

Central City Economic Development Sales Tax Board Meeting  
 Minutes from May 09, 2023, Board Meeting

<b>Board Members Present</b>	Kenneth Bacchus, Treasurer Makini King, Board Member
<b>Consultants Present</b>	Leila Allen, HLDC
<b>City of KCMO Staff Present</b>	Kyle Elliott, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Sherise Winklaar Kirkwood, Housing and Community Development Department Angela Eley-City Planning and Development Marlene Torres-Pardo-City Planning and Development Eric Clevenger, Finance Department Joseph Guarino, Law Department
<b>Community Members Present</b>	Sharon Allen Canela Hayden-Hayden Homes Marquita Taylor-Santa Fe Area Council

Call to Order:

Kenneth Bacchus, Treasurer, called meeting to order at 12:17pm.

Public Comment: Kenneth Bacchus, Treasurer, 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).

Consultant’s Report: Leila Allen, HLDC presented consultant’s report.

Project Update: City Staff Member Dion Lewis presented project recommendation PowerPoint that will be presented to City Council.

Other Business: No other business.

Adjourn: Meeting adjourned with no action on 12:46pm.

**Central City Economic Development Sales Tax Fund #2200**  
**Comparison of Revenues, Expenditures**  
**and Change in Fund Balance for FY 2024**  
**September 30, 2023**

	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected Activity FY 2023-24	Activity to Date <sup>1</sup> FY 2023-24	Actuals to Date <sup>2</sup> FY 2023-24
Beginning Fund Balance	\$ 24,781,743	\$ 20,324,632	\$ 27,658,529	\$ 27,658,529	\$ 27,658,529	\$ 27,658,529
Reserve for Encumbrances	3,510,209	6,430,693	4,434,053	4,434,053	4,434,053	4,434,053
Rollforward of encumbrances from prior fiscal year	(6,430,693)	(4,434,053)	-	-	-	-
Rollforward of appropriations to next fiscal year	(17,998,560)	(24,108,436)	-	-	-	-
<b>Total Fund Balance</b>	<b>3,862,700</b>	<b>(1,787,164)</b>	<b>32,092,582</b>	<b>32,092,582</b>	<b>32,092,582</b>	<b>32,092,582</b>
<b>Revenues</b>						
Sales Tax	11,382,152	12,856,564	11,894,349	11,894,349	5,499,339	5,499,339
Miscellaneous Income	4,857	52,357	56,000	56,000	1,619	1,619
<b>Total Revenues</b>	<b>\$11,387,008</b>	<b>\$12,908,921</b>	<b>\$11,950,349</b>	<b>11,950,349</b>	<b>\$5,500,958</b>	<b>\$5,500,958</b>
<b>Expenses</b>						
Wages	67,616	97,883	103,995	103,995	103,995	56,923
Benefits-Insurance-Health-FICA	23,792	35,189	46,957	46,957	46,957	20,275
Pension	13,332	16,639	13,563	13,563	13,563	9,102
Employee charged-in	544	-	-	-	-	-
<b>Salary and Wages Subtotal</b>	<b>105,283</b>	<b>149,711</b>	<b>164,515</b>	<b>164,515</b>	<b>164,515</b>	<b>86,299</b>
Training/Meeting/Phone/Network Charges	-	10,908	8,740	18,940	18,940	13,177
Printing / Office Supplies/Advertisements	2,532	12,265	800	800	800	265
Transfer to General Fund (Administrative charge)	-	13,150	81,746	81,746	81,746	34,061
<b>Meeting and Other Related Expenses Subtotal</b>	<b>2,532</b>	<b>36,323</b>	<b>91,286</b>	<b>101,486</b>	<b>101,485</b>	<b>47,503</b>
Ivanhoe Neighborhood Council (Round 1)	933,840	-	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	300,000	300,000	215,000
Neighbors United (Round 1)	-	66,024	-	-	-	-
<b>Round 1 Funding Subtotal:</b>	<b>933,840</b>	<b>66,024</b>	<b>-</b>	<b>300,000</b>	<b>300,000</b>	<b>215,000</b>
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)	-	1,073,226	-	1,214,782	1,214,782	1,214,782
Urban Neighborhood Initiative (Round 2 Recommendation)	-	180,000	-	70,000	70,000	70,000
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	99,196	-	648,667	648,667	298,667
Prospect Summit Duplexes (Round 2 Recommendation)	-	-	-	2,050,000	2,050,000	-
Neighbors United Supplemental (Round 2 Recommendation)	-	107,853	-	-	-	-
<b>Round 2 Funding Subtotal:</b>	<b>2,606,099</b>	<b>1,460,275</b>	<b>-</b>	<b>6,925,258</b>	<b>6,925,258</b>	<b>2,679,488</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	-	-	-	-
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	150,000
Santa Fe (Round 3 Recommendation)	610,000	-	-	-	-	-
<b>Round 3 Funding Subtotal:</b>	<b>8,922,056</b>	<b>3,960,000</b>	<b>-</b>	<b>2,489,594</b>	<b>2,489,594</b>	<b>1,012,240</b>
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	250,000
Monaque Advisory Dev (Round 4 Recommendation)	-	275,000	-	-	-	-
Promise Place (Round 4 Recommendation)	-	-	-	3,600,000	3,600,000	-
Zhou B Art Center (Round 4 Recommendation)	-	1,500,000	-	-	-	-
<b>Round 4 Funding Subtotal:</b>	<b>-</b>	<b>1,775,000</b>	<b>-</b>	<b>5,895,000</b>	<b>5,895,000</b>	<b>250,000</b>
2000 Vine (Round 5 Recommendation)	-	-	-	950,000	950,000	-
Allenwood (Round 5 Recommendation)	-	-	-	667,718	667,718	-
Flora Avenue Apartments & Chil (Round 5 Recommendation)	-	-	-	573,743	573,743	-
Jamestown (Round 5 Recommendation)	-	-	-	836,049	836,049	-
Jazz District III (Round 5 Recommendation)	-	-	-	4,000,000	4,000,000	-
Neyan's Place (Round 5 Recommendation)	-	-	-	350,000	350,000	-
Sanford B Ladd School Redevel (Round 5 Recommendation)	-	-	-	3,000,000	3,000,000	-
Sisters in Christ (Round 5 Recommendation)	-	-	-	678,268	678,268	-
Urbanity (Round 5 Recommendation)	-	-	-	686,306	686,306	-
Washington Wheatley (Round 5 Recommendation)	-	-	-	250,000	250,000	-
<b>Round 5 Funding Subtotal:</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>11,992,084</b>	<b>11,992,084</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>287,492</b>	<b>-</b>	<b>-</b>	<b>500,000</b>	<b>500,000</b>	<b>500,000</b>
<b>Projects Recommended for Funding Subtotal</b>	<b>12,749,487</b>	<b>7,261,299</b>	<b>-</b>	<b>28,101,936</b>	<b>28,101,936</b>	<b>4,656,728</b>
Harrison-Lee Consultant Services	66,334	124,331	-	173,335	173,335	173,335
<b>Consulting Services Subtotal</b>	<b>66,334</b>	<b>124,331</b>	<b>-</b>	<b>173,335</b>	<b>173,335</b>	<b>173,335</b>
<b>Contractual Services</b>			<b>11,694,548</b>	<b>11,951,566</b>	<b>11,951,566</b>	<b>-</b>
<b>Total Expenditures</b>	<b>12,923,636</b>	<b>7,571,664</b>	<b>11,950,349</b>	<b>40,492,838</b>	<b>40,492,837</b>	<b>4,963,865</b>
<b>Surplus (Deficit)</b>	<b>(1,536,628)</b>	<b>5,337,256</b>	<b>-</b>	<b>(28,542,489)</b>	<b>(34,991,879)</b>	<b>537,094</b>
<b>Total Ending Fund Balance</b>	<b>\$ 2,326,072</b>	<b>\$ 3,550,093</b>	<b>\$ 32,092,582</b>	<b>\$ 3,550,094</b>	<b>\$ (2,899,297)</b>	<b>\$ 32,629,676</b>

**Footnotes:**

1. Reflects actual FY 24 collected revenues and city appropriations within the city's financial system.
2. Reflects actual FY 24 collected revenues, expenditures and encumbrances in the city's financial system.

Central City Sales Tax Project Updates - As of October 10, 2023

Project	Developer Name	Developer Email	Developer Phone Number	Location	Summary	Project Type	CCED Funds	Project Budget	Lvqd Ratio	Funds Disbursed	Est Funding Date	Contract Expiration	Contract Expiration per Ordinance 230316	Notes
Round 1														
Linwood Shopping Square	Donald Maxwell	<a href="mailto:dmaxwell@donmaxwelllaw.com">dmaxwell@donmaxwelllaw.com</a>	(816) 421-2021	2418 E Linwood Blvd	Renovation Retail Shopping Center	Commercial	\$ 2,389,146	\$ 8,592,000	27.81%	\$ 2,389,146	-			Project Complete (project closed)
MACPEN Enterprise	Myron McCant	<a href="mailto:mmccant62@yahoo.com">mmccant62@yahoo.com</a>	(816) 564-3597	2115 Prospect Ave	Construction of Child Care Center with Services - Kiddie Depot	Commercial	\$ 1,000,000	\$ 3,249,750	30.77%	\$ 1,000,000	-			Project Complete (EDCKC reviewing close-out information)
Community Builders of Kansas City	Shannon Hesterberg	<a href="mailto:shesterberg@cb-ks.org">shesterberg@cb-ks.org</a>	(816)627-2163	5008 Prospect Ave	Renovation for Entrepreneur Space at 5008 Prospect	Commercial	\$ 627,785	\$ 752,785	83.99%	\$ 627,785	-			Project Complete (project closed)
Emmanuel Family & Child Development	Deborah Mann	<a href="mailto:dmann1936@gmail.com">dmann1936@gmail.com</a>	(816) 921-3164	4736 Prospect Ave	Construction of Child care Center with Services	Commercial	\$ 1,225,000	\$ 7,309,387	16.76%	\$ 725,000	-	2/3/2021	2/3/2022	Building Complete. Construction on Sound barrier outstanding.
Ivanhoe Neighborhood Council	Nailah M'Biti	<a href="mailto:nailah.mbiti@gmail.com">nailah.mbiti@gmail.com</a>	(816) 651-2665	3800 Garfield Ave	Senior Cottages at 39th Street (8 units)	Residential	\$ 1,221,332	\$ 2,174,632	56.16%	\$ 1,221,332	-	3/1/2023	3/1/2024	Project is 88% complete.
National Association of Construction Coop	Edward Bell	<a href="mailto:laban816@gmail.com">laban816@gmail.com</a>	(816) 213-8751	Town Fork Creek Neighborhood	Rehabilitation of Homes throughout the District	Residential	\$ 300,000	\$ 10,000,000	3.00%	\$38,735	-	8/1/2025	N/A	Agreement complete. Awaiting execution of Disbursement Agreement.
Neighborhoods United	Bill Kimble	<a href="mailto:neighborhoodsunited@yahoo.com">neighborhoodsunited@yahoo.com</a>	(816) 605-1138	3200 E 20th St, 4007 Wabash Ave, and 6233 South Benton Ave	Rehabilitation of Homes for Disabled Veterans	Residential	\$ 313,804	\$ 627,608	50.00%	\$313,804	-			Project Complete (project closed)
Round 2														
Urban America Southpointe, LLC	Robert Farmer	<a href="mailto:rfarmer@urbanamerica.com">rfarmer@urbanamerica.com</a>	(412) 969-2725	6232 Prospect Ave	Pre-development for housing project at 63rd & Prospect Ave	Mix-Use	\$ 500,000	\$ 180,259,034	0.28%	\$ 500,000	-	12/3/2023	12/3/2024	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	Robert Farmer	<a href="mailto:rfarmer@urbanamerica.com">rfarmer@urbanamerica.com</a>	(412) 969-2725	2001 Vine St	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine	Mix-Use	\$ 1,205,231	\$ 21,947,664	5.49%	\$ -	TBD	TBD	9/19/2022	Contract negotiations ongoing (No pre-intial funding report); Sent several follow-up emails regarding Funding Agreement, Disbursement Agreement, and documents needed to execute a contract.
KC Town Hall	Julie Fredenburg	<a href="mailto:julia@kctownhall.com">julia@kctownhall.com</a>	(816) 659-2334	3540 Indiana Ave	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments	Mix-Use	\$ 490,539	\$ 680,169	72.12%	\$ -	TBD	TBD	9/26/2022	Awaiting required documents from developer. (No pre-intial funding report)
Urban Neighborhood Initiative	Diane Cleaver	<a href="mailto:dcleaver@uni-ks.org">dcleaver@uni-ks.org</a>	(816) 231-0822	Wendell Phillips Neighborhood	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity	Residential	\$ 250,000	\$ 1,731,600	14.44%	\$ 250,000	-	10/11/2023	9/19/2022	Project commenced. (See project updates)
Oak Park Neighborhood Association	Pat Clark	<a href="mailto:flysonjr@gmail.com">flysonjr@gmail.com</a>	(816) 421-3367	2601 E 38th St	Equity funding to support the development of 29 units of affordable housing at 38th Street and Prospect	Residential	\$ 2,950,000	\$ 8,183,550	36.05%	\$ 2,800,000	-	9/15/2023	9/15/2024	Project commenced. (See project updates)
Linwood Garden	James Scott	<a href="mailto:jscott@scottassociateskc.com">jscott@scottassociateskc.com</a>	(816) 822-8000	3220 Michigan Ave	Develop 32 housing units, community kitchen, coffee shop and exterior shelter near Linwood and Michigan.	Residential	\$ 1,150,000	\$ 7,667,968	15.00%	\$ 501,334	-	8/15/2035	N/A	Project commenced. (No bimonthly report)
Prospect Summit Duplexes	Leonard Graham	<a href="mailto:lgraham@tb-engr.com">lgraham@tb-engr.com</a>	(816) 283-3456	2500 E 23rd St	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	Residential	\$ 2,500,000	\$ 5,653,625	44.22%	\$ -	TBD	TBD	12/10/2023	The Funding and Loan Agreements drafted. Completing rezoning, PEA, tax abatement and checklist items from MHDC, syndicator and CCED. Awaiting required documents from developer. (No pre-initial funding report)
Palestine Economic Dev. Corp	Marvin Gross	<a href="mailto:melvin.gross@sbcglobal.net">melvin.gross@sbcglobal.net</a>	(816) 564-8501	2651 E 34th St	Construction of 39 unit assisted living facility at 35th Street and Prospect.	Residential	\$ 2,288,008	\$ 5,735,008	39.90%	\$ 1,071,586	-	12/31/2023	12/21/2024	Project commenced. (See project updates)
Round 3														
One Nine Vine	Kelvin Simmons	<a href="mailto:kelvin.simmons@nexus-grp.com">kelvin.simmons@nexus-grp.com</a>	(816) 213-4460	1901 Vine St	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage	Residential	\$ 3,960,000	\$ 18,133,565	21.84%	\$ 3,960,000	-	7/29/2024	N/A	Project commenced. (No project updates)
Conrad Wright Media Building	Conrad Wright	<a href="mailto:stavfocussed@gmail.com">stavfocussed@gmail.com</a>	(816) 278-0317	2301 E 34th St	Rehabilitation of existing building for mixed-use office space and two affordable apartments	Mix-Use	\$ 200,000	\$ 600,000	33.33%	\$ 100,000	-	12/17/2023	12/17/2024	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	Carletta Temple	<a href="mailto:carletta@celtrealtygroup.com">carletta@celtrealtygroup.com</a>	(816) 382-9880	3841 Agnes Ave	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments	Mix-Use	\$ 422,354	\$ 641,714	65.82%	\$ -	TBD	TBD	12/17/2023	Awaiting required documents from developer. (No pre-intial funding report)
The Overlook District	Elizabeth Schultz	<a href="mailto:eschultz@cb-ks.org">eschultz@cb-ks.org</a>	(816) 627-2114	2801 Dr. Martin Luther King Jr. Blvd	Site infrastructure for future 11 acre office / mixed-use development	Mix-Use	\$ 5,150,000	\$ 23,283,520	22.12%	\$ 5,150,000	-	7/9/2044	N/A	Project Commenced. ( No bimonthly report)
Parade Park Homes	Judith Moran	<a href="mailto:judith.jonesmoran@mccormackbaron.com">judith.jonesmoran@mccormackbaron.com</a>	(314) 335-2820	1501 Woodland Ave	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units	Residential	\$ 905,000	\$ 3,244,533	27.89%	\$ -	TBD	TBD	1/28/2024	Awaiting for HUD to send the City an official communication as to the status of the property.
Jazz Hill Apartments	Austin Carmony	<a href="mailto:acarmony@fco.com">acarmony@fco.com</a>	(317) 816-8300	1000 Paseo	Multi-Family rehabilitation of Jazz Hill Apartments - 197 affordable units	Residential	\$ 4,124,296	\$ 33,886,275	12.17%	\$ 3,212,056	-	12/1/2023	12/3/2024	Project Commenced (See project updates)
Santa Fe Homes	Marquita Taylor	<a href="mailto:marquitabrockmantaylor@gmail.com">marquitabrockmantaylor@gmail.com</a>	(816) 665-7794	3201 E 29th St	Home rehabilitation program in Santa Fe Neighborhood (\$50,000 maximum loan per home)	Residential	\$ 610,000	\$ 1,395,000	43.73%	\$ 610,000	-	12/17/2023	12/17/2023	Project Commenced. (See project updates)
Round 4														
Zhou B Arts	Jim Panella	<a href="mailto:JPanella@rdm-co.com">JPanella@rdm-co.com</a>	(773) 849-6917	1801 E 18th St	Renovation of a vacant 5-story blighted building into art galleries, studios, artist community, and event space facility with outdoor garden	Mix-Use	\$ 1,500,000	\$ 44,444,418	3.38%	\$ 1,500,000	-	9/23/2024	5/26/2025	Project Commenced. (No bimonthly report)
Jerusalem Farm	Jessie Schiele	<a href="mailto:jessie@jerusalemfarm.org">jessie@jerusalemfarm.org</a>	(816) 421-1855	520 Garfield Ave	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave	Residential	\$ 250,000	\$ 406,500	61.50%	\$250,000	-	7/20/2025	N/A	Project Commenced. (No bimonthly report)
Ivanhoe Neighborhood Council	Alan Young	<a href="mailto:ayoung@incthrives.org">ayoung@incthrives.org</a>	(816) 921-6611	3700 Woodland Ave	Rehabilitation of owner-occupied housing and accessibility upgrades	Residential	\$ 545,000	\$ 695,000	78.42%	\$ -	TBD	TBD	5/26/2025	Awaiting required documents from developer. (See pre-intial funding)
Promise Place	Troy Nash	<a href="mailto:tnash@thenashdevelopmentgroup.com">tnash@thenashdevelopmentgroup.com</a>	(816) 213-4461	4423 Olive St	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	Residential	\$ 3,600,000	\$ 27,864,118	12.92%	\$ -	TBD	TBD	5/26/2025	Awaiting required documents from developer. (No pre-intial funding report)
Ivanhoe Neighborhood Council	Nailah M'Biti	<a href="mailto:nailah.mbiti@gmail.com">nailah.mbiti@gmail.com</a>	(816) 651-2665	3700 Woodland Ave	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	Residential	\$ 1,500,000	\$ 4,863,867	30.84%	\$ -	TBD	TBD	8/4/2025	Contract has been routed for signatures.

GEM Theatre	Pat Jordan	<a href="mailto:njordank@aol.com">njordank@aol.com</a>	(816) 645-1052	2033 Vine Street	Construction of 5 single-family townhomes with adjoining workspace	Residential	\$ 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	Derek Durham	<a href="mailto:monaqueadvisory@gmail.com">monaqueadvisory@gmail.com</a>	(816) 665-5433	2914 E 23rd St	Construction of 9 residential units in the Phillis Wheatley Neighborhood	Residential	\$ 275,000	\$ 2,247,678	12.23%	\$ 275,000	-	11/30/2025	N/A		Project Commenced. (See project updates)
Round 5															
Project	Developer Name	Developer Email	Developer Phone Number	Location	Summary	Project Type	CCED Funds	Project Budget	Lvqd Ratio	Funds Disbursed	Est Funding Date	Contract Expiration	Contract Expiration per Ordinance 230316	Notes	
Jamestown	Adrain Howard	<a href="mailto:adrainhoward@gmail.com">adrainhoward@gmail.com</a>	(816) 223-5646	2701 E 43rd St	New construction of 12 duplex creating 24 housing units.	Residential	\$ 836,049	\$ 6,549,262	12.77%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Sandford B Ladd School Redevelopment Project	Ajia Morris	<a href="mailto:ajia@localcode.co">ajia@localcode.co</a>	(816) 438-2335	3640 Benton Blvd	Creation of 51 housing units.	Residential	\$ 3,000,000	\$ 24,373,234	12.31%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Jazz District III	Emily Bernstein	<a href="mailto:emily.bernstein@mccormackbaron.com">emily.bernstein@mccormackbaron.com</a>	(314) 621-3400	1511 E 18th St	Construction of mixed-use building and creation of 48 affordable housing units.	Mix-Use	\$ 4,000,000	\$ 21,128,000	18.93%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Flora Avenue Apartments & Childcare	Kevin Moore	<a href="mailto:instanikevin@gmail.com">instanikevin@gmail.com</a>	(866) 914-6722	2103 Flora Ave	Construction of 6 mixed-income units and daycare.	Mix-Use	\$ 573,743	\$ 2,049,083	28.00%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Sisters in Christ Serenity House	Carolyn Whitney	<a href="mailto:sister@sistersinchristke.org">sister@sistersinchristke.org</a>	(816) 772-3398	2604 Lockridge	Renovation of 5 transitional units.	Residential	\$ 678,268	\$ 1,037,506	65.37%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Allenwood	Adonica Worley	<a href="mailto:worleywp@gmail.com">worleywp@gmail.com</a>	(972) 872-0679	2809 E Linwood Blvd	Renovation and creation of 9 affordable mixed-income units.	Residential	\$ 667,718	\$ 2,232,702	29.91%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Urbanity	Canela Hayden	<a href="mailto:chayden15915@gmail.com">chayden15915@gmail.com</a>	(816) 605-0063	2461 Prospect Ave	Creation of 4 units.	Mix-Use	\$ 686,306	\$ 2,144,707	32.00%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
Washington Wheatley Revitalization Plan	Gloria Fisher	<a href="mailto:gortizfisher@westsidehousing.org">gortizfisher@westsidehousing.org</a>	(816) 421-8048	2312 Bellefontaine Ave	Home rehabilitation program in Washington Wheatley neighborhood.	Residential	\$ 250,000	\$ 349,084	71.62%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
2000 Vine	Timothy Duggan	<a href="mailto:tim@phronesis.us">tim@phronesis.us</a>	(816) 214-0896	2000 Vine St	Mixed-use building to include office, event space, and art gallery.	Mix-Use	\$ 950,000	\$ 5,109,640	18.59%		TBD	TBD	5/11/2026	Awaiting contract negotiation to be completed. (See preinitial funding)	
Neyan's Place	Harrel Johnson	<a href="mailto:hjkwanzaa@gmail.com">hjkwanzaa@gmail.com</a>	(816) 674-5715	1410 E 30th Street	Renovation of 6 affordable units.	Residential	\$ 350,000	\$ 700,000	50.00%		TBD	TBD	5/11/2026	Awaiting required documents from developer. (See preinitial funding)	
<b>Total</b>							\$ 53,169,579	\$ 489,696,508		\$ 26,220,778					


Central City Sales Tax Project Reporting - October 10, 2023 (August/September 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 10/09/23
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			See project update
National Association of Construction Coop	Rehabilitation of Homes throughout the District				X	Sent follow-up on 10/09/23
Neighborhoods United	Rehabilitation of Homes for Disabled Veterans					Project is completed and closed-out
<b>Round 2</b>						
Urban America Southpointe, LLC	Pre-development for housing project at 63rd & Prospect Ave				X	Sent follow-up on 10/09/23
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	Sent follow-up on 10/09/23
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				X	Sent follow-up on 10/09/23
Urban Neighborhood Initiative	Site work and infrastructure to construct 30 single-family home with Habitat for Humanity		X			See project updates
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	Sent follow-up on 10/09/23
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.				X	Sent follow-up on 10/09/23
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			See project updates
<b>Round 3</b>						
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage				X	Sent follow-up on 10/09/23
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sent follow-up on 10/09/23
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sent follow-up on 10/09/23
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development				X	Sent follow-up on 10/09/23
Parade Park Homes	Infrastructure/demolition for new construction of 100 multi-family affordable senior apartment units				N/A	NA
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
<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 10/09/23
Jerusalem 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 10/09/23
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	Sent follow-up on 10/09/23
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 update

Round 5						
Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Jamestown	New construction of 12 duplex creating 24 housing units	X				See project updates
Sanford B Ladd School Redevelopment	Creation of 51 housing units				X	Sent follow-up on 10/09/23
Jazz District III	Construction of mixed-use building and creation of 48 affordable housing units	X				See project updates
Flora Avenue Apartments & Childcare	Construction of 6 mixed-income units and daycare	X				See project updates
Sisters in Christ Serenity House	Renovation of 5 transitional units	X				See project updates
Allenwood	Renovation and creation of 9 affordable mixed-income units	X				See project updates
Urbanity	Creation of 4 units	X				See project updates
Washington Wheatley Revitalization Plan	Home rehabilitation program in Washington Wheatley neighborhood	X				See project update
2000 Virie	Mixed-use building to include office, event space, and art gallery				X	Sent follow-up on 10/09/23
Neyan's Place	Renovation of 6 affordable units	X				See project updates

# **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

October 2022 Report (August/September 2022)

## Name of Project

Ivanhoe Minor Home Repair Program

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

Alan A. Young Sr

## Developer Point of Contact Phone Number

8169216611

## 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)

I am waiting on goals to be established.

### 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)?

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)**

I am waiting on determination from CREO.

**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)**

I still have not received standards.

**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)**

Our project has not started yet. We are working with Dion Lewis to get goals established.

# 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

October 2023 Report (August/September 2023)

## Name of Project

Sandford B Ladd School Redevelopment

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

Chip Walsh

## Developer Point of Contact Phone Number

8168082956

## Developer Point of Contact Email Address

chip@localcode.co

### 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)**

This project is also utilizing a ReBuild KC Grant. We are waiting for the paperwork there to be finalized before starting discussions with CREO. We expect the ReBuild KC Grant paperwork to be finalized by 10/31/2023 and expect to have MBWE goals set by December.

### 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)**

For the same reason listed in question 1.

### 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)**

For the same reason listed in question 1.

**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)**

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?**

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 filed its UR application with the KCMO and has submitted its tax abatement application with EDCKC. The project is still waiting for Missouri DED to issue its award letter for State HTCs.

# 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

October 2023 Report (August/September 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 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)?

Yes

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

29

### 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?

Yes

### 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?**

Yes

**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?**

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)**

In the construction trailer

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

Yes

**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 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

October 2022 Report (August/September 2022)

## Name of Project

Jamestown

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

Adrain Howard

## Developer Point of Contact Phone Number

(816) 223-5646

## Developer Point of Contact Email Address

adrainmhoward@gmail.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)

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)?

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 are not at this point yet.

**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?**

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?**

No

**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 Principal owner is working to ensure that there is a viable attainable project before access awarded funds.

# 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

October 2022 Report (August/September 2022)

## Name of Project

Jazz District III

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

Anne Stevenson

## Developer Point of Contact Phone Number

314-335-2904

## Developer Point of Contact Email Address

anne.stevenson@mccormackbaron.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)**

Project had to be redesigned to work around historic structure rebuilt by the city. Budget has been adjusted. Reaching out to CREO KC as we speak.

### 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)**

Project isn't far enough along 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)**

Will work with them to establish goals first, then will follow through with this.

**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)**

Will work with them to establish goals first, then will follow through with this.

**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)**

Work not in progress yet

**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)**

Project had to be redesigned to work around historic structure rebuilt by the city, which has caused some delays. Moving forward again now.

# 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

October 2023 Report (August/September 2023)

## Name of Project

Flora Avenue Apartments & Childcare

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

Kevin Moore

## Developer Point of Contact Phone Number

19134853629

## Developer Point of Contact Email Address

contact@genesis-networks.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)  
currently finalizing contractor selection and LOI process

### 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?

Yes

### 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)**  
currently finalizing contractor selection and LOI process

**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)**  
currently finalizing contractor selection and LOI process

**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?**

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)**

LOI process and contractor selection is taking a bit of time, but still moving forward.

# 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

October 2023 Report (August/September 2023)

## Name of Project

Sisters in Christ

## 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?

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)**

Currently in process for professional services - we are asking for a waiver due to the total professional services being less than \$160,000 threshold. Yes - the budget line items have changed.

### 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 organization just submitted documents to the CCED staff for review. We will reach out to CREO the week of October 9th.

### 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 are waiting to complete our architectural and engineering work prior to putting the project out for bid and selecting subcontractors.

**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 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

October 2023 Report (August/September 2023)

## Name of Project

Allenwood

## 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 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?

No

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

We will reach out the week of October 9th.

### 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)**

We are in the process of finalizing our professional service providers.

**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

# 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

October 2022 Report (August/September 2022)

## Name of Project

Urbanity

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

Canela Hayden

## Developer Point of Contact Phone Number

8166050063

## Developer Point of Contact Email Address

chayden15915@gmail.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 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?

No

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

I am in the process of reviewing bids I attained 10/4/2023. I plan to make a decision this week and contact CREO for construction meetings the following week.

### 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?

No



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

I plan to submit the CUP/LOIs the following week after I have selected a contractor.

**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)**

I just received bids. Once a contractor is selected I will submit the CUP/LOIs.

**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?**

Yes

**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)**

Urbanity has a 10yr tax abatement from EDCKC.

# 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

August 2023 Report (June/July 2023)

## Name of Project

Washington Wheatley Revitalization Plan

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

Fisher

## Developer Point of Contact Phone Number

18163093342

## Developer Point of Contact Email Address

gortizfisher@westsidehousing.org

### 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)

Contract not in place

### 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)

No contract in place 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)?

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?

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)**

NA

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

Yes

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

NA

**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)**

NA

**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)**

NA

# 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

October 2023 Report (August/September 2023)

## Name of Project

2000 Vine

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

Timothy Duggan

## Developer Point of Contact Phone Number

8162140896

## Developer Point of Contact Email Address

tim@phronesis.us

### 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?

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)?

No

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

We are finalizing our Funding Agreement this week and will begin construction within 90 days from that point.

### 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?

Yes

### 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?**

Yes

**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?**

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 information is posted in the jobsite office directly adjacent to the job site restroom.

**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 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

October 2023 Report (August/September 2023)

## Name of Project

Neyan's Place

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

Harrel Johnson

## Developer Point of Contact Phone Number

816-674-5715

## Developer Point of Contact Email Address

hjkwanzaa@gmail.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)

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?

Yes

### 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?**

Yes

**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)**

Not Applicable

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

Yes

**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

# **CCED Projects Bimonthly Reports**



# CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2023 Report (August/September 2023)

## Name of Project

Garfield East Senior Cottages

## 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

## Monthly Report Submission (PDF)

CCED Report\_Aug Sept 2023.pdf

## Budget Report Submission - Disbursement Request Form (Excel)

CCED Financial Report June - July 2023.xlsx

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

July-Aug G702\_703.pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

ADDITIONAL CCED FUNDING REPORTING REQUIREMENTS.pdf

### 1. Are your M/WBE goals up to date in the B2Gnow system?

Yes

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

N/A

### 2. Are your Workforce goals up to date in the B2Gnow system?

Yes

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

N/A

**3. Is Prevailing Wage up to date in the eComply system?**

Yes

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

N/A

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

Yes

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

N/A

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

As discussed in a meeting in early September, the project has experienced several set-backs/slow downs due to cost increases. All CCED funds have been expended.

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

**Activities this period include:**

- No substantial progress during this period

**Project Schedule:**

- Work slowed down due to lack of payment:
  - Outstanding – payapp #19 approved and submitted 8/22/23. No funds received as of 10/8/23.

**Funding Report**

- All CCED funds have been expended.

**Reporting**

- 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 – 88%**

**Significant Problems**

- Slow down pending funding release and gap due to price increases, work slow down

**Proposed Changes to Remedy Problems**

- looking at alternate funding sources to cover gap. Applying for Rebuild KC grant and working with Central Bank on a permanent loan.

# CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2022 Report (August/September 2022)

## Name of Project

Urban Neighborhood Initiative

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

Shalaunda HOLmes

## Developer Point of Contact Phone Number

816-237-7021

## Developer Point of Contact Email Address

sholmes@uni-kc.org

## Monthly Report Submission (PDF)

BiMonthly Report (October 2023)\_CCED.pdf

## Budget Report Submission - Disbursement Request Form (Excel)

Budget Report (October 2023)\_CCED\_UNI.xlsx

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

Proof of Payment Submission\_(October 2023).pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

Additional Reporting Information (October 2023).pdf

### 1. Are your M/WBE goals up to date in the B2Gnow system?

Not Applicable

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

There were no goals assigned.

### 2. Are your Workforce goals up to date in the B2Gnow system?

Yes

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

N/A

**3. Is Prevailing Wage up to date in the eComply system?**

Yes

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

N/A

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

Yes

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

N/A

**5. 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 CCED contract expires 10/11/2023. As indicated in the report, we will be submitting for eligible reimbursements before year end. These are costs incurred within the contract period. The advancement of funds has been extremely helpful and beneficial. I will be inquiring about an extension in order to utilize all of the funds.

**DATE:** October 5, 2023  
**TO:** Dion Lewis, City of KCMO  
**FROM:** Shalaunda Holmes, UNI Inc.  
**RE:** **Contract No. 2020-0101 CCED Bi-monthly Reporting Period August/September**

**DELIVERY:** Via upload to City link via Cognito Forms

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*(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 additional homes on the 2300 Block of Olive Ave at E 24<sup>th</sup> Terrace and 2300 Block of Park Ave. There are a total of 10 homes complete and a total of 7 homes under construction. Three homes on the 2500 Block of Park on the west side of Park Ave are near completion and anticipate occupancy this fall/winter.

Our grant award covered site preparation and infrastructure as detailed in the budget and the majority of this work has been completed. Sewer and Water replacement started at 2512 and 2318 Park Avenue this week and will be completed next week. We anticipate using the remaining advanced funds for this work and may require partial reimbursement.

#### **FINANCIAL REPORT NARRATIVE**

We have \$25,708 remaining in advanced CCED funds as of 10/5/2023 to be used for the sewer and water work at 2512 & 2318 Park and \$70,000 in funds remaining for reimbursement. We anticipate applying for eligible reimbursement requests before the year end. Total remaining grant balance is \$95,708.

# CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2023 Report (August/September 2023)

## Name of Project

Oak Park Neighborhood Association

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

Dolph Woodman

## Developer Point of Contact Phone Number

4176952100

## Developer Point of Contact Email Address

dwoodman@woodco.info

## Monthly Report Submission (PDF)

Oak Park Townhomes Monthly Performance Narrative Report October 2023.pdf

## Budget Report Submission - Disbursement Request Form (Excel)

CCED 09-30-23.xlsx

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

Not applicable.pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

Not applicable.pdf

### 1. Are your M/WBE goals up to date in the B2Gnow system?

No

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

Project has not started

### 2. Are your Workforce goals up to date in the B2Gnow system?

No

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

Project has not started

**3. Is Prevailing Wage up to date in the eComply system?**

No

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

Project has not started

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

No

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

Construction due diligence has not been completed yet because the current activity is pre-construction and site prep in anticipation of completing the capital stack and to ensure the project is shovel ready.

**5. 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



## October 2023 Narrative Report

- Title cure
  - PIEA condemnation
  - Judge out with covid, hearing date for condemnation has been delayed
  - Hearing date to be set 10-9-23 – 10-13-23
- Pre-construction
  - Demo complete
  - Lead soil abatement complete
  - Final site prep complete
- MHDC
  - MHDC application resubmitted 9-22-23
  - Approval for additional funding from MHDC to complete capital stack in anticipation for year end

# CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2023 Report (August/September 2023)

## Name of Project

Palestine Economic Dev. Corp

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

Brian Collins

## Developer Point of Contact Phone Number

816-651-6422

## Developer Point of Contact Email Address

brian@dromara.com

## Monthly Report Submission (PDF)

Palestine Legacy Residences CCEDST October 2023 Report 10623 .pdf

## Budget Report Submission - Disbursement Request Form (Excel)

CCEDST Disbursement Request Form Palestine 72123 Revised.xlsx

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

PEDC PLR Proof of Payment 10623.pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

Not Applicable.pdf

### 1. Are your M/WBE goals up to date in the B2Gnow system?

Not Applicable

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

Not yet established

### 2. Are your Workforce goals up to date in the B2Gnow system?

Not Applicable

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

Not yet established

**3. Is Prevailing Wage up to date in the eComply system?**

Not Applicable

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

Not yet established

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

No

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

Construction scopes not yet established.

**5. 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 Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2023 Report (August/September 2023)

## Name of Project

Jazz Hill Apartments

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

Derek Hammond

## Developer Point of Contact Phone Number

3178191554

## Developer Point of Contact Email Address

dhammond@flco.com

## Monthly Report Submission (PDF)

Jazz Hill CCED Reporting Narrative 20231008.pdf

## Budget Report Submission - Disbursement Request Form (Excel)

Not Applicable.pdf

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

Not Applicable.pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

Not Applicable.pdf

### 1. Are your M/WBE goals up to date in the B2Gnow system?

Yes

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

N/A

### 2. Are your Workforce goals up to date in the B2Gnow system?

Yes

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

N/A

**3. Is Prevailing Wage up to date in the eComply system?**

Yes

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

N/A

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

Yes

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

N/A

**5. 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

October 2, 2023

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

RE: Jazz Hill CCED Reporting

Flaherty & Collins and Twelfth Street Heritage Development Corporation closed on the project in December 2022. Centric is the general contractor and began construction soon after the project closed. Due to hidden and unforeseen conditions, as well as supply chain issues, the project schedule has been delayed and has also seen significant cost overruns. We have applied for additional funds from Jackson County ARPA as well as the Kansas City Affordable Housing Trust Fund to help with the cost overruns. Finally, building 1116 has significant structural issues and Centric has advised they will not be able to repair the building due to life/safety concerns. The updated building delivery schedule is as follows:

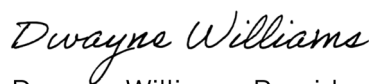
924 Paseo – 95% complete, expected delivery 10/12/23.  
928 Paseo – 85% complete, expected delivery 11/14/23.  
930 Paseo – 90% complete, expected delivery 10/20/23.  
1304 Paseo – 75% complete, expected delivery 11/23/23.  
1300 Paseo – 60% complete, expected delivery 12/11/23.  
1401 E 10th St. – 60% complete, expected delivery 12/08/23  
1200 Paseo – 75% complete, expected delivery 12/25/23.  
1106 Paseo – 50% complete, expected delivery 1/22/24.  
1100 Paseo – 20% complete, expected delivery 4/1/24.  
1000 Paseo – 0% complete, expected delivery 12/26/24.  
1116 Paseo – significant structural issues; will need to be demolished due to life/safety concerns.

We have begun leasing the units in buildings 924, 928, and 930 and are excited to bring quality affordable housing to the community.

Sincerely,



Derek Hammond, CFO  
Flaherty & Collins Properties



Dwayne Williams, President & CEO  
Twelfth Street Heritage Development Corp.

# CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2023 Report (August/September 2023)

## Name of Project

Santa Fe Homes

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

Marquita Taylor

## Developer Point of Contact Phone Number

8166657794

## Developer Point of Contact Email Address

marquitabrockmantaylor@gmail.com

## Monthly Report Submission (PDF)

Report for Aug Sept Santa Fe.pdf

## Budget Report Submission - Disbursement Request Form (Excel)

Not applicable.pdf

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

Aug Sept Statements.pdf

Santa Fe Area Council Maintenance Reserve Corp Fund - August (1).pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

Loan Closing Worksheet James and Karen Brox.doc.pdf

Final PAY\_REQUEST\_512023doc.pdf

signed pay request to Arvest Brox.pdf

Bahayeedeen 2925 E 29th St-Documents (1).pdf

## 1. Are your M/WBE goals up to date in the B2Gnow system?

No

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

We are currently working directly with CREO to follow all of the requirements. We have our MBE identified;

working hard to satisfy the WBE requirement. Difficult get anyone interested in residential rehab.

**2. Are your Workforce goals up to date in the B2Gnow system?**

No

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

Based on the demands of Dion Lewis, we cannot begin to have access to the B2Gnow system until he provides approval.

**3. Is Prevailing Wage up to date in the eComply system?**

No

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

Prevailing wage is not required for this project, per amendment to contract.

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

Yes

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

N/A

**5. 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



Santa Fe Area Council

Quarterly Report

October 8, 2023

For the quarterly report, which encompasses all activity from August 10th to September 2023, Santa Fe has completed renovations on two additional properties. The total expenditures are reflected in the bank statements attached to this report. All signed documents required to make payment to the contractors have been approved by the city inspector, homeowner and program manager, which is a requirement for Arvest Bank, before they release any funding.

This month, we are working with CREO to determine the right course to gain WBE/MBE participation on this project. Too many obstacles have prevented this project from completion. The neighbors are pleased about the success thus far, but we should have most definitely completed this project and be on to our next by now. I will always remind the CCED board and the City that we did not officially begin the process until December 2022, when the prevailing wage requirement was removed from the contract.

Also, this month, we will use our marketing funds to seek website, etc., marketing assistance as required by our contract. We have at least six properties under review by our general contractor, while we wait to gain CREO acknowledgement. After those six properties are completed, which I hope will be this year, weather permitting, we will complete this project.

It is important to note that the delays in this project, are not a reflection on the management of Santa Fe, nor the CCED Board; rather a direct problem with the lack of knowledgeable administrative support for the CCED process as it relates to the requirements for home renovation projects.

Sincerely,

Marquita Taylor, MBA, President

# CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. 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, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

## Reporting Months

October 2023 Report (August/September 2023)

## Name of Project

Monarque Advisory

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

Derek Durham

## Developer Point of Contact Phone Number

8166655433

## Developer Point of Contact Email Address

monarqueadvisory@gmail.com

## Monthly Report Submission (PDF)

Bimonthly Reporting.pdf

## Budget Report Submission - Disbursement Request Form (Excel)

CCED funds were used for the acquisition of the property in December.pdf

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

Nothing to Report.pdf

## Additional reporting information as it pertains to your Funding Agreement (PDF)

Nothing to Report.pdf

### 1. Are your M/WBE goals up to date in the B2Gnow system?

No

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

Be working with Unified Contractors of KC on our goals.

### 2. Are your Workforce goals up to date in the B2Gnow system?

No

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

Be working with Unified Contractors of KC on our goals

**3. Is Prevailing Wage up to date in the eComply system?**

Not Applicable

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

N/A

**4. Have you cleared construction related scopes pertaining to your CCED budget with Anne Marie Kinerk (KCMO's Inspecting Construction Architect for Commercial Development projects) or Stephen Reynolds(KCMO's Inspector for Minor Home Repair/Home Improvement projects)?**

No

**If the answer to question 4 above is no, please explain why. (Put N/A if your answered Yes)**

CCED funds were used for the acquisition of the property in December.

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

Waiting on Permits to be stamped by the city to proceed.

## Bimonthly Reporting – October 8th 2023

- Removed existing rotten 2<sup>nd</sup> floor door opening
- Framed new openings for back second story door
- Framed two new door openings on the 1<sup>st</sup> floor to make ready for new doors
- Second story bracing for ceiling
- Plans submitted to the City and waiting for approval.

**CCED Projects  
Close-out  
Reports**

**NO REPORTS**