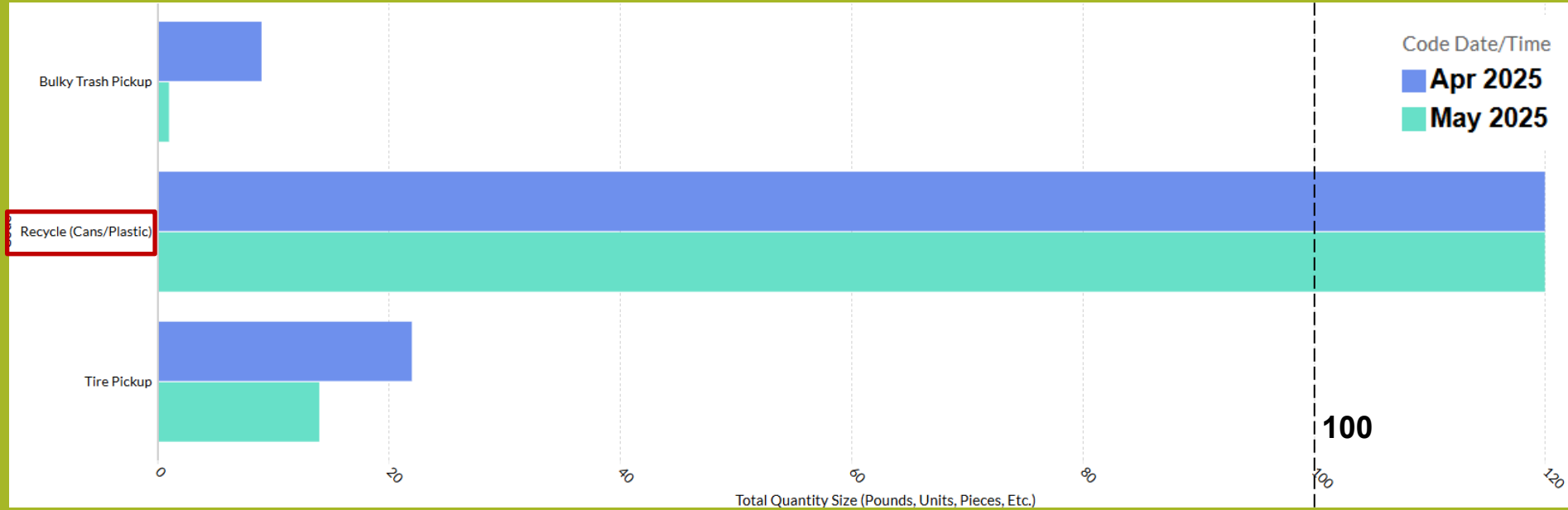
URBAN STREET AMBASSADOR (USA) REPORT



2025

TIRES, RECYCLING &
BULKY ITEM CLEAN UP
BY QUANTITY

2024



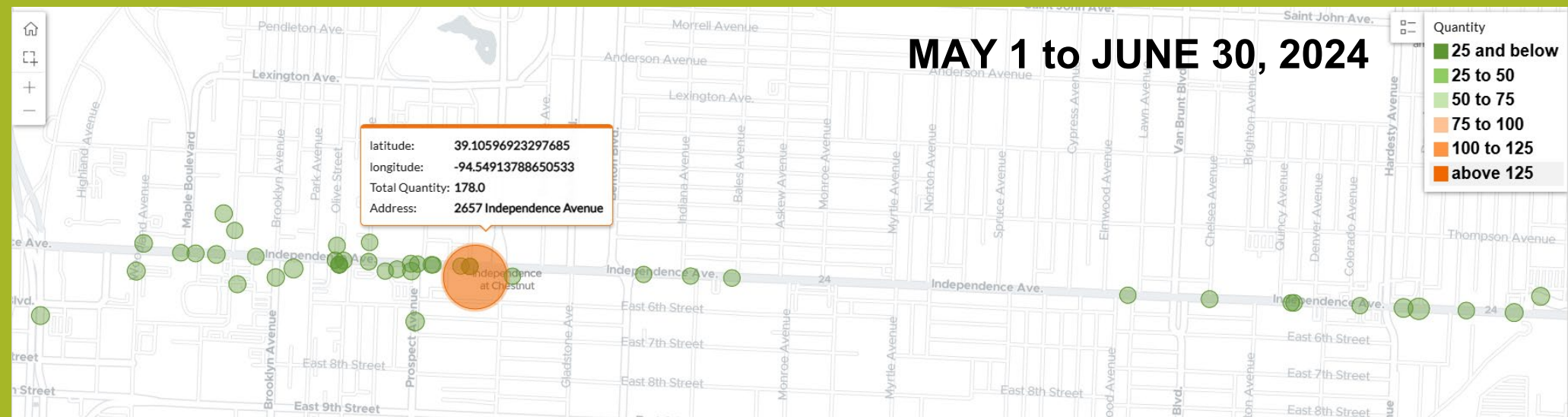
URBAN STREET AMBASSADOR (USA) REPORT



2025

CLEAN UP BY
LOCATION

2024

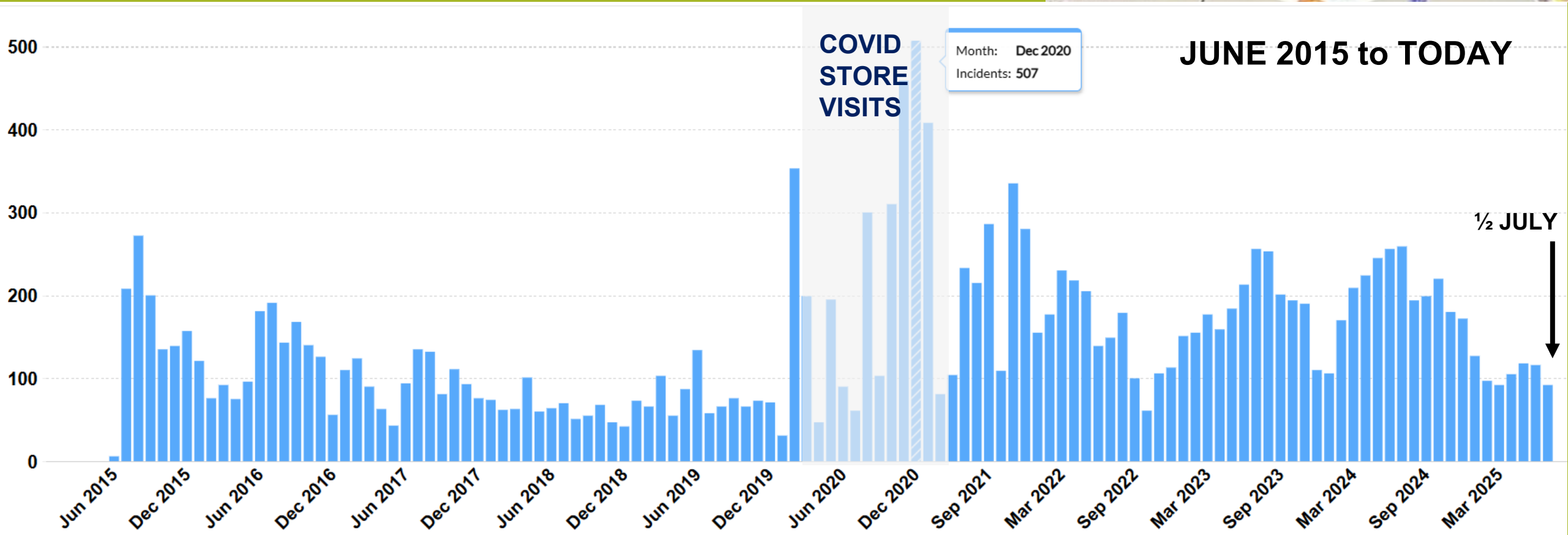


TITAN REPORT



ACTIVITY YEAR-TO-YEAR

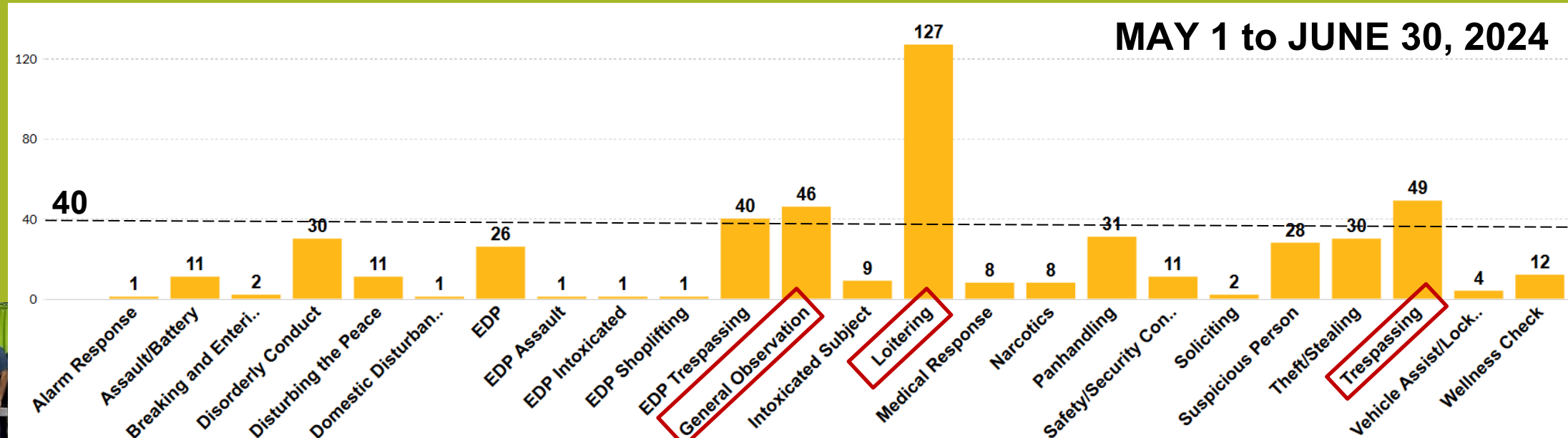
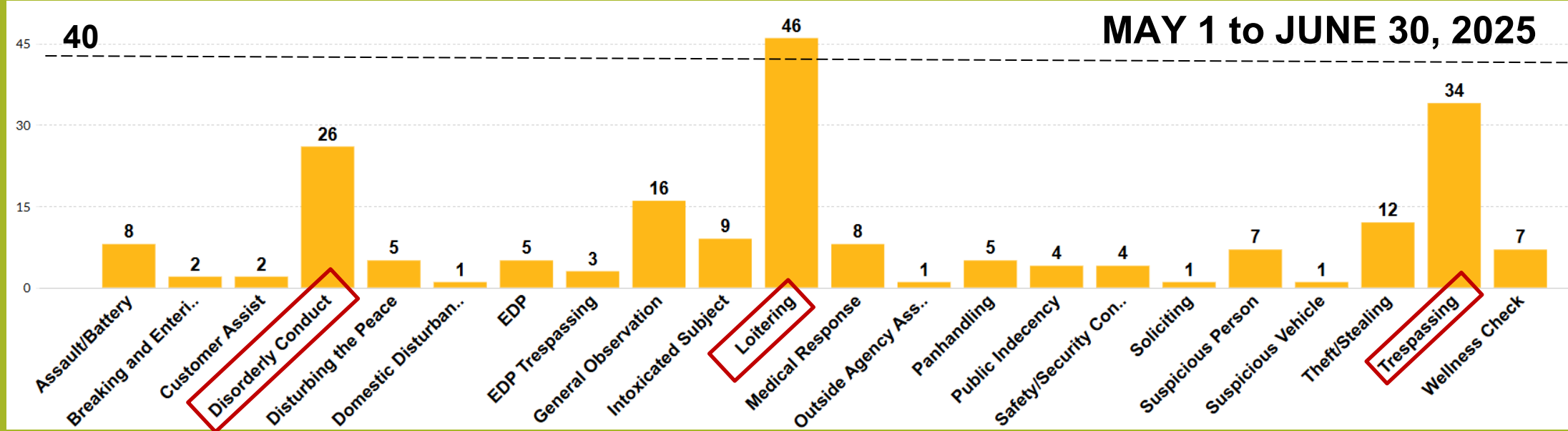
Reports This Week	Reports This Month	Reports This Year	Reports All Time (Since April 2016)
114	424	6193	51123
½ WEEK	½ MONTH		



TITAN REPORT



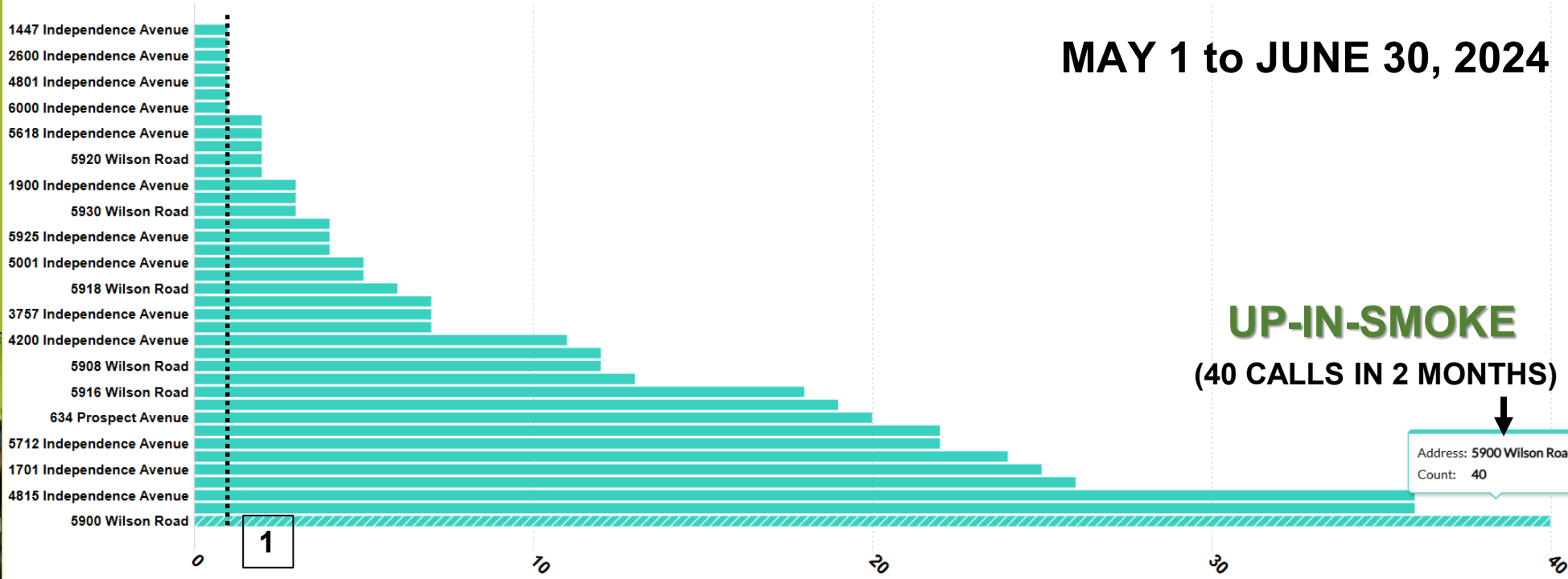
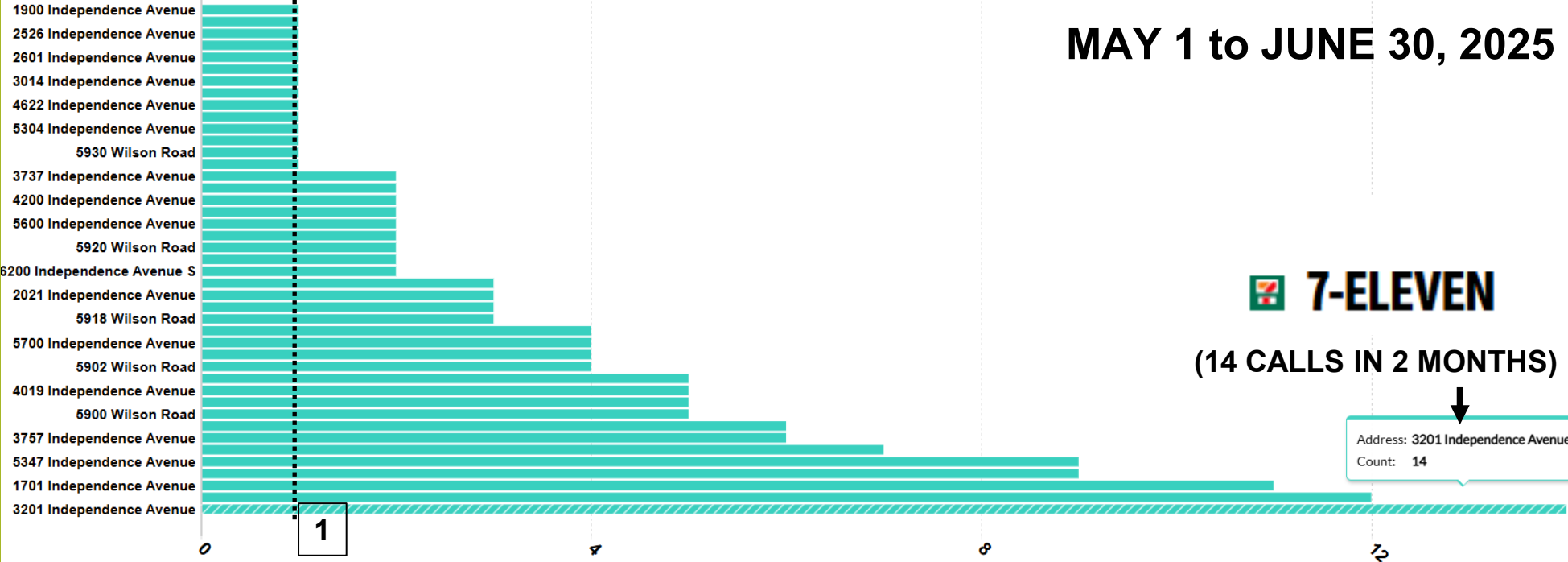
2025
INCIDENT
COUNT
2024



TITAN REPORT



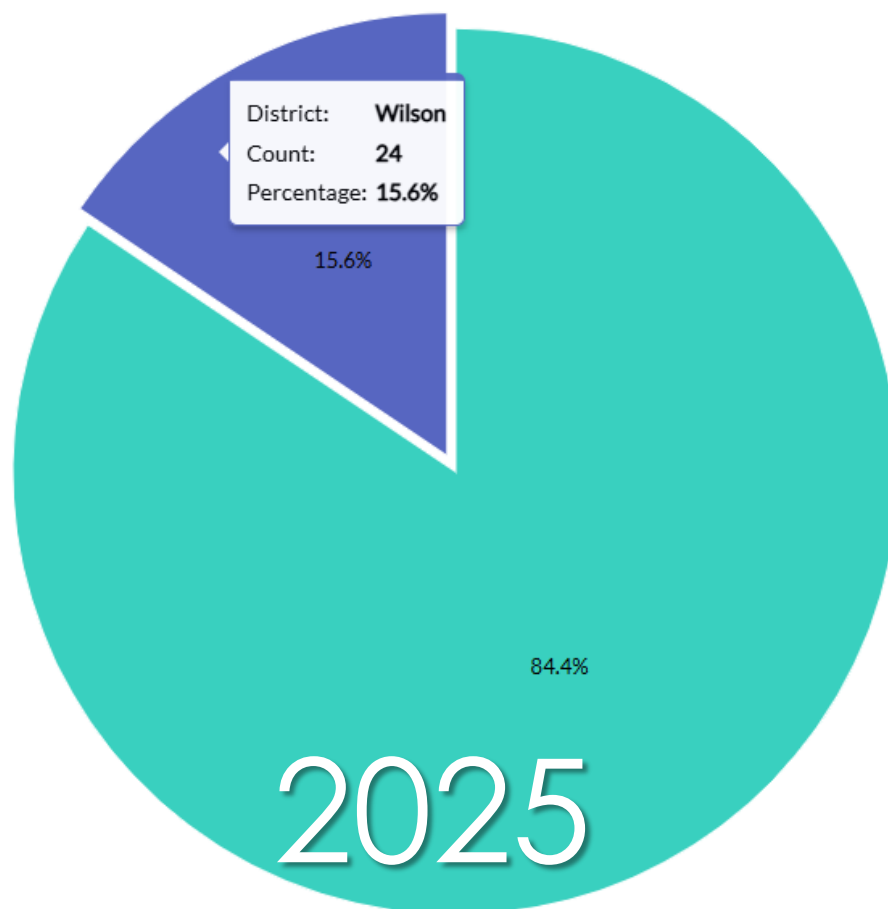
2025 ACTIVITY BY ADDRESS 2024



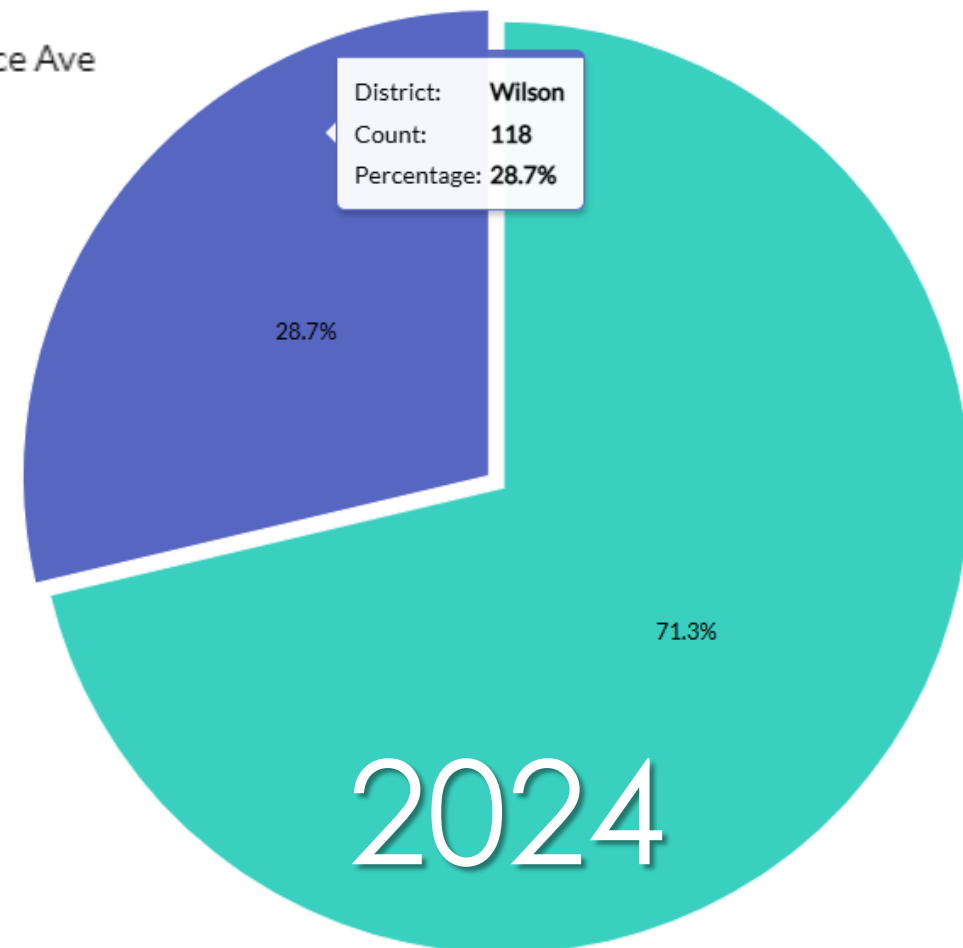
TITAN REPORT



WILSON RD VERSES INDEPENDENCE AVE (MAY 1 to JUNE 30, 2025)



✓ Independence Ave
✓ Wilson



TITAN REPORT

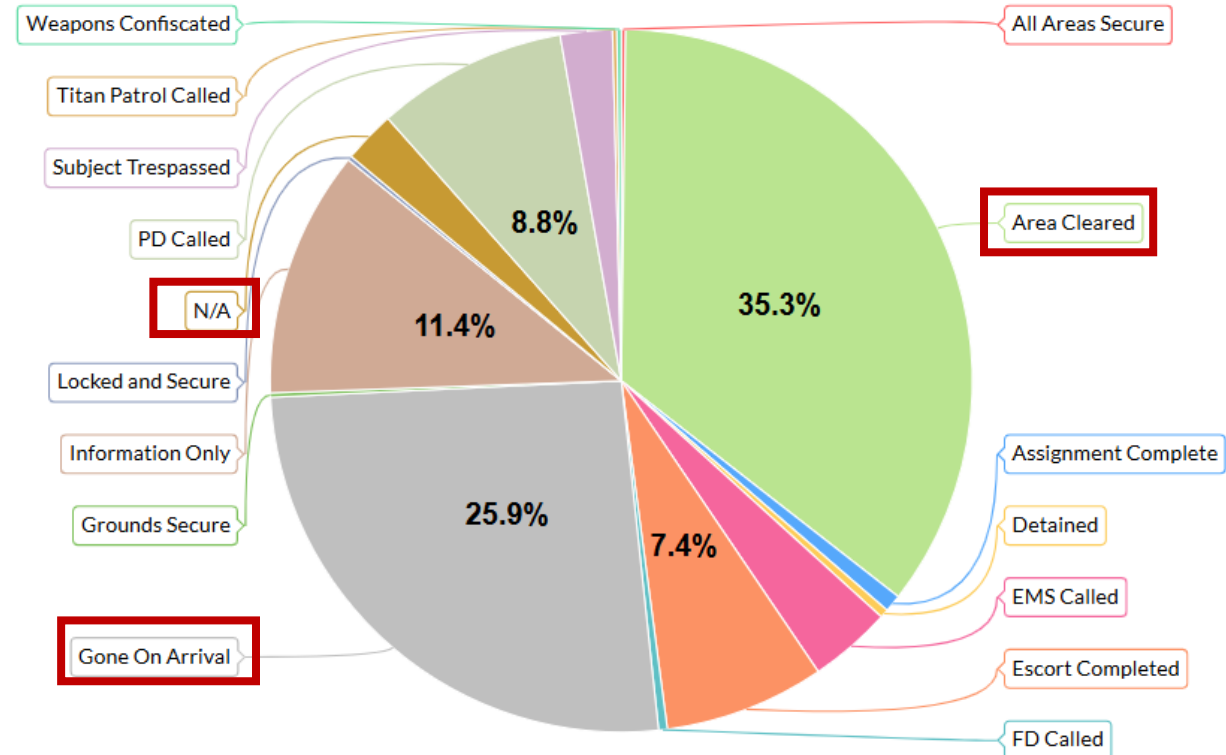
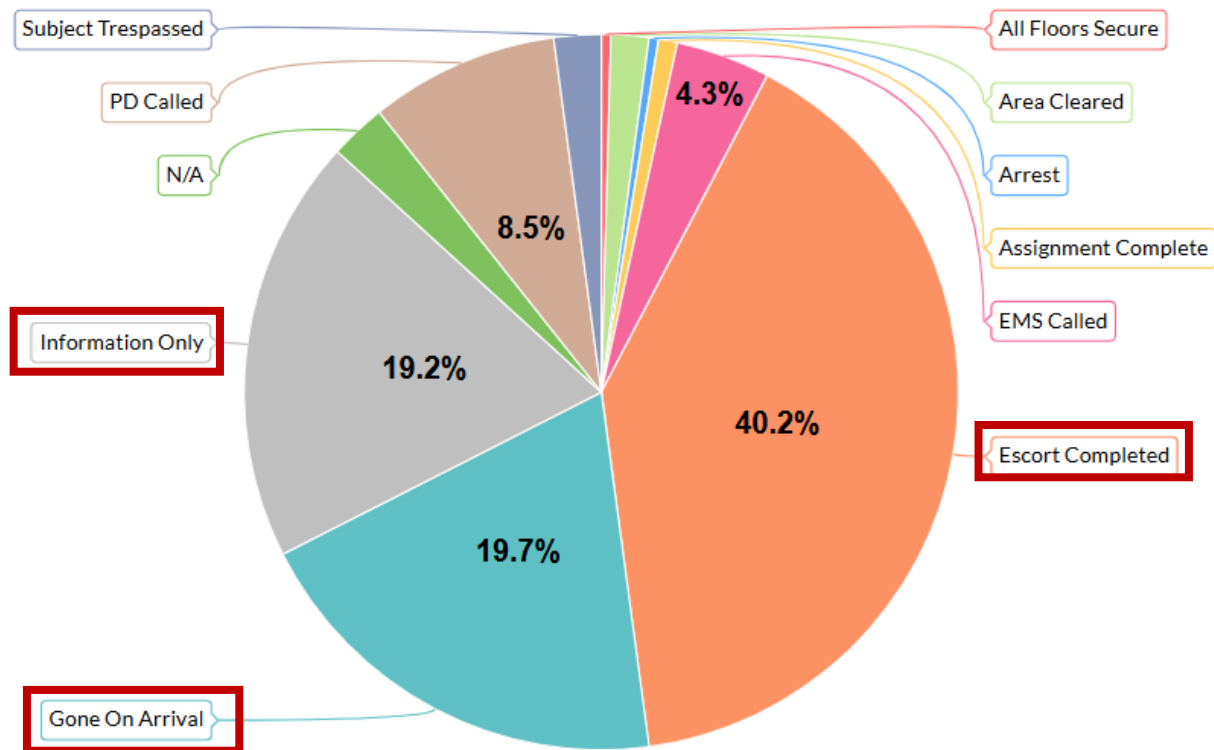


OVERALL ACTIVITY

(MAY 1 to JUNE 30, 2025)

2025

2024



AVAILABLE SPACE ON... Independence AVE



2601 INDEPENDENCE



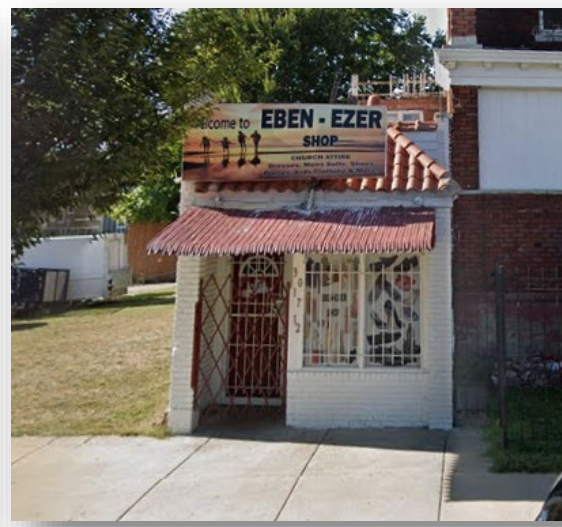
2435 INDEPENDENCE



2635 INDEPENDENCE



2815 INDEPENDENCE



3066 INDEPENDENCE



3220 INDEPENDENCE

AVAILABLE SPACE ON... Independence AVE



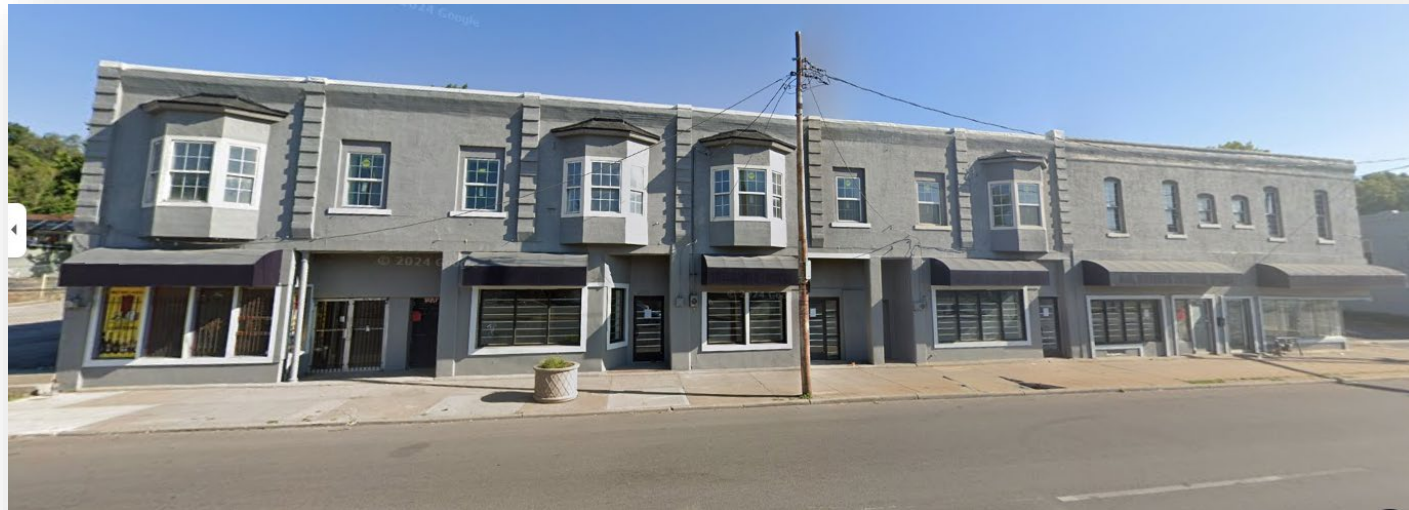
3245 INDEPENDENCE



3500 INDEPENDENCE



2425 INDEPENDENCE



3616, 18, 20, 22, 24, 26 INDEPENDENCE



3708 & 10 INDEPENDENCE

AVAILABLE SPACE ON... Independence AVE



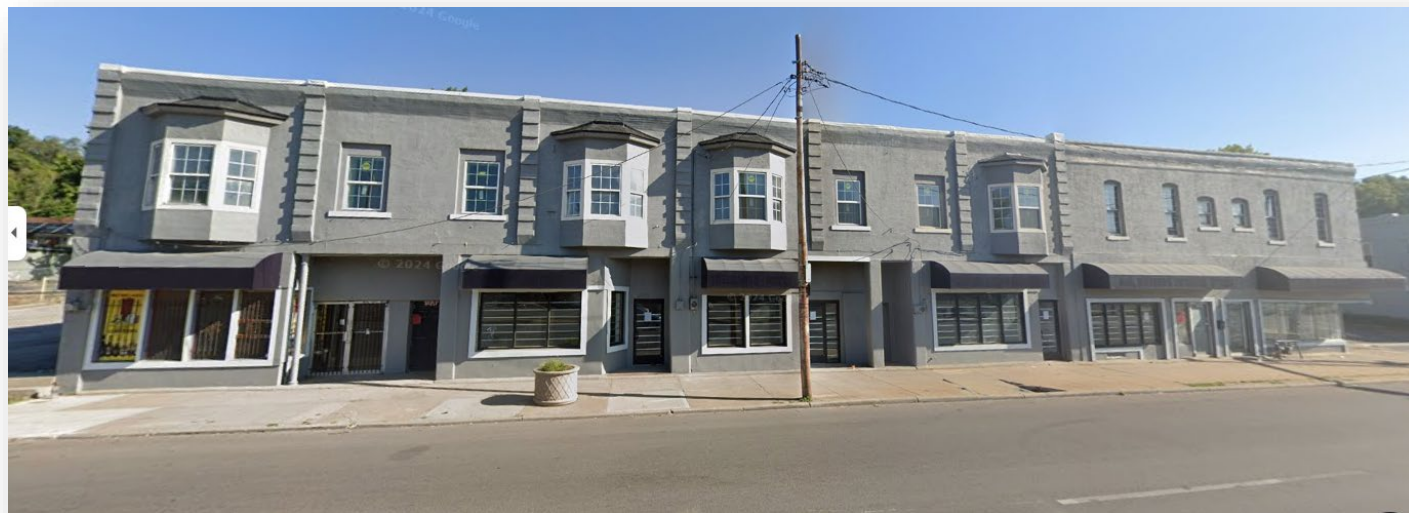
3245 INDEPENDENCE



3500 INDEPENDENCE



2425 INDEPENDENCE



3616, 18, 20, 22, 24, 26 INDEPENDENCE



3708 & 10 INDEPENDENCE



FOUR CORNERS COMMUNITY CALL



Last week's Independence Avenue Community Improvement District Four Corners Community Call was Jay's Grocery and Restaurant, 2605 Independence Ave.



6-6-2025 El Torito III



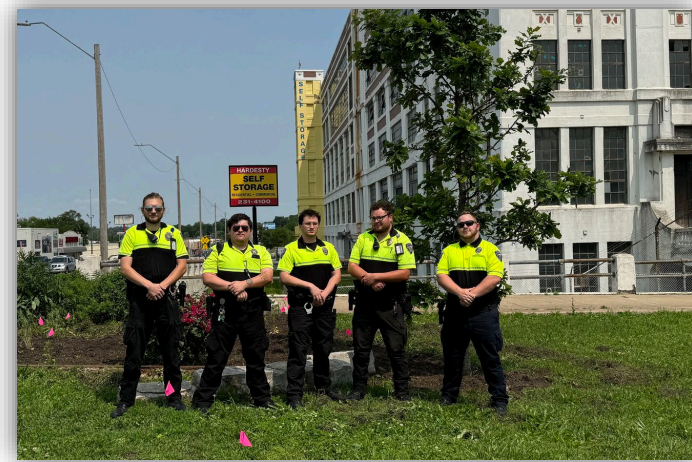
7-4-2025 Sonic



5-23-2025 Sons of Columbus



7-11-2025 Little Ceasars Pizza



5-30-2025 Peace Park – Hardesty Lofts



6-13-2025 Fruitopia



6-20-2025 Taqueria Mexico #2

Northeast Chamber of Commerce Collaborations

Youth Music Program Reflects on 13 Years in the Historic Northeast

Julia Williams
Editor-in-Chief

Art as Mentorship — a 13-year-old, grass-roots organization — was founded by Historic Northeast resident and Making Movies Lead Singer, Enrique Chi.

What originally started out as a one-week music camp within the Mattie Rhodes Center parking lot (148 N. Topping Ave.) has flourished into a full Rebel Song Academy programming ecosystem, serving over 400 students per year. Art as Mentorship was born out of this music camp to help administer the program.

Holding two, 12-week semesters per year — one in the fall and one in the spring — these free songwriting and production classes are open for young people interested in music with no prior experience required. Application is required to participate and around 12 participants are selected by a needs-based panel.

While there is no limit to how many times an individual can apply or participate within the program, an individual must be in need of the resources would take precedence.

Currently, Chi, along with Rebel Song Academy, where they were invited to expand their footprint and participate in the Smithsonian Folk Life Festival — an annual festival of cultural heritage where artists, musicians and storytellers come together on the National Mall, according to its website.

The Rebel Song Academy and Art as Mentorship's role within this festival, Chi shared, was to represent the music industry's strong reliance on mentorship and collaboration. While at the festival, they hosted songwriting workshops, where attendees collaboratively wrote a song in under 45 minutes and their Mobile Recording Lab studio sessions to al-

low festival participants to make and record music right on the National Mall in Washington D.C. on Sunday, July 6, Art as Mentorship's Rebel Song Academy students and mentors performed at the Smithsonian Folk Life Festival's main stage.

"This is the first time Art as Mentorship has traveled with kids and is doing programming full on," Chi shared in an interview, Saturday. "It won't be the last; the beauty in what we're doing is connecting the community to outside folks."

Within the last month, Art as Mentorship has additionally joined as a member of the Northeast Kansas City Chamber of Commerce, continuing to expand its connection to its roots as it prepares for "Celebrate AMERIKANA Music & Arts Festival."

What started out as a once-a-week concert within the parking lot of the Mattie Rhodes Center,

moved to Knuckleheads Saloon (2715 Rochester Ave.), which Chi shared is where the idea for AMERIKANA began.

As Art as Mentorship is a nonprofit organization, its leaders were searching for fundraising methods and grant opportunities. Chi shared they ran into initial challenges as many of the grants they looked at apply for required an organization to be established for at least three years. However, as a musician himself, doing is connecting the community to outside folks.

Now preparing for its third year at The Concourse park in Scarsdale, Celebrate AMERIKANA works to serve as a mechanism to fundraise for and uplift students in Art as Mentorship's youth programming — as well as for neighboring organizations including Jerusalem Farm and the Latin Education Collaborative (LEC), among others, to

showcase the neighborhood's year-round efforts right in their "backyard."

"It's a service to the community to build something beautiful," Chi said in an interview. "Different cultures have a different understanding of the human experience. Everyone participates in that global story."

Though this festival evolved from a parking

lot, Chi shared that Art as Mentorship's original mission and meaning behind the programming has not changed.

"Using music as a way to heal and include folks together in a time when we need that more than ever," he said. "It's a journey to make communities feel invited and every year, adding ways to make the community feel invited."



Rebel Song Academy participates in Smithsonian FolkLife Festival in Washington D.C. | Photo courtesy of Art as Mentorship

Continued on p. 7

CURRENT ISSUE 7-9-2025

EXPLORE • DISCOVER • EXPERIENCE

Independence Avenue Restaurants Participate in Biannual, NEKC Chamber Taste & Tour

FOUR CORNERS COMMUNITY CALL

Angies (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

CHARITOS PLAZA (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

BIENVENIDOS WELCOME (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

FOUR CORNERS COMMUNITY CALL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

6-19-2025

EXPLORE • DISCOVER • EXPERIENCE

Somali Family Keep Northeast Residents in Multicultural Home Decor

FOUR CORNERS COMMUNITY CALL

FOUR CORNERS COMMUNITY CALL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

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FOUR CORNERS COMMUNITY CALL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

5-28-2025

EXPLORE • DISCOVER • EXPERIENCE

Independence Avenue Businesses Offer Locations for NEKC Chamber's June Taste & Tour

FOUR CORNERS COMMUNITY CALL

PHO BOWL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

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6-11-2025

EXPLORE • DISCOVER • EXPERIENCE

Hardee's Restaurant General Manager Shares Independence Avenue Location Updates

FOUR CORNERS COMMUNITY CALL

Hardee's Restaurant (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

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FOUR CORNERS COMMUNITY CALL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

7-2-2025

EXPLORE • DISCOVER • EXPERIENCE

Essig Family McDonald's Shares July Promotions at its Independence Avenue Location

FOUR CORNERS COMMUNITY CALL

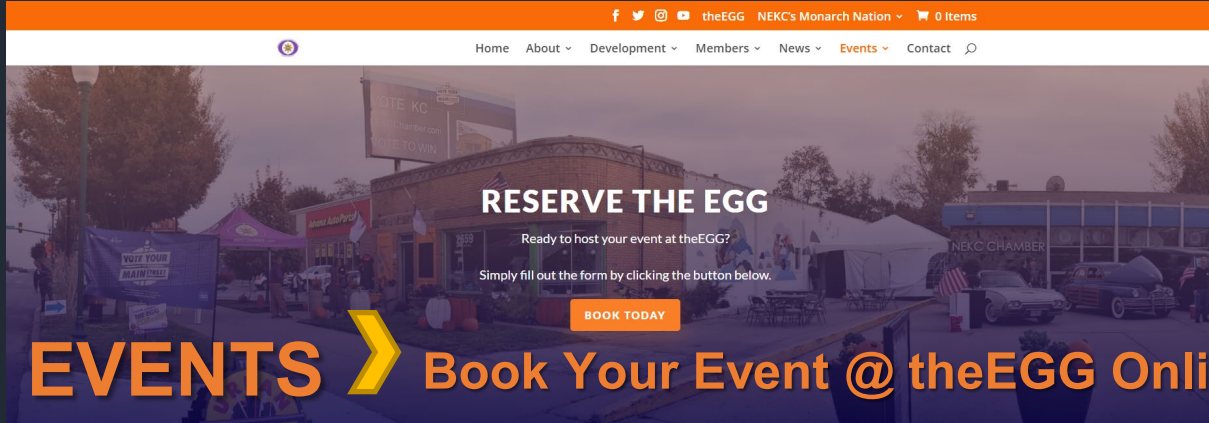
McDonald's (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

FOUR CORNERS COMMUNITY CALL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

FOUR CORNERS COMMUNITY CALL (148 N. Topping Ave.) is a family-owned restaurant that has been serving the community for over 20 years. They are excited to participate in the Taste & Tour event and offer a special menu for the occasion.

6-25-2025

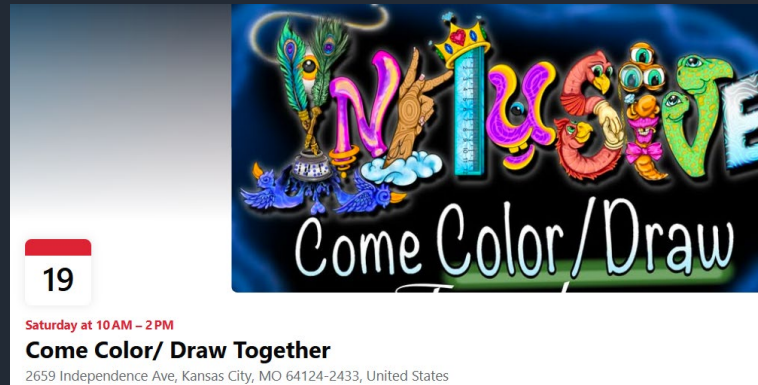
The EGG EVENTS Book Your Event @ theEGG Online www.NEKCchamber.com



JUNE 7, 2025: HIGH SCHOOL GRADUATION PARTY: 50 ATTENDEES



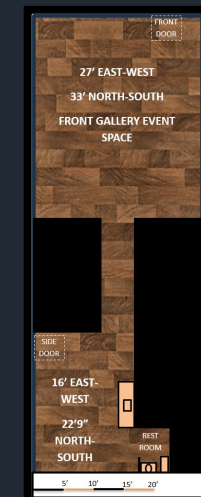
JULY 19, 2025: BRIAN MAPES Color/Draw at theEGG SATURDAY, 10:00am – 2:00pm



AVAILABLE FOR CREATIVITY

Fees:

Weekend Rate per day:	8am to 10pm \$200
Evening Rate:	6pm to 10pm \$75
Daily Rate; morning:	8am to 12pm \$50
Daily Rate; afternoon:	1pm to 5 pm \$50



UPCOMING EVENTS



COFFEE CULTURE & CONVERSATION

THURSDAY, August 8, 2025

NEKC Chamber Office

TBD

TASTY TOPIC TALK LUNCH

TUESDAY, JULY 22, 2025

Serving the Community



SAFETY & SECURITY MEETING

THURSDAY, JULY 17, 2025

The latest on crime prevention



TASTY TOPIC TALK LUNCH

TUESDAY, JULY 28, 2025

Las Comales de Rebeca



Free Summer Dusk Concert The Colonnade Building

FRIDAY, JULY 18, 2025

Greg Klyma



NEKC CHAMBER & INDEPENDENCE AVENUE CID MANAGEMENT STAFF

COMMUNITY ENGAGEMENT WITH LOCAL ORGANIZATIONS & COMMITTEES



BOBBI BAKER



REBECCA KOOP



LAURA BIRDSONG



ROL DIING



MIKE SPADY



LON CLARK

**CHAMBER CEO
&
CID DISTRICT
MANAGER**

**EVENTS DIRECTOR
&
ARTS
COORDINATOR**

**RESOURCE
&
AMBASSADOR
MANAGER**

**AMBASSADOR
OF
BUSINESS
COMMUNICATIONS**

**URBAN PLANNER
&
HUMAN RESOURCE
MANAGER**

**URBAN PLANNER
&
INFORMATION
TECHNOLOGY**

1 Northeast Strivin' COMBAT
2 KC Chamber Public Safety Coalition
3 KC 'Vision Zero'
4 HNE Houseless
5 Small Developers of KC
6 NE Coalition
7 HNE/EGG Board Member
8 HNE Media Board Member
9 Recipient: Carol Col Community Defender Award

1 KC Source Link
2 Arts as Membership a 501c3
3 Welcome KC
4 KC Refugee & Immigrant Services & Empowerment
5 The EGG Board
6 Recipient: 2024 Urban Heroes Award

1 Safety & Security Committee
2 Recipient: Community Champion 816 Award
3 Certified Harm Reduction Specialist
4 HNE Community Engagement Liaison
5 KCMO Houseless Summit Ambassador
6 National Coalition for the Homeless: Civil Rights/Organizing Committee

1 Aweil East Community Association Inc - USA former Chairman
2 NEKC Chamber Liaison for the Historic Northeast Area Businesses

1 Kessler Park Plan Implementation Committee
2 MARC Bi-State Sustainable Corridor Advisory Board
3 MARC Regional Solid Waste Management Plan Update Committee
5 The Kansas City Media Collective 2024 Voters Guide Focus Group
6 Urban Core Group Chair

1 Safety & Security Committee
2 Independence Avenue Storefront Improvement Rebate Board
3 The Paseo Gateway & Choice Neighborhood Initiative Liaison

THE INTERNATIONAL MARKETPLACE

2657 INDEPENDENCE BLVD, KCMO



NORTHEAST KANSAS CITY CHAMBER OF COMMERCE



BOBBI BAKER-HUGHES
President/CEO
Manager IA CID



JERRY POTOCHNIK
Chairman of the Board
Owner, Law Office of Jerry Potocnik



GARY L. GOEBEL
Vice Chairman
Realtor & Certified Property Manager



(TALLI) CITLALI RIVERA
Treasurer
Loan Officer, Central Bank of the Midwest



MANNY ABARCA IV
Secretary
Jackson County, Mo Legislature



SARAH COUSINEAU
Promotions, Central Bank of KC



ANDREA WILT
Advisor, Premier Financial



DR ED KENDRICK
Owner, DDS and Associates



BECKY GRIPP
Owner, The Tamali Kitchen



ANN RUNDQUIST
Children's Memorial Lutheran Church



RICO ALMARAZ
Owner, Awesome Remodel & Construction



AMANDA HOCKMAN
Manager, Express Stop



CHRIS ROSS
Manager, Custom Truck & Equipment



JIM LAWLESS
Realtor, Northeast Realty



INDEPENDENCE AVENUE COMMUNITY IMPROVEMENT DISTRICT



BOBBI BAKER-HUGHES
CID District Manager
NEKC Chamber of Commerce



CHARLIE PASSANTINO
Chairperson
Passantino Bros Funeral Home



ANTHONY SPALITTO
Secretary
Spalitto Pharmacy, LLC



STEVE GILES
Treasurer
President, Central Bank of KC



MATHEW HAASE
At Large
KCU Director of Strategic Relations



RICK CARROLL
At Large
Cosentino's Price Chopper



JOE MIKA
Sargent of Arms
Mika Enterprises, Inc.



HISTORIC NORTHEAST MEDIA



BOBBI BAKER-HUGHES
President/CEO
NEKC Chamber of Commerce



ELLEN SCHWALLER-GOEBEL
Treasurer
Accountant



MANNY ABARCA IV
Secretary
Jackson County, Mo Legislature



HISTORIC NORTHEAST EVENTS



BOBBI BAKER-HUGHES
President/CEO
NEKC Chamber of Commerce



REBECCA KOOP
Vice President
Business & Community Events Director



JONH HENDERSON
Treasurer
Missouri Lake Living Vacations, LLC