



CENTRAL CITY ECONOMIC DEVELOPMENT

PUBLIC MEETING NOTICE

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

A public meeting of the Central City Economic Development Sales Tax Board will take place at the following place and time:

Tuesday, March 14, 2023
12:15 PM

Zoom Meeting: <https://zoom.us/j/94196295826>

Meeting ID: 941 9629 5826

Phone: (646) 558-8656 Passcode: 94196295826#

1. Call to Order
2. Public Comment
3. Minutes
4. Treasurer's Report
5. Consultant's Report
6. Project Report
 - o Rounds I, II, III, and IV
 - o Round V Applications
7. Administrative Services Update
8. Other Business
 - o CCED Bus Tour
9. Additional Business
 - o There may be general discussion of matters related to the Central City Economic Development Sales Tax.
 - o Pursuant to subsections (1) and (12) 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; and/or b) sealed proposals and related documents or any documents related to a negotiated contract.

10. Adjourn

Any person with a disability desiring reasonable accommodation to attend this meeting should contact the City's 311 Action Center.

About the **CENTRAL CITY ECONOMIC DEVELOPMENT** Sales Tax



Kansas City voters took a bold step in 2017 to spark redevelopment along the Prospect Avenue corridor by approving a one-eighth-cent sales tax designated to support economic development.

Visit www.kcmo.gov/cced for the latest information.

Central City Economic Development Sales Tax Board Meeting
 Minutes from January 10, 2023 Board Meeting

Board Members Present	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
Consultants Present	Leila Allen, HLDC Ricardo
City of KCMO Staff Present	Kyle Elliott, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Sherise Winklaar Kirkwood, Housing and Community Development Department Jennifer Tidwell, Housing and Community Development Tony Van Trece, Housing and Community Development Eric Clevenger, Finance Department Emalea Black, Law Department
Community Members Present	Laura Mullins, Community Member Lisa St. John, Community Member

Call to Order:

Vice Chair Melissa Patterson-Hazely called the meeting to order at 12:51pm.

Public Comment: Vice Chair Melissa Patterson-Hazely opened the floor for public comments, no comments or questions were made from the public.

Treasurer’s Report: Board Member Bacchus and Eric Clevenger provided an overview of the financial statement (FY 23). Vice Chair Patterson-Hazley moved to approve the financial statement report. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King).

Consultant’s Report: Leila Allen informed the board the creation of a score card to be available for review once RFP applications are received at the end of the RFP deadline.

Project Update: City Staff Member Dion Lewis provided an overview of the CCED projects and status of Emmanuel Family & Child Development, and other projects.

Project Sunset: Vice Chair Melissa Patterson-Hazely discussed outstanding projects that are older the 1 year and is in contract and has not made progress. Emalea Black will discuss with Finance department and superiors on the correct steps to take for releasing projects from CCED funding that has not entered in to a contract. Staff member Dion Lewis will create a list for board members of projects that has not entered into contract from round 1, 2, and 3. A separate list of projects that has a contract but has not made any progress in 1 ½ year.

Administrative Service Update: Staff member Dion Lewis gave an update on round 5 RFP open application timeframe. Discussed two scheduled public workshops and what to expect at the workshops. City communication will provide video recording of the workshops to be posted online.

Other Business: City staff Dion introduced the plan to have a CCED bus tour of projects that has been completed and projects that are in progress.

Deputy Director Kyle Elliot introduced Tony Van Trece to board members.

Adjourn: Vice Chair Patterson-Hazley asked for a motion to adjourn the meeting. Board Member King moved the motion. Board Member Bacchus seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King). The meeting adjourned at 1:32 pm.

Central City Economic Development Sales Tax Board Meeting
 Minutes from February 14, 2023, Board Meeting

Board Members Present	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
Consultants Present	Leila Allen, HLDC Ricardo Kisner, HLDC
City of KCMO Staff Present	Kyle Elliott, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Sherise Winklaar Kirkwood, Housing and Community Development Department Jane Brown-Housing and Community Development Department Jennifer Tidwell, Housing and Community Development Angela Eley-City Planning and Development Tony Van Trece, Housing and Community Development Eric Clevenger, Finance Department Emalea Black, Law Department
Community Members Present	Brian Collins-Palistine Julie Donelon-MOCSA Josh King-MOCSA Donald Maxwell-Donald Maxwell Law Marquita Taylor-Santa Fe Area Council Pat Clark-Community Member Ricardo Lucas-Public Member

Call to Order:

Vice Chair Melissa Patterson-Hazley called meeting to order at 12:17pm.

Public Comment: Vice Chair Melissa Patterson-Hazley opened the floor for public comments, no comments or questions were made from the public.

Treasurer’s Report: Board Member Bacchus and Eric Clevenger provided an overview of the financial statement (FY 23). Vice Chair Patterson-Hazley moved to approve the financial statement report. Board Member King seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King).

Consultant’s Report: Ricardo Kisner presented RFP Round 5 scorecards. Board members approved scorecard.

Project Update: City Staff Member Dion Lewis provided an overview of the CCED projects. Board asked staff member Dion Lewis to schedule a meeting with Linwood Garden to present in order to provide the board an update next meeting.

Project Sunset: Vice Chair Melissa Patterson-Hazley discussed outstanding projects that are older the 1 year and is in contract and has not made progress.

Administrative Service Update: No administrative updates to provide.

Other Business: City staff Dion Lewis update the board on the CCED bus tour of projects that is completed and in-progress, scheduled for March 24th starts.

Adjourn: Vice Chair Patterson-Hazley asked for a motion to adjourn the meeting. Board Member King moved the motion. Board Member Bacchus seconded the motion. The motion passed with a vote of 3-0 (Patterson-Hazley, Bacchus, King). The meeting adjourned at 1:32 pm.

Central City Economic Development Sales Tax Fund #2200
Comparison of Revenues, Expenditures
and Change in Fund Balance
As of February 28, 2023

	Actual FY 2020-21	Actual FY 2021-22	Adopted FY 2022-23	Projected Activity FY 2022-23	Activity to Date ¹ FY 2022-23	Actuals to Date ² FY 2022-23
Beginning Fund Balance	\$ 19,978,759	\$ 24,781,743	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632	\$ 20,324,632
Reserve for Encumbrances	401,273	3,510,209	6,430,693	6,430,693	6,430,693	6,430,693
Rollforward of encumbrances from prior fiscal year	(3,510,209)	(6,430,693)	-	-	-	-
Rollforward of appropriations to next fiscal year	-	(17,998,560)	-	-	-	-
Total Fund Balance	16,869,822	3,862,700	26,755,325	26,755,325	26,755,325	26,755,325
Revenues						
Sales Tax	9,353,764	11,382,152	11,628,900	11,628,900	10,776,352	10,776,352
Miscellaneous Income	57,357	4,857	56,000	56,000	51,142	51,142
Total Revenues	\$9,411,121	\$11,387,008	\$11,684,900	\$11,684,900	\$10,827,495	\$10,827,495
Expenses						
Wages	61,488	67,616	77,506	77,506	77,506	73,638
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	33,774	33,774	28,969
Pension	9,986	13,332	15,523	15,523	15,523	12,778
Employee charged-in	7,689	544	-	-	-	-
Salary and Wages Subtotal	98,803	105,283	126,803	126,803	126,803	115,385
Training/Meeting/Phone/Network Charges	1,138	-	7,525	7,645	7,645	8,401
Printing / Office Supplies/Advertisements	273	2,532	800	4,780	4,780	4,428
Transfer to General Fund (Administrative charge)	-	-	13,150	13,150	13,150	10,958
Meeting and Other Related Expenses Subtotal	1,411	2,532	21,475	25,575	25,575	23,787
Ivanhoe Neighborhood Council (Round 1)	-	933,840	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	215,000	215,000	215,000
Neighbors United (Round 1)	139,927	-	-	66,024	66,024	66,024
Round 1 Funding Subtotal:	139,927	933,840	-	281,024	281,024	281,024
Urban America Southpointe, LLC (Round 2 Recommendation)	-	500,000	-	-	-	-
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	1,205,231	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	490,539	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	-	-	2,288,008	2,288,008	2,288,008
Urban Neighborhood Initiative (Round 2 Recommendation)	-	-	-	250,000	250,000	250,000
Oak Park Neighborhood Association (Round 2 Recommendation)	-	1,703,961	-	1,246,039	1,246,039	1,096,039
Linwood Gardens (Round 2 Recommendation)	-	402,138	-	747,862	747,862	397,862
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	2,050,000	2,050,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	-	-	107,853	107,853	107,853
Round 2 Funding Subtotal:	-	2,606,099	-	8,385,532	8,385,532	4,139,762
Conrad Wright Media Building (Round 3 Recommendation)	-	100,000	-	100,000	100,000	100,000
CELT (Round 3 Recommendation)	-	-	-	422,354	422,354	-
Parade Park Homes (Round 3 Recommendation)	-	-	-	905,000	905,000	-
One Nine Vine (Round 3 Recommendation)	-	-	-	3,960,000	3,960,000	3,960,000
Jazz Hill Homes (Round 3 Recommendation)	-	3,212,056	-	912,240	912,240	762,240
The Overlook (Round 3 Recommendation)	-	5,000,000	-	150,000	150,000	-
Santa Fe (Round 3 Recommendation)	-	610,000	-	-	-	-
Round 3 Funding Subtotal:	-	8,922,056	-	6,449,594	6,449,594	4,822,240
21 Vine Live (Round 4 Recommendation)	-	-	-	-	-	-
Heroes Home Gate (Round 4 Recommendation)	-	-	-	1,500,000	1,500,000	-
Ivanhoe Minor Home Rep (Round 4 Recommendation)	-	-	-	545,000	545,000	-
Jerusalem Farm (Round 4 Recommendation)	-	-	-	250,000	250,000	-
Monaque Advisory Dev (Round 4 Recommendation)	-	-	-	275,000	275,000	275,000
Promise Place (Round 4 Recommendation)	-	-	-	3,600,000	3,600,000	-
Zhou B Art Center (Round 4 Recommendation)	-	-	-	1,500,000	1,500,000	1,500,000
Round 4 Funding Subtotal:	-	-	-	7,670,000	7,670,000	1,775,000
Small Business Stabilization (Covid-19 Recommendation)	500,000	-	-	-	-	-
Essential Services Program (Covid-19 Recommendation)	500,000	-	-	-	-	-
Covid-19 Funding Subtotal:	1,000,000	-	-	-	-	-
Ivanhoe Neighborhood Council (Supplemental Funding)	-	287,492	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	-	287,492	-	500,000	500,000	500,000
Projects Recommended for Funding Subtotal	1,139,927	12,749,487	-	23,286,151	23,286,151	11,518,027
Dean & Dunn Consultant Services (2nd Year)	89,728	-	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	169,331	66,334	-	297,666	297,666	297,666
Consulting Services Subtotal	259,059	66,334	-	297,666	297,666	297,666
Contractual Services	-	-	11,536,622	12,377,959	12,377,959	-
Total Expenditures	1,499,199	12,923,636	11,684,900	36,114,153	36,114,153	11,954,866
Surplus (Deficit)	7,911,922	(1,536,628)	-	(24,429,253)	(25,286,658)	(1,127,371)
Total Ending Fund Balance	\$ 24,781,743	\$ 2,326,072	\$ 26,755,325	\$ 2,326,072	\$ 1,468,667	\$ 25,627,954

Footnotes:


1. Reflects actual FY 23 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 23 collected revenues, expenditures and encumbrances in the city's financial system.

Central City Sales Tax Project Updates - March 14, 2023

Project	Summary	CCED Budget	Project Budget	Lvkd Ratio	Funds Disbursed	Est Funding Date	Notes
Round 1							
Linwood Shopping Square	Renovation Retail Shopping Center	\$ 2,389,146	\$ 8,592,000	27.81%	\$ 2,389,146	-	Project Complete (project closed)
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot	\$ 1,000,000	\$ 3,249,750	30.77%	\$ 1,000,000	-	Project Complete (Reviewing close-out information)
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect	\$ 627,785	\$ 752,785	83.39%	\$ 627,785	-	Project Complete (project closed)
Emmanuel Family & Child Development	Construction of Child care Center with Services	\$ 1,225,000	\$ 7,309,387	16.76%	\$ 725,000	-	Building Complete. Construction on Sound barrier outstanding. (See attached bimonthly report narrative)
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street (8 units)	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332	-	Project is 67% complete. (See attached bimonthly report narrative)
National Association of Construction Coop	Rehabilitation of Homes throughout the District	\$ 215,000	\$ 10,000,000	2.15%	\$ 535.00	-	Agreement complete. Developer applying for LandBank properties. Funds have been transferred for the applicant background check and application fees for 6 properties. (See attached bimonthly report narrative)
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$313,804	-	Project Complete (project closed)
Round 2							
Project	Summary	CCED Funds	Project Budget	Lvkd Ratio	Funds Disbursed		Notes
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave	\$ 500,000	\$ 180,259,034	0.28%	\$ 500,000	-	Project commenced. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022; returned undeliverable on 12/12/2022; sent several emails since then)
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine	\$ 1,205,231	\$ 21,947,664	5.49%	\$ -	TBD	Contract negotiations ongoing (No pre-initial funding report); Sent several follow-up emails regarding Funding Agreement, Disbursement Agreement, and documents needed to execute a contract
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	\$ 490,539	\$ 680,169	72.12%	\$ -	TBD	Awaiting required documents from developer. (See pre-initial funding report, sent letter from the City Manager's office on 11/9/2022, sent several emails since then)
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	\$ 250,000	\$ 1,731,600	14.44%	\$ 250,000	-	Project commenced. (See attached bimonthly report narrative)
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	\$ 2,950,000	\$ 8,183,550	34.21%	\$ 2,800,000	-	Project commenced. (See attached bimonthly report narrative)
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.	\$ 1,150,000	\$ 7,667,968	15.00%	\$ 501,334	-	Project commenced. (See attached bimonthly report narrative)
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	\$ 2,500,000	\$ 5,653,625	33.61%	\$ -	TBD	The Funding and Loan Agreements drafted. Completing rezoning, PIEA, tax abatement and checklist items from MHDC, syndicator and CCED. Working on finalizing Funding Agreement and Disbursement Agreement this month (March 2023).
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.	\$ 2,288,008	\$ 5,735,008	39.90%	\$ 1,071,586.00	-	Project commenced. (See attached bimonthly report narrative)
Round 3							
Project	Summary	CCED Funds	Project Budget	Lvkd Ratio	Funds Disbursed		Notes
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	\$ 3,960,000	\$ 18,133,565	21.84%	\$ 3,960,000	-	Project commenced. (See attached bimonthly report narrative)
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments	\$ 200,000	\$ 600,000	33.33%	\$ 100,000	-	Advancement of 50% of the funds complete. (No bimonthly report, sent letter from the City Manager's office on 11/9/2022)
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	\$ 282,354	\$ 641,714	44.00%	\$ -	TBD	Awaiting required documents from developer. (No pre-initial report)
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	\$ 5,150,000	\$ 23,283,520	21.47%	\$ 5,000,000	-	Project Commenced. (See attached bimonthly report narrative)
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	HUD has hired a management company to evaluate the immediate property needs and are addressing those items currently.
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	\$ 4,124,296	\$ 33,886,275	18.51%	\$ 3,212,056	-	Project Commenced (See attached bimonthly report narrative)
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)	\$ 610,000	\$ 1,395,000	43.73%	\$ 610,000	-	Project Commenced. (See attached bimonthly report narrative)

Round 4

Project	Summary	CCED Funds	Project Budget	Lvgd Ratio	Funds Disbursed		Notes
Zhou B Arts	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden	\$ 1,500,000	\$ 44,444,418	3.38%	\$ 1,500,000	-	Project Commenced. (See attached bimonthly report narrative)
Jerasulam Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave	\$ 250,000	\$ 406,500	61.50%	\$ -	TBD	Resent final Funding and Disbursement Agreements to developer this week for review. Awaiting additional required documents. (See attached pre-initial report)
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	\$ 545,000	\$ 695,000	78.42%	\$ -	TBD	Working on finalizing Funding Agreement and Disbursement Agreement this month (March 2023).
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	\$ 3,600,000	\$ 27,864,118	12.92%	\$ -	TBD	Funding and Disbursement Agreement drafts are currently being prepared.
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	\$ 1,500,000	\$ 4,863,867	30.84%	\$ -	TBD	Working on finalizing Funding Agreement and Disbursement Agreement this month (March 2023).
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace	\$ 783,266	\$ 2,255,403	34.73%			Project did not pass through council on 08/11/2022. Developer attended the CCED meetin on 10/11/2022 to give an update on project plans moving forward.
Monaque Advisory	Construction of 9 residential units in the Phillis Wheatley Neighborhood	\$ 275,000	\$ 2,247,678	12.23%	\$ 275,000	13-Dec	Project Commenced. (See attached bimonthly report narrative)
Total		\$ 43,069,027			\$ 27,832,578		

 Funding Agreement Complete

 Project Complete

Central City Sales Tax Project Reporting - March 14, 2023 (December 2022/January 2023)

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Round 1						
Linwood Shopping Square	Renovation Retail Shopping Center					Project is completed and closed-out
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot			X		Reviewing close-out information
Community Builders of Kansas City	Renovation for Entrepreneur Space at 5008 Prospect					Project is completed and closed-out
Emmanuel Family & Child Development	Construction of Child care Center with Services		X			Report submitted late on 2/21/2023
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			See project updates
National Association of Construction Coop	Rehabilitation of Homes throughout the District		X			See project updates
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans					Project is completed and closed-out
Round 2						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave				X	Sent follow-up on 2/14/2023
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	Sent follow-up on 2/14/2023
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	X				See project updates
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	X				Report submitted late on 2/22/2023
Oak Park Neighborhood Association	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect		X			See project updates
Linwood Garden	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.		X			See project updates
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	X				Report submitted late on 2/20/2023
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			See project updates
Round 3						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	X				Report submitted late on 2/21/2023
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sent follow-up on 2/14/2024
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sent follow-up on 2/14/2025
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development	X				Report submitted late on 2/22/2023
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				N/A	See project updates
Jazz Hill Apartments	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units		X			See project updates
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)		X			See project updates
Round 4						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Zhou B Arts	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden	X				Report submitted late on 2/21/2023
Jerasulam Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave	X				See project updates
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	X				Report submitted late on 2/20/2023
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	X				Report submitted late on 2/20/2023
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	X				Report submitted late on 2/21/2023
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace					Project did not pass through council on 8/11/2022
Monaque Advisory	Construction of 9 residential units in the Phillis Wheatley Neighborhood		X			See project updates

CCED Projects Close-out Reports

CCED Project Close-out Report

All information provided should be as of the last day of the project. The project close-out report may be due no later than the 10th day of the next month.

Reporting Close-out Month

October 2022

Name of Project

MacPen Enterprises (KD Learning Academy)

Developer Point of Contact Name (First and Last Name)

Myron McCant

Developer Point of Contact Phone Number

816-564-3597

Developer Point of Contact Email Address Untitled

mmccant62@yahoo.com

Close-out Report Submission (PDF)

19-010.pdf

Upload your final performance report, submitted in connection with Contractor's final request for funds, summarizing the status of the Activities for the Project, in accordance with the Proposal, deficiencies preventing completion of the activities, curative measures, if any, and such other information as may be reasonably required by City, in writing (PDF).

Budget Report Submission - Disbursement Request Form (Excel)

Owner FINAL Pay App.pdf

By way of your Disbursement Request Form, upload the following information below:

- Your financial report which shall include the **(most current/up to date)** Budget, reflecting any approved Budget Amendments;
- Your current month's expenditure of Funds which are being requested;
- Your budget requests made and Funds disbursed prior to the current request;
- The remaining balance of Funds available for the Project, according to the Budget and Contractor's records.

AIA Form(s) 702/703 and/or Proof of Payment Submission (PDF)

Owner FINAL Pay App.pdf

Upload your supporting AIA Form(s) 702/703 and/or Proof of Payment (i.e. canceled checks) (PDF).

1. Did you meet or exceed your M/WBE goals per the B2Gnow system and CREO KC close-out process?

No

If the answer to question 1 above is no, please explain why. (Put N/A if your answered Yes)

Original MBE goal was 14.0% , final MBE participation was 13.8%
Original WBE goal was 12.0%, final WBE participation was 14.0%

2. Did you meet or exceed your Workforce goals per the B2Gnow system and CREO KC close-out process?

Yes

If the answer to question 2 above is no, please explain why. (Put N/A if your answered Yes)

N/A

3. Did you meet or exceed Prevailing Wage requirements per the eComply system and CREO KC close-out process?

Yes

If the answer to question 3 above is no, please explain why. (Put N/A if your answered Yes)

N/A

4. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)

N/A

CCED Projects Pre-Funding Reports

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

Reporting Months

December 2022 Report (October/November 2022)

Name of Project

KC Town Hall

Developer Point of Contact Name (First and Last Name)

James Burkart & Paul Lewis

Developer Point of Contact Phone Number

816-728-8685 & 816-560-7239

Developer Point of Contact Email Address

jamie.burkart@gmail.com & paul.lewis@lathorpgpm.com

1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

No

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

Administrator for project hans changed. Need to contact city for information regarding specified goals.

2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

Administrator for project hans changed. Need to contact city for information regarding specified goals.

3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

NA

4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

No

5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

Not Applicable

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)

Proposed land use is consistent with existing zoning, use codes, and historic use of this building and location, although this is something we can discuss with CREO KC when we meet with them.

6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?

No

If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)

Administrator for project has changed. Need to contact city for information regarding specified goals.

7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?

Not Applicable

8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?

No

If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)

N/A — Construction is not presently underway.

9. Has your project begin construction and/or demolition work?

No

10. Is Prevailing Wage for your project set up in eComply?

No

If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?

Not Applicable

11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)

We will provide all subcontractors with Prevailing Wage information as required. We would like to set up a meeting with CREO KC

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

Reporting Months

February 2023 Report (December 2022/January 2023)

Name of Project

Prospect Summit Duplexes

Developer Point of Contact Name (First and Last Name)

Leonard J. Graham

Developer Point of Contact Phone Number

816-283-3456

Developer Point of Contact Email Address

Lgraham@tb-engr.com

1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

N/A

2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

The project is not yet ready to move to construction.

3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

No

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

N/A

4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

No

5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

No

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)

The project has been delayed for some time due to a lengthy condemnation process. We are re-crafting professional services requirements at present. .

6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?

No

If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)

The project is not yet ready for construction.

7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?

Not Applicable

8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?

Not Applicable

If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)

N/A

9. Has your project begin construction and/or demolition work?

No

10. Is Prevailing Wage for your project set up in eComply?

No

If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?

Not Applicable

11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)

The project has been delayed due to condemnation issues. Now that those issues are finally resolved we will reinitiate procedures to move toward completion of preconstruction activities and construction..

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

Reporting Months

December 2022 Report (October/November 2022)

Name of Project

Jerusalem Farm Minor Home Repair Program

Developer Point of Contact Name (First and Last Name)

Jessie Schiele

Developer Point of Contact Phone Number

8164629296

Developer Point of Contact Email Address

jessie@jerusalemfarm.org

1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Not Applicable

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

n/a

2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

Not Applicable

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

n/a

3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

n/a

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

Reporting Months

February 2023 Report (December 2022/January 2023)

Name of Project

Ivanhoe Minor Home Repair Program

Developer Point of Contact Name (First and Last Name)

Alan A. Young

Developer Point of Contact Phone Number

816-921-6611

Developer Point of Contact Email Address

ayoung@incthrives.org

1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

No

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

Contract has not been provided yet.

2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

I was not aware they were required for our project.

3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

No

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

n/a

4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

No

5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

No

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)

We have not received our contract yet.

6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?

No

If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)

We are still waiting on modifications to our contract.

7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?

No

8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?

No

If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)

Prevailing wage is not required for our project.

9. Has your project begin construction and/or demolition work?

No

10. Is Prevailing Wage for your project set up in eComply?

No

If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?

Not Applicable

11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)

Our projects will start soon and more information will be available in the next report.

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

Reporting Months

February 2023 Report (December 2022/January 2023)

Name of Project

Promise Place

Developer Point of Contact Name (First and Last Name)

Rick Manzardo

Developer Point of Contact Phone Number

4178616212

Developer Point of Contact Email Address

rick@vecinogroup.com

1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

N/A

2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

POC established through Dion Lewis (Itzel Vance), we will reach out when funding gap is closed, and submission is made for 4% LIHTC via MHDC.

3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

N/A - Have not received HTF agreement or applied for 4% LIHTC. Construction expected to begin fall of 2023 post LIHTC award

4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

Not Applicable

5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

Not Applicable

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)

N/A - Have not received HTF agreement or applied for 4% LIHTC. Professional Services will be engaged when funding gap resolved and prior to LIHTC submission.

6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?

Not Applicable

If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)

N/A

7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?

Not Applicable

8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?

Not Applicable

If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)

N/A

9. Has your project begin construction and/or demolition work?

No

10. Is Prevailing Wage for your project set up in eComply?

Not Applicable

If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?

Not Applicable

11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)

We have not received the HTF funding agreement with terms. TEFRA hearing – pending, 4% LIHTC – application not yet submitted Anticipating construction commencement in fall of 2023

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month.

Reporting Months

February 2023 Report (December 2022/January 2023)

Name of Project

Heroes Home Gate Transitional Home Expansion

Developer Point of Contact Name (First and Last Name)

Nailah M'Biti

Developer Point of Contact Phone Number

(816) 651-2665

Developer Point of Contact Email Address

Nailah@accomak.com

1. Did you get Professional and Construction Services M/WBE goals established by CREO KC?

Yes

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your intital application submission. (Put N/A if you answered Yes)

N/A

2. Have you contacted CREO KC to establish POC for Pre-bid, Bid, Pre-Construction, and Construction meetings for your project?

No

If the answer to question 2 above is no, please explain why. (Put N/A if you answered Yes)

We were waiting for a projected close date for our construction loan financing. It is now projected for 5/21/23 but will not be confirmed until the IFF Board meeting of 3/21/23.

3. Have you started construction within 90 days after the beginning date of your Funding Agreement with the City of Kansas City, Missouri (CCED)?

Not Applicable

If answered yes to question 3, what is Wage Order you are using for your project? (Put N/A if you answered No)

N/A

4. Has your project selected subcontractors and have entered into agreements with selected subcontractors that includes language that clearly identifies the project as a prevailing wage project?

No

5. Have you submitted your CUP/LOIs for Professional Services for review and acceptance from CREO KC?

Yes

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)

N/A

6. Have you submitted your CUP/LOIs for Construction Services for review and acceptance from CREO KC?

No

If the answer to question 6 above is no, please explain why. (Put N/A if you answered Yes)

We were waiting to get closer to a start date. We will submit during the month of March.

7. Have you provided all subcontractors with the Missouri publication for prevailing wage guide?

Not Applicable

8. Is the Missouri Prevailing Wage Notice to ALL Employees posted with the applicable Wage Order decision on the job site in an area protected from the weather and easily visible to ALL workers on the construction site?

Not Applicable

If the answer to question 8 is yes, please explain exactly where the information is located on the construction site. (Put N/A if you answered No)

N/A

9. Has your project begin construction and/or demolition work?

No

10. Is Prevailing Wage for your project set up in eComply?

No

If yes to question 10, have you reviewed all weekly certified payrolls to ensure compliance with the prevailing wage order and have submitted such payrolls and employee interview forms to the City via the MYLCM (eComply) system?

Not Applicable

11. Is there any additional information regarding your project that you feel is important to share? (If yes, please explain; if no, put N/A)

N/A

CCED Projects Bimonthly Reports

Emmanuel Family and Childcare Development Center

Fence Project – CCED

Report Narrative as of 2-21-23

To whom it may concern,

We received a permit ready to write notice Thursday of last week (2-16-23). We are finalizing the bid from the GC and a draft of their contract is in circulation. Once executed in the coming weeks, we will release trades and order materials, shop drawings, etc.

Lastly, the developer has only paid for design services up to this point and has not requested a reimbursement from the grant since the amendment was executed. We are waiting for critical mass before requesting reimbursement to cut down on the amount of request.

Please reach out with questions

LaMar Miller

**CCED Monthly Report
Ivanhoe Neighborhood Council
Garfield East Senior Cottages, Contract #2019-0063
December 2022 – January 2023**

Activities this period include:

- Site:
 - Storm sewer and detention system installation substantially complete, backfilled, tested and passed inspection.
 - Additional storm water structures staged on site; not sure of purpose, may be rejects.
 - Water main extension installed (38th Terr), chlorinated and tested.
 - North retaining wall footing (east side) poured.
 - Building 1, North Building:
 - Wall framing complete.
 - Roof structure/sheathing/roofing/drip edge installed.
 - Windows and exterior door installation substantially complete.
 - Electrical & plumbing rough-in in progress.
 - Siding installation in progress
 - Building 2, South Building:
 - Roof shingles installed
 - Windows installed and flashed.
 - Siding installation in progress
 - MEP rough-in continues in progress:
 - DWV substantially complete
 - Water line installation started
 - Electrical boxes set/wiring runs started
 - No ductwork as yet.
- Reviewed all weekly certified payrolls to ensure compliance with the prevailing wage decision and submit such payrolls and employee interview forms to the City via MYLCM system as appropriate.
- Monthly Construction Draws meeting with notification to appropriate City Departments, Architect of Record, Consultant, Developer and General Contractor.

Completion Progress – 67%

Significant Problems – None during this period

Proposed Changes to Remedy Problems

No progress or updates from our project at this time.

My project has continued to experience extreme delays on behalf of the Land Bank of KC. There are delays, technical errors and technicalities, and overall lack of support and cooperation from the Land Bank department. The responses to my emails and requests go ignored and unattended - unless I make multiple inquiries on the same request. There have been continuous procedural errors and instances in which the Land Bank has lied about the status of applications and in relaying timely information to 3rd parties.

I have been granted increases in funds from CCED but cannot enact my contract due to the continuous unprofessional, unreliable, and unaccountable Land Bank department. I have been amenable and flexible to changing and ever-shifting requirements and nuances associated with the Land Bank, however, I have not been dealt with fairly or in a professional manner with regards to my personhood and project.

The focus of our project and associated goals are to build better and stronger communities and small businesses by leveraging undesirable assets to create housing opportunities and due to continued delays, disrespect, and disregard for the legality and timeliness of my ordinance/contract, we have not been able to move forward for almost 4 years.



DATE: February 10, 2022
TO: Dion Lewis, City of KCMO
FROM: Shalaunda Holmes, UNI
RE: **Contract No. 2020-0101 CCED Bi-monthly Reporting Period
December/January**

DELIVERY: Via upload to City link via Cognito Forms

(Attachment 5 of Agreement) Monthly performance narrative and financial reports to evaluate and compare Contractor's actual activities to its services and goals required under this Contract which shall contain a description of significant problems, if any, experienced by Contractor or its patrons and proposed changes to remedy those problems.

PERFORMANCE NARRATIVE (on the homes utilizing funds only)

Construction progress is being made on 4 homes on the west side of the 2500 Block of Park Avenue. Site clearing and preparation is complete for 3 additional homes on the 2300 Block of Olive at E 24th Street. Two home dedications were held in January 2023 to welcome new families to the Wendell Phillips neighborhood and to their new homes (located on the eastside of the 2500 Block of Park).

FINANCIAL REPORT NARRATIVE

We have \$42,163 remaining in advanced CCED funds as of 2/22/2023. We anticipate applying reimbursement requests to the excess advanced funds as applicable until advanced funds are fully expended. We anticipate spending down the remaining grant balance of \$112,163.75 in 2023.

Oak Park

January 2023 Monthly Performance Narrative Report

- Site acquisition and title cure
- PIEA condemnation project management
 - Completion of title cure delayed due to title company
 - New title company engaged and finalizing title cure
- Pre-construction project management
 - Abatement completed in December
 - Demo applications for permit submitted, to start immediately after permits are approved by the city and issued
- MHDC
 - Application review meeting with MHDC completed encouraging resubmission
 - Approval for additional funding from MHDC to complete capital stack in anticipation of at year end

Linwood Property, Inc. (LAMP)

Central City Economic Development Sales Tax

City Contract No. 19-0058

Project 1 – Linwood Gardens (Resident Services)

Project 2 – Shared-Use Kitchen & Coffee Shop

Monthly Performance Narrative Report

December 2022/January 2023

Project 1

reStart, Inc., the Lead Referral Agency for Linwood Gardens, continues to provide case management services for the sixteen (16) households residing at Linwood Gardens who are part of a special needs population (i.e., domestic violence survivor, homeless or in danger of becoming homeless, and ageing out of foster care), and coordinate meetings and services with all residents in Linwood Gardens.

The case manager is available to meet with residents during office hours at Linwood Gardens with a variety of morning, evening, and weekend hours to accommodate the residents. Outreach is made to all new tenants to educate them about the supportive services that are available with a focus on increasing income and employment. Monthly group activities continue.

Other services provided to residents include the following:

- a. Housing Stability
 - i. ReStart encourages every participant to complete a household budget to ensure that payment of rent and utilities is a priority. ReStart will make referrals for assistance in paying rent if tenant falls behind. The case manager will also work with each tenant to make sure they are following the rules of the lease to in order to avoid violations.
- b. Increased income and employment
 - i. ReStart has referred tenants to available employment services in the area, including ReStart's own employment specialist, FEC, Women's Employment Network, etc.
- c. Increased mainstream benefits
 - i. ReStart is working with tenants to complete applications for applicable benefits such as SSI, SNAP, WIC, etc.
- d. Physical and Mental health services
 - i. ReStart has referred tenants to health services in the area, including Truman, ReDiscover, Swope, etc.

Expenses incurred in December 2022 and January 2023 include:

\$10,000.00 to reStart, the sub-contractor providing resident services, for services provided during the fourth quarter of 2022.

Linwood Property, Inc. has not received CCEDST funds requested as part of its June/July financial report in the amount of \$46,333.33 to cover resident services in FY 2023.

Challenges

The biggest challenge to-date has been the inability to provide case management services to all 32 households at Linwood Gardens, and not just the 16 households that are part of a special needs population. The CCEDST funds, however, were always intended for the provision of services to those 16 households that are part of a special needs population.

Timely receipt of CCEDST funds from the City.

Project 2

In November Linwood Property, Inc. and Nueva executed a construction contract. Previously Scott Associates selected design-build proposals from four MEP firms and Linwood Property, Inc. began negotiating contracts with each of the four firms. Of the four firms, one, American Fire Sprinkler, entered into a contract with Linwood Property, Inc. The other three firms decided not to contract for the project. As a result, Linwood Property, Inc. and Nueva executed a change order in January for Nueva to subcontract the HVAC work for a total of \$1,260. Proposals are being prepared for electric and plumbing and those contractors will also subcontract with Nueva and will be part of a future change order.

Included in Nueva's change order in January were scope changes that reduced their contract amount by a total of \$11,200 as a result of eliminating the relocation of the mop sink (\$1,500) and eliminating the granite countertop (\$9,700). The new contract sum for Nueva is \$135,310.

The granite countertop will be replaced with a stainless steel countertop to be fabricated and installed by TriMark. An agreement is currently being negotiated with TriMark that will also include the provision of some kitchen equipment and installation. That agreement is expected to be executed in February 2023.

American Fire Sprinkler has completed a substantial portion of their work (primarily changing the direction of sprinkler heads) and has some finish work to do upon completion of the soffit in the kitchen.

Due to later than expected delivery times of the kitchen equipment project completion has been pushed back to May 2023.

Expenses incurred in December 2022 include:

\$ 375.00	Liberty Mutual Insurance (Builder's Risk Insurance)
\$61,103.29	Restaurant Supply (Kitchen Equipment)
\$ 1,395.03	Lowe's (Kitchen Equipment)

Expenses incurred in January 2023 include:

\$48,739.20	Nueva, LLC (Construction – Pay Application No. 1)
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Challenges

Equipment delivery times.

Contracting design/build scopes with MEP contractors.

Palestine Legacy Residences February 2023 CCEDST Monthly Report

The next phase of Palestine Village will be Palestine Legacy Residences (PLR), a new 39-bed assisted living facility to be located on the northeast corner of Prospect and 35th Street. This facility will fill a void in central Kansas City by providing well-designed, modern and affordable assisted living care to low and moderate-income senior residents. Recognizing this demand, the Missouri Health Care Facilities Review Committee voted on November 10, 2022 to extend Certificate of Need #5323 until November 7, 2023.

Most assisted living available in central Kansas City is in crowded marginal, converted single-family homes. At the same time, most seniors in this community cannot afford the \$6,000+ per-month fees in newer, suburban facilities. By limiting debt at PLR, we will be able to offer extraordinary care at per-month fees between \$1,800 and \$3,500.

The city of Kansas City has committed \$2,288,008 from the Central City Economic Development Sales Tax to PLR. Utilizing \$1,072,750 of this funding, PEDC has executed an agreement with the KCATA to use its land assembly powers to acquire the parcels not yet controlled or optioned by PEDC/KCATA. This allocation will also fund environmental assessments, environmental remediation, the demolition of obsolete and vacant buildings, and completing architectural plans.

KCATA has acquired 2 parcels and has agreements with the remaining two ownerships, including the Kansas City Homesteading Authority. Of particular note is the successful negotiation with the ownership of the convenience store at the corner of 35th and Prospect. Under the executed agreement, the store owner will join in a new Community Improvement District, sell its vacant property at 35th and Montgall to the ATA for the PLR development and provide interior space at the convenience store to as a possible location for a neighborhood-based food vendor and KCATA or CID offices. With the execution of this agreement, all the property needed for the PLR facility is under the control of PEDC or KCATA.

PEDC has received a proposal for the environmental remediation and demolition of the two remaining buildings located on Prospect Avenue and on the PLR development site. Negotiations between PEDC and the KCATA are underway regarding a cost-sharing agreement on the \$96,485 total cost of that work. Work is expected to be initiated in February 2023.

PEDC has executed design and engineering contracts totaling \$268,856. Construction drawings and other documents were submitted to the City of Kansas City on November 3, 2022 for a building permit. This application is noted on the city's COMPASS system as CRBC-2022-40234. Final processing of the permit will begin when the dangerous building is removed from the Prospect frontage.

PEDC has been pursuing local and national philanthropic organizations for the remainder of the estimated \$6.7mm development cost. A major fundraising milestone has been accomplished with a commitment of \$250,000 from the Sherman Family Foundation. This gift will be cited to

leverage additional funding requests to the Health Forward, Hall Family and Mabee foundations. PEDC continues to work with ALT-Cap and Legacy Bank of Springfield MO to identify CDE's with recent allocations of New Market Tax Credits (NMTC) who have a history of NMTC investments in health care facilities and other PLR-related investment types.

A disbursement to PEDC of \$79,750 from CCEDST funding previously provided to KCATA was authorized for payment by the city on 9/19/2022. PEDC and KCATA will submit an amendment to the existing funding agreement recognizing a lower property acquisition cost along with adjusted legal, site clearance and design costs.



February 21th, 2023

Re: CCED Bimonthly Report

1900 Vine Street, LLC
924 NW 1ST STREET,
Fort Lauderdale, FL 33304

To whom it may Concern

One Nine Vine phase I project is being built as scheduled. Since the December report, we have made a wonderful progress.

First, permanent power has been incorporated into the project. Additionally, disciplines like mechanical, electrical, plumbing, and fire protection rough-ins are complete up to L4 (With the exception of romex and flex duct which need to be installed after the roof is completed).

Second, the garage slab on grade and slab on deck have been completed and 95% of the retaining wall has been completed. The remaining portion of the wall will be completed once the east garage wall is formed and poured this week and garage backfill is complete. Also, the topping slab of garage will be poured next week. Waterproofing of exterior garage walls is 50% complete. Will complete as walls are being backfilled.

Regarding the entire wood building structure is up and roof sheeting is completing today. Erection of the North and South steel stairs has been completed as well as the perimeter steel columns and beams along with the canopy stand off steel brackets. Roofing is scheduled to start this week.

Fourth, the level 1 framing and perimeter zip sheathing has been completed. The windows are on site and installation is set to start this week and the building wrap has begun on the West Elevation.

Fifth, A detention system has been installed along with the drainage systems that enter into it (with the exception of the section along the east side of the garage.)



Lastly, City inspections have gone well on plumbing and electrical. However, the fire-resistive assembly inspections have been running two to three days behind due to the City rescheduling the day of the inspection. This hasn't caused a delay yet, but it could impact us once we begin Sheetrock.

In regards of the project financial, we are still performing within the budget. Since the last report we have completed two loan draws with 45% completion by cost over the development budget. We are currently requesting the third draw from the bank and the documentation is been under review by the title company. We hope to get the third draw this week and have paid the January pay app from Paric.

Lastly, we haven't been set up by the city on any of the reporting system such as B2Gnow and eComply. We look forward to our registration to this system and being able to report our number online.

Best Regards,
Rey Vivas
Project Manager
786 631 7907
Rey.vivas@atexgrp.com

Offices at Overlook

Monthly Report Submission

December 2022/January 2023

Construction work continued this period with the majority of utility installations completed, site grading primarily completed, and most sidewalk and curbing in place. We were not able to get asphalt this season and that paving work will have to wait until Spring 2023. The sidewalks along Dr Martin Luther King Jr Boulevard are completed. The installation of electrical conduit and wiring is essentially completed also. Retaining walls are starting to be installed also. The installation of large (tree) landscaping is underway. Smaller landscape materials will have to wait until Spring to avoid Winter freezes. With the exception of asphalt and small landscape materials, the contractor hopes to be complete by the end of February.

February 10, 2023

Neighborhoods and Housing Services
City of Kansas City, MO
4400 Blue Parkway, 2nd Floor
Kansas City, MO 64130

RE: Jazz Hill CCED Reporting

Flaherty & Collins and Twelfth Street Heritage Development Corporation are eagerly anticipating closing and beginning construction of Jazz Hill Apartments. We closed on the project in December and we well underway on construction. The project is on schedule for a 16-month construction period with the first building expected to be completed by June.

Our contractor, Centric, is currently in the process of finalizing the CUP, which will then be set up in the B2Gnow and eComply systems. This should be completed by early next week at the latest.

We look forward to getting this project completed and bringing quality affordable housing to the community.

Sincerely,



Drew Rosenbarger, VP of Development
Flaherty & Collins Properties



February 10, 2023

Jane Brown, Director
Department of Housing and Community Development
24th floor of City Hall, 414 E. 12th Street
Kansas City, MO 64106

Re: Santa Fe Area Council HIP Program Progress Report

Dear Ms. Brown:

I would appreciate it if this letter could serve as an update on the progress of the HIP Program funding we received from the CCED and the Maintenance Reserve Fund to support our rehab program.

Since October 2022, and upon the removal of the prevailing wage requirements, Santa Fe has moved expeditiously to get moving. As of today, we have nine (9) signed contracts with the homeowners, two general contracts and have begun the work. Santa Fe Area Council is working hard to renovate the large historic homes in our neighborhood area. Our general contractors are Westside Housing, and Awesome Construction, both extremely knowledgeable and capable to get the rehabs done in record time. We do recognize that the delays in getting windows will add a few weeks to the job. We also have contracted with two inspectors as required, to ensure that the work meets your approval. Our project does not accept contractor draws, so upon completion, we will provide a full report of all expenditures from our account at Arvest Bank.

We will provide pictures with our next report and see no reason to not have expended all of the monies for this project by month end.

If you should have any questions, please contact me at (816) 665-7794. Thank you in advance for your consideration.

Sincerely,

Marquita Taylor, MBA
Santa Fe Area Council

ZHOU B ART CENTER

MONTHLY PERFORMANCE NARRATIVE REPORT – DEC 2022/JAN 2023

OUR CONTRACTOR HAS COMPLETED THE BROWNFIELD ABATEMENT AND DEMOLITION AND HAS BEGUN THE INTERIOR FINISHES PHASE. DUE TO A DELAY IN THE BROWNFIELD WORK, THE CONTRACTOR IS APPROXIMATELY 4 WEEKS BEHIND IN SCHEDULE.

WE DO NOT FORSEE ANY SIGNIFICANT PROBLEMS.

Monarque Advisory

The property has been acquired with CCED funds and we are now waiting for the city to finalize for the Zoning which has been approved not far from the final stages per our meeting with Andrew Clarke February 8, 2023.