



# 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, April 11, 2023  
12:15 PM

Zoom Meeting: <https://us06web.zoom.us/j/82061902806>

Meeting ID: 820 6190 2806

Phone: (646) 558-8656 Passcode: 599753#

1. Call to Order
2. Public Comment
3. Minutes
4. Treasurer's Report
5. Consultant's Report
  - Round V Projects Recommendations
6. Project Report
  - Rounds I, II, III, and IV
7. Other Business
8. Additional Business
  - There may be general discussion of matters related to the Central City Economic Development Sales Tax.
  - 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.

9. 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](http://www.kcmo.gov/cced) for the latest information.

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

<b>Board Members Present</b>	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
<b>Consultants Present</b>	Leila Allen, HLDC Cheryl Harrison-Lee, HLDC
<b>City of KCMO Staff Present</b>	Dion Lewis, Housing and Community Development Department Sherise Winklaar Kirkwood, Housing and Community Development Department Angela Eley-City Planning and Development Eric Clevenger, Finance Department Emalea Black, Law Department McKenzie Smith-Council Aid
<b>Community Members Present</b>	Amber V Marquita Taylor-Santa Fe Area Council Lisa St. John Joansie Robin Humphrey Keema McCoy

Call to Order:

Vice Chair Melissa Patterson-Hazley called the meeting to order at 12:20pm.

Public Comment: Vice Chair Melissa Patterson-Hazley opened the floor for public comments, no comments or questions were made by 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: Cheryl Harrison-Lee updated board on amended contract.

Project Update: City Staff Member Lewis provided an overview of CCED projects in contract.

Administrative Service Update: No updates. The board directed City staff to remove Administrative Service Update going forward.

Other Business: City staff Dion updated board on the progress of CCED bus tour of five selected project sites to include One Nine Vine, MACPEN Enterprise (KD Learning Academy), Santa Fe Home Improvement Program, Linwood Shopping Square, The Overlook District, Blue Hill Community Center

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 12:34 pm.

Central City Economic Development Sales Tax Board Meeting  
 Minutes from April 7, 2023, Board Meeting

<b>Board Members Present</b>	Melissa Patterson-Hazley, Vice Chair Kenneth Bacchus, Treasurer Makini King, Board Member
<b>Consultants Present</b>	Ricardo Kisner, HLDC Cheryl Harrison-Lee, HLDC
<b>City of KCMO Staff Present</b>	Kyle Elliot, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Sherise Winklaar Kirkwood, Housing and Community Development Department Joseph Guarino, Law Department
<b>Community Members Present</b>	

Call to Order:

Vice Chair Melissa Patterson-Hazley called the meeting to order at 5:56pm.

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

Scoring of Round V Projects: Vice Chair Melissa Patterson-Hazley moved to close session per Pursuant to subsections (1) and (12) of section 610.021 of the Revised Statutes of Missouri.

Round V Project Recommendations: Board members returned from closed session and voted on the following projects to award CCED funding;

- Jamestown- \$836,049 (Patterson-Hazley, Bacchus, King)
- Sanford B Ladd School Redevelopment- \$3,000,000 (Patterson-Hazley recused, Bacchus, King)
- Jazz District III-\$4,000,000 (Patterson-Hazley, Bacchus, King)
- Flora Avenue Apartments & Childcare \$573,743 (Patterson-Hazley, Bacchus, King)
- Sisters in Christ-\$678,268 (Patterson-Hazley, Bacchus, King)
- Allenwood-\$667,718 (Patterson-Hazley recused, Bacchus, King)
- Urbanity-\$686,306 (Bacchus, King)
- Washington Wheatley Revitalization Plan -\$250,000 (Patterson-Hazley, Bacchus, King)
- 2000 Vine-\$950,000 (Patterson-Hazley recused, Bacchus, King)
- Neyan’s Place-\$350,000 (Patterson-Hazley, Bacchus, King)

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 5:56 pm.

**Central City Economic Development Sales Tax Fund #2200**

**Comparison of Revenues, Expenditures  
and Change in Fund Balance  
As of March 31, 2023**

	Actual FY 2020-21	Actual FY 2021-22	Adopted FY 2022-23	Projected Activity FY 2022-23	Activity to Date <sup>1</sup> FY 2022-23	Actuals to Date <sup>2</sup> 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)	-	-	-	-
<b>Total Fund Balance</b>	<b>16,869,822</b>	<b>3,862,700</b>	<b>26,755,325</b>	<b>26,755,325</b>	<b>26,755,325</b>	<b>26,755,325</b>
<b>Revenues</b>						
Sales Tax	9,353,764	11,382,152	11,628,900	11,628,900	11,750,003	11,750,003
Miscellaneous Income	57,357	4,857	56,000	56,000	51,547	51,547
<b>Total Revenues</b>	<b>\$9,411,121</b>	<b>\$11,387,008</b>	<b>\$11,684,900</b>	<b>\$11,684,900</b>	<b>\$11,801,550</b>	<b>\$11,801,550</b>
<b>Expenses</b>						
Wages	61,488	67,616	77,506	97,256	97,256	87,533
Benefits-Insurance-Health-FICA	19,640	23,792	33,774	34,524	34,524	32,214
Pension	9,986	13,332	15,523	16,023	16,023	15,002
Employee charged-in	7,689	544	-	-	-	-
<b>Salary and Wages Subtotal</b>	<b>98,803</b>	<b>105,283</b>	<b>126,803</b>	<b>147,803</b>	<b>147,803</b>	<b>134,749</b>
Training/Meeting/Phone/Network Charges	1,138	-	7,525	18,645	18,645	17,301
Printing / Office Supplies/Advertisements	273	2,532	800	7,780	7,780	5,999
Transfer to General Fund (Administrative charge)	-	-	13,150	13,150	13,150	12,054
<b>Meeting and Other Related Expenses Subtotal</b>	<b>1,411</b>	<b>2,532</b>	<b>21,475</b>	<b>39,575</b>	<b>39,575</b>	<b>35,353</b>
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
<b>Round 1 Funding Subtotal:</b>	<b>139,927</b>	<b>933,840</b>	<b>-</b>	<b>281,024</b>	<b>281,024</b>	<b>281,024</b>
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
<b>Round 2 Funding Subtotal:</b>	<b>-</b>	<b>2,606,099</b>	<b>-</b>	<b>8,385,532</b>	<b>8,385,532</b>	<b>4,139,762</b>
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	-	-	-	-
<b>Round 3 Funding Subtotal:</b>	<b>-</b>	<b>8,922,056</b>	<b>-</b>	<b>6,449,594</b>	<b>6,449,594</b>	<b>4,822,240</b>
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
<b>Round 4 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>7,670,000</b>	<b>7,670,000</b>	<b>1,775,000</b>
Small Business Stabilization (Covid-19 Recommendation)	500,000	-	-	-	-	-
Essential Services Program (Covid-19 Recommendation)	500,000	-	-	-	-	-
<b>Covid-19 Funding Subtotal:</b>	<b>1,000,000</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>
Ivanhoe Neighborhood Council (Supplemental Funding)	-	287,492	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
<b>Supplemental Funding Subtotal:</b>	<b>-</b>	<b>287,492</b>	<b>-</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
<b>Projects Recommended for Funding Subtotal</b>	<b>1,139,927</b>	<b>12,749,487</b>	<b>-</b>	<b>23,286,151</b>	<b>23,286,151</b>	<b>11,518,027</b>
Dean & Dunn Consultant Services (2nd Year)	89,728	-	-	-	-	-
Harrison-Lee Consultant Services (2nd Year)	169,331	66,334	-	297,666	297,666	297,666
<b>Consulting Services Subtotal</b>	<b>259,059</b>	<b>66,334</b>	<b>-</b>	<b>297,666</b>	<b>297,666</b>	<b>297,666</b>
<b>Contractual Services</b>	<b>-</b>	<b>-</b>	<b>11,536,622</b>	<b>12,342,959</b>	<b>12,342,959</b>	<b>-</b>
<b>Total Expenditures</b>	<b>1,499,199</b>	<b>12,923,636</b>	<b>11,684,900</b>	<b>36,114,153</b>	<b>36,114,153</b>	<b>11,985,795</b>
<b>Surplus (Deficit)</b>	<b>7,911,922</b>	<b>(1,536,628)</b>	<b>-</b>	<b>(24,429,253)</b>	<b>(24,312,603)</b>	<b>(184,245)</b>
<b>Total Ending Fund Balance</b>	<b>\$ 24,781,743</b>	<b>\$ 2,326,072</b>	<b>\$ 26,755,325</b>	<b>\$ 2,326,072</b>	<b>\$ 2,442,722</b>	<b>\$ 26,571,080</b>

**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 Economic Development Sales Tax Fund #2200  
 FY 2023-24 Adopted Budget  
 Effective date: May 1, 2023

Account Name	FY24 Adopted Budget
<b>Revenues</b>	
Sales Tax	\$ 11,894,349
Miscellaneous Income	56,000
<b>Total Revenues Subtotal</b>	<b>\$ 11,950,349</b>
<b>Expenditures</b>	
Wages-Reg Full Time Employees	111,823
Employee Pension	13,563
FICA Benefits-City	8,554
Salary Savings	(7,828)
Hosp & Life Ins-Employees	38,283
Life Insurance	120
<b>Salary and Wages Subtotal</b>	<b>164,515</b>
Desktop Phone Usage	2,495
Network Connectivity Charge	6,245
Gen.Office Supplies	800
Tfr to General Fund	81,746
<b>Meeting and Other Related Expenses Subtotal</b>	<b>91,286</b>
Contracts W/Non-Municipal Agencies	\$ 11,694,548
<b>Contractual Services Subtotal</b>	<b>11,694,548</b>
<b>Total Expenditures Subtotal</b>	<b>11,950,349</b>
<b>FY 2024 Adopted Budget Surplus (Deficit)</b>	<b>\$ -</b>



## Board Recommended Round 5 Projects

	PROJECT NAME	<b>PROJECT SCORE</b>	Project Type	Construction Type	# of Housing Units	Total Project Budget	<b>Recommended CCED Funding</b>	<b>% of CCED funds to Total Budget</b>
1	Jamestown	90	Housing	New Construction	24	\$6,549,262	\$836,049	13%
2	Sandford B Ladd School Redevelopment Project	86	Housing	Renovation	51	\$24,373,234	\$3,000,000	12%
3	Jazz District III	85	Preservation	Renovation	N/A	\$21,128,000	\$4,000,000	19%
4	Flora Avenue Apartments & Childcare	84	Housing	Renovation	6	\$2,049,083	\$573,743	28%
5	Sisters in Christ Serenity House	84	Housing	Renovation	N/A	\$1,037,506	\$678,268	65%
6	Allenwood	80	Housing	Renovation	9	\$2,232,702	\$667,718	30%
7	Urbanity	74	Housing	Renovation	4	\$2,144,707	\$686,306	32%
8	Washington Wheatley Revitalization Plan	70	Home Repair	Minor Repair	N/A	\$349,084	\$250,000	72%
9	2000 Vine	65	Preservation	Site Development	N/A	\$5,109,640	\$950,000	19%
10	Neyan's Place	61	Housing	Renovation	6	\$700,000	\$350,000	50%
	<b>TOTALS</b>				<b><u>100</u></b>	<b><u>\$65,673,218</u></b>	<b><u>\$11,992,084</u></b>	<b>18%</b>

N/A\* - Not Applicable

Central City Sales Tax Project Updates - April 10, 2023

Project	Summary	CCED Budget	Project Budget	Lvkd Ratio	Funds Disbursed	Est Funding Date	Notes
<b>Round 1</b>							
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. (No bimonthly report)
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. (No bimonthly report)
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans	\$ 313,804	\$ 627,608	50.00%	\$313,804	-	Project Complete (project closed)
<b>Round 2</b>							
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. (All contracts on hold due to new CREO KC Requirements)
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. All contracts on hold due to new CREO KC Requirements. (See pre-initial funding report)
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. (No bimonthly report)
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. (All contracts on hold due to new CREO KC Requirements)
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)
<b>Round 3</b>							
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. All contracts on hold due to new CREO KC Requirements. (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. (No bimonthly report)
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. (All contracts on hold due to new CREO KC Requirements)
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 (No bimonthly report)



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)
<b>Round 4</b>							
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. (No bimonthly report)
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	All contracts on hold due to new CREO KC Requirements (No pre-initial report)
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	\$ 545,000	\$ 695,000	78.42%	\$ -	TBD	See attached bimonthly report narrative. (All contracts on hold due to new CREO KC Requirements)
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. (All contracts on hold due to new CREO KC Requirements)
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	See attached bimonthly report narrative. (All contracts on hold due to new CREO KC Requirements).
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	-	Project Commenced. (See attached bimonthly report narrative)
<b>Total</b>		<b>\$ 43,069,027</b>			<b>\$ 27,832,578</b>		

Funding Agreement Complete

Project Complete

Central City Sales Tax Project Reporting - April 10, 2023 (February/March 2023)

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
<b>Round 1</b>						
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 through EDCKC
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	Sent follow-up on 4/11/2023
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			See project updates
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	Sent follow-up on 4/11/2023
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans					Project is completed and closed-out
<b>Round 2</b>						
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 4/11/2023
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	Sent follow-up on 4/11/2023
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	Sent follow-up on 4/11/2023
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				See project updates
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			See project updates
<b>Round 3</b>						
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				See project updates
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sent follow-up on 4/11/2023
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sent follow-up on 4/11/2023
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development				X	Sent follow-up on 4/11/2023
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	Sent follow-up on 4/11/2023
Santa Fe Homes	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)		X			See project updates
<b>Round 4</b>						
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	Sent follow-up on 4/11/2023
Jerasulam Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave				X	Sent follow-up on 4/11/2023
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	X				See project updates
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	X				See project updates
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	X				See project updates
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**

**NO REPORTS**

# **CCED Projects Bimonthly Reports**

**CCED Monthly Report  
Ivanhoe Neighborhood Council  
Garfield East Senior Cottages, Contract #2019-0063  
February – March 2023**

**Activities this period include:**

- Building 1, North Building:
  - Wall framing complete.
  - Roof structure/sheathing/roofing/drip edge installed.
  - Windows and exterior door installation complete.
  - Electrical & plumbing rough-in complete
  - Siding installation in progress
  - MEP rough-in complete
  - Ductwork complete
  - Drywall complete
  - Exterior painting complete
  
- Building 2, South Building:
  - Roof shingles installed
  - Windows installed and flashed.
  - Siding installation in progress
  - MEP rough-in installed
  - Ductwork complete
  - Drywall complete
  - Exterior painting installed
  
- 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 – 80%**

**Significant Problems – None during this period**

**Proposed Changes to Remedy Problems**

# Oak Park Townhomes

## Monthly Performance Narrative Report

- 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
  - Demo completed
  - Land Disturbance Permit pulled and work to commence immediately
- MHDC
  - Application review meeting with MHDC completed encouraging resubmission
  - Approval for additional funding from MHDC to complete capital stack in anticipation 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**

**February 2023/March 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.

No expenses were incurred in February 2023 and March 2023 as reStart bills on a quarterly basis. An invoice in the amount of \$10,000 should be submitted in April 2023 that covers the first quarter of the year.

**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.

Four change orders to the agreement between Nueva, LLC and Linwood Property, Inc. were approved in February and March 2023. Change Order No. 2 was approved February 24, 2023 and increased the amount of the contract by \$31,740.00 and covered the electrical scope for the project including all light fixtures. CoBuild, LLC is the subcontractor to Nueva, LLC and will be installing the electrical. The total contract amount between Nueva, LLC and Linwood Property, Inc. is now \$167,050.00.

Change Order No. 3 between Nueva, LLC and Linwood Property, Inc. was approved February 27, 2023 and increased the amount of the contract by \$23,115.00 and covered the plumbing scope of the project, including fixtures. CoBuild, LLC is the subcontractor to Nueva, LLC and will be installing the plumbing. The total contract amount between Nueva, LLC and Linwood Property, Inc. is now \$190,165.00.

Change Order No. 4 was approved March 7, 2023 and increased the amount of the contract by \$6,967.00 and covers the cost materials and installation of a revised HVAC scope that matches the city's stamped and approved drawings. The total contract amount between Nueva, LLC and Linwood Property, Inc. is now \$197,132.00.

Change Order No. 5 was approved March 28, 2023 and increased the amount of the contract by \$3,568.00 and covered the removal of a cover on an existing roof penetration to allow for a new



plumbing vent line routing and waterproofing around the new vent line. The total contract amount between Nueva, LLC and Linwood Property, Inc. is now \$200,700.00

Linwood Property, Inc. entered into an agreement with TriMark Hockenbergs on March 6, 2023. TriMark will fabricate and install a granite countertop, supply some and install all the kitchen equipment.

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 February 2023 include:

\$ 470.00	Bob D. Campbell (Engineering)
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Expenses incurred in March 2023 include:

\$17,827.39	TriMark Hockenbergs (Kitchen Equipment)
<u>\$ 3,814.25</u>	TriMark Hockenbergs (Construction)
\$21,641.64	

On February 13, 2023, Linwood Property, Inc. received a refund from webstaurant.com in the amount of \$13,654.44. Of that amount, \$186.29 was a refund for overpayment for kitchen equipment, and the other \$13,468.15 was a refund for a cancelled order for kitchen equipment.

Payment Application No. 2 from Nueva, LLC was submitted near the end of March. Approval and payment are anticipated in early April.

### *Challenges*

Equipment delivery times.

Delays encountered when contracting design/build scopes with MEP contractors due to contractors withdrawing from project.



April 10<sup>th</sup>, 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, moving right along and without significant setbacks.

Since our last update we have stubbed all of our MEP work through the roof and have completed the roofing scope at the top of the building. With the dry-in of the building the romex and flex duct work has been completed on level 2, 3, and is continuing to be completed on the upper floors.

The waste and vent stacks for the plumbing scope have been inspected and signed off on by the City in the entire building.

The domestic water scope is complete up to the 6th floor and will be completed soon.

We have all the balconies framed out and have installed approximately 50% of the balcony decking. The concrete balconies have been prepped for the pedestrian coating that they receive.

The drywall work on level 2 has been ongoing and we are looking to start on level 3 this week. The exterior barricade house wrap has been completed followed by the installation of the windows and balcony doors. The storefront framing and glazing has begun on level 1, 2, and will continue on the upper levels.

Waterproofing the exterior side of the stair towers has begun and will be complete next week.



The topping slab at the garage has been completed and the temporary shoring below the garage has been removed. The remaining waterproofing, backfill, and storm water drains have been tied in. The sump pit piping will then be able to tie into the storm water system. Backfill on the retaining wall has begun and will be ongoing this month.

Currently, on the project financial, we are still performing within the budget (attachment 2 provided).

We are currently at 62% 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 January and part of February pay app from Paric.

Lastly, we could set up the reporting system such as B2Gnow and eComply. As Jarred Dillar indicated we were able to start reporting from March 1st, 2023. We will confirm by email that the system is up to date tomorrow morning this time.

Best Regards,  
Rey Vivas  
Project Manager  
786 631 7907  
[Rey.vivas@atexgrp.com](mailto:Rey.vivas@atexgrp.com)

## Palestine Legacy Residences April 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 35<sup>th</sup> 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 3 parcels and has an agreement with the remaining ownership. Of particular note is the successful negotiation with the ownership of the convenience store at the corner of 35<sup>th</sup> and Prospect. Under the executed agreement, the store owner will join in a new Community Improvement District, sell its vacant property at 35<sup>th</sup> 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 April 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 to identify CDE's, including ALT-Cap, 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.



Dion Lewis  
Central City Economic Development Fund

Report for February/March 2023

The Santa Fe Area Council HIP Project-Santa Fe Homes has seen the most activity in the months of March and April than any other time since the award. The following neighbors are receiving much needed repairs to their homes:

James and Karen Brox  
Lorene James  
Toni Gatlin  
Muriel Adkins  
Kiva Miller  
Horace and Karmello Coleman  
Majeda Baheyadeen  
Robin Parks

We will begin on the next three homes on April 11<sup>th</sup>. That totals \$550,000 in contracts with a limit of \$750,000. An additional delay was caused by incorrect information provided to us on MBE/WBE participation by one of our general contractors. We will reach our goal of 14 percent MBE.

Steve Reynolds has been contacted to provide inspections for the homes that will be completed this week. The delay was attributed to the delivery of windows. All funds will be allocated by May.

Marquita Taylor  
President  
Santa Fe Area Council

## Monarque Advisory

The property has been acquired with CCED funds and we were approved by city council for rezoning from R-2.5 to a B1 April 4<sup>th</sup>, 2023 and go back to City Hall April 18<sup>th</sup>, 2023 for final approval. We are still waiting for funding from RebuildKC.

# **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 2023 Report (October/November 2023)

## 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@lathropgpm.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 initial 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?

Yes

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

**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)**

Working with KCMO CREO Department Director Andrea Dorch, for this question we were referred to CREO Officer Valerie Johnson. We have reached out to her and understand she will help us at her soonest availability

**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)**

Working with KCMO CREO Department Director Andrea Dorch, for this question we were referred to CREO Officer Valerie Johnson. We have reached out to her and understand she will help us at her soonest availability

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

Yes

**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?**

Yes

**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)**

The prevailing wage notice with the applicable wage order decision is posted prominently on the inside of the front door of the worksite.

**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)**

KC Town Hall wishes to thank KCMO CREO Department Director Andrea Dorch for her wise and kind — help and guidance with our project — through the compliance process. She mentioned, if you have any questions you can contact her directly at [andrea.dorch@kcmo.org](mailto:andrea.dorch@kcmo.org). Director Dorch was clear that eComply should be established by CREO Officer Johnson, who will assist us at her earliest availability

# 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

April 2023 Report (February/March 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

816-590-1830

## 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)

We are not at that phase of the project yet.

## 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)**

Still working on professional services

**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)**

Project has not yet been bid.

**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?**

Not Applicable

**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)**

Negotiating with MHDC for additional tax credits to fill gap created by additional cost and interest rate increases.

# 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

April 2023 Report (February/March 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

ayoung47@kc.rr.com

## 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)**

New standards were applied one week ago. We are working to satisfy the applicable Creo KC requirements now.

## 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 will be contacting the office by 4/12/23 to satisfy requirements.

## 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?**

Not Applicable

**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 are working on satisfying Creo requirements now.

**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)**

Working on CREO requirements now.

**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 our disbursement agent located and several projects ready to start as soon as we complete the Creo process.

# 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

April 2023 Report (February/March 2023)

## Name of Project

Promise Place

## Developer Point of Contact Name (First and Last Name)

Rick Manzardo

## Developer Point of Contact Phone Number

(417) 861 6212

## 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 we submit 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 CCED 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 CCED agreement or applied for 4% LIHTC. Construction expected to begin fall of 2023 post LIHTC award

**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 CCED funding agreement with terms, 4% LIHTC – application not yet submitted, Anticipating construction commencement in Fall of 2023, post LIHTC award

# 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

April 2023 Report (February/March 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?

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

**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?**

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?**

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)**

n/a

