



CENTRAL CITY ECONOMIC DEVELOPMENT

PUBLIC MEETING NOTICE

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX BOARD

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

Tuesday, November 14, 2023
12:15 PM

Zoom Meeting: <https://us06web.zoom.us/j/81824671325>

1. Call to Order
2. Public Comment
3. Minutes
4. Treasurer's Report
5. Consultant's Report
6. Project Report
 - o Zhou B Arts
 - o 38th Street Studio
 - o Rounds I, II, III, IV, V
7. Other Business
8. Additional Business
 - a. There may be general discussion of matters related to the Central City Economic Development Sales Tax.
 - b. Pursuant to subsections (1) and (12) of Section 610.021 of the Revised Statutes of Missouri, there may be a closed session to discuss a) legal matters, litigation or privileged communications with attorneys; and/or b)

sealed proposals and related documents or any documents related to a negotiated contract.

10. Adjourn

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

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



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

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

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

Board Members Present	Kenneth Bacchus, Treasurer Makini King, Board Member
Consultants Present	Leila Allen, HLDC
City of KCMO Staff Present	Kyle Elliott, Housing and Community Development Department Dion Lewis, Housing and Community Development Department Sherise Winklaar Kirkwood, Housing and Community Development Department Angela Eley-City Planning and Development Marlene Torres-Pardo-City Planning and Development Eric Clevenger, Finance Department Joseph Guarino, Law Department
Community Members Present	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 Board Meeting
 Minutes from October 10, 2023, Board Meeting

Board Members Present	Kenneth Bacchus, Treasurer Jon Otto, Board Member
Consultants Present	Cheryl Harris Lee, HLDC, Jeffrey Richard, HLDC, Lelia Allen, HLDC
City of KCMO Staff Present	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
Community Members Present	Leonard Graham-Prospect Summit Kenneth Yancy-Essential Families Terri Yancy-Essential Families

Call to Order:

Kenneth Bacchus, Treasurer, called meeting to order at 12:19pm.

Public Comment: Kenneth Bacchus, Treasurer, opened the floor for public comments. Kenneth Yancy-Essential Families inquired about round 6. Leonard Graham-Prospect Summit provided a brief update on the status of Prospect Summit.

Treasurer's Report: Board Member Bacchus and Eric Clevenger provided an overview of the financial statement (FY 23). Joseph Guarino, legal counsel, stated two members present is a quorum. Treasurer's report accepted.
 Board member Jon Otto requested to review treasurer's report prior to the CCED board meeting.

Consultant's Report: Cheryl Harrison-Lee, HLDC introduced new HLDC staff member Jeffrey Richard to the board. Discussed strategic goals and where CCED currently is in regard to the strategic goals.

Kenneth Bacchus, Treasurer, requested Cheryl Harrison-Lee provide a summary of rounds 1-5 to include funding used for infrastructure, and housing units. Consultants will provide an update of strategic goals and summary of all CCED rounds to the city council.

Project Update: City Staff member Dion Lewis presented project updates rounds 1-5. Informed board members of CCED quarterly workshops that will be held in the community. The first workshop will be on October 30th, 2023. CCED promotional/marketing videos have been released and will be on the website.

Other Business: City Staff member Dion Lewis introduced Housing and Community Development Director Blaine Proctor to the board.

Adjourn: Meeting adjourned with no action on 1:45pm.

Central City Economic Development Sales Tax Fund #2200

**Comparison of Revenues, Expenditures
and Change in Fund Balance for FY 2024
October 31, 2023**

	Actual FY 2021-22	Actual FY 2022-23	Adopted FY 2023-24	Projected Activity FY 2023-24	Activity to Date ¹ FY 2023-24	Actuals to Date ² 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)	-	-	-	-
Total Fund Balance	3,862,700	(1,787,164)	32,092,582	32,092,582	32,092,582	32,092,582
Revenues						
Sales Tax	11,382,152	12,856,564	11,894,349	11,894,349	6,517,308	6,517,308
Miscellaneous Income	4,857	52,357	56,000	56,000	2,428	2,428
Total Revenues	\$11,387,008	\$12,908,921	\$11,950,349	11,950,349	\$6,519,737	\$6,519,737
Expenses						
Wages	67,616	97,883	103,995	103,995	103,995	67,272
Benefits-Insurance-Health-FICA	23,792	35,189	46,957	46,957	46,957	24,242
Pension	13,332	16,639	13,563	13,563	13,563	10,707
Employee charged-in	544	-	-	-	-	-
Salary and Wages Subtotal	105,283	149,711	164,515	164,515	164,515	102,221
Training/Meeting/Phone/Network Charges	-	10,908	8,740	18,940	18,940	13,906
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	40,873
Meeting and Other Related Expenses Subtotal	2,532	36,323	91,286	101,486	101,485	55,044
Ivanhoe Neighborhood Council (Round 1)	933,840	-	-	-	-	-
National Assoc of Construction Cooperatives (Round 1)	-	-	-	300,000	300,000	300,000
Neighbors United (Round 1)	-	66,024	-	-	-	-
Round 1 Funding Subtotal:	933,840	66,024	-	300,000	300,000	300,000
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	1,205,231	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	490,539	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	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	1,246,039
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	-	-	-	-
Round 2 Funding Subtotal:	2,606,099	1,460,275	-	6,925,258	6,925,258	2,829,488
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	912,240
The Overlook (Round 3 Recommendation)	5,000,000	-	-	150,000	150,000	150,000
Santa Fe (Round 3 Recommendation)	610,000	-	-	-	-	-
Round 3 Funding Subtotal:	8,922,056	3,960,000	-	2,489,594	2,489,594	1,162,240
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	-	-	-	-
Round 4 Funding Subtotal:	-	1,775,000	-	5,895,000	5,895,000	250,000
2000 Vine (Round 5 Recommendation)	-	-	-	950,000	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	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	-
Round 5 Funding Subtotal:	-	-	-	11,992,084	11,992,084	1,300,000
Ivanhoe Neighborhood Council (Supplemental Funding)	287,492	-	-	-	-	-
Emanuel Family & Child Development (Supplemental Funding)	-	-	-	500,000	500,000	500,000
Supplemental Funding Subtotal:	287,492	-	-	500,000	500,000	500,000
Projects Recommended for Funding Subtotal	12,749,487	7,261,299	-	28,101,936	28,101,936	6,341,728
Harrison-Lee Consultant Services	66,334	124,331	-	173,335	173,335	173,335
Construction Observation Consultants	-	-	-	2,714	2,714	2,714
Consulting Services Subtotal	66,334	124,331	-	176,049	176,049	176,049
Contractual Services			11,694,548	11,948,852	\$11,948,852	\$0
Total Expenditures	12,923,636	7,571,664	11,950,349	40,492,838	40,492,837	6,675,042
Surplus (Deficit)	(1,536,628)	5,337,256	-	(28,542,489)	(33,973,101)	(155,305)
Total Ending Fund Balance	\$ 2,326,072	\$ 3,550,093	\$ 32,092,582	\$ 3,550,094	\$ (1,880,518)	\$ 31,937,278

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.

ZHOU B ART CENTER, LLC

August 14, 2023

Dion Lewis, Division Manager (Local and State Initiatives)
Housing and Community Development Department
414 E. 12th Street, 24th Floor
Kansas City, Missouri 64106

RE: Zhou B Art Center, LLC - Project Modification Request

Dear Director:

Per Ordinance #220431 dated September 23, 2022, Zhou B Art Center, LLC (“Developer”) was granted \$1,500,000 through the Central City Economic Development Sales Tax program for the development, preservation and rehabilitation of the Crispus Attucks School into an art museum, gallery and event venue located along Woodland Avenue between 18th Street and 19th Street in the Wendell Phillips Neighborhood (the “Project”).

During construction, finalization of the Project documents, and market instability, the Developer has experienced cost increases related to deviations summarized below and are hereby submitting a one-time request for an additional funding of 10% or \$150,000.

Minor Deviations (grounds and facts relied on):

1. The Project was started with 50% drawings and demolition occurred from September 2022 through December 2022. In November 2022, 100% construction drawings were issued following findings that became apparent during demolition. Then again in March and April 2023 additional clarifications were issued to address deviations related to existing conditions and their impact on construction.
2. The timing of these discoveries that were revealed during demolition and issues associated with existing conditions that required changes to the construction were further exasperated by material escalations and supply chain issues that has impacted the schedule and pushed the completion of the Project out to the end of the year.
3. The economic impact of the deviations is \$240,000 and exceeds the 10% / \$150,000 maximum allowed for a project modification. We believe with the funding of this request we can meet our obligations and bring the Project to a successful completion.

Please advise if this item will be place on the CCED Agenda for consideration. We sincerely appreciate your consideration and look forward to working with you.

Sincerely,

Zhou B Art Center, LLC

Robert Mosky
Developer

Cc: Herbert Harwick, Hardwick Law Firm, LLC

A.L. HUBER
GENERAL CONTRACTOR

100% Const Docs -
finalized 5/3/23

DIV. 01 - GENERAL CONDITIONS		
011100	G/L Insurance	\$602
012000	Bond	
014500	Layout and As-Builts	\$1,100
015100	Temporary Provisions	\$5,032
019000	Supervision	\$3,658
019200	Project Management	
019900	Preconstruction	\$6,000
DIV. 02 - EXISTING CONDITIONS		
021000	Abatement	
022000	Demolition	\$16,600
DIV. 03 - CONCRETE		
033000	Concrete	(\$17,990)
	Elevator Pit	(\$20,000)
033500	Polished Concrete	\$6,000
033500	Polished Concrete	(\$6,000)
034500	Tilt Up Concrete Panels	(\$103,010)
035300	Concrete Tapping	
DIV. 04 - MASONRY		
040531	Tuckpointing & Masonry Restoration	
041000	Masonry	\$161,086
DIV. 05 - STEEL		
051000	Structural Steel Framing	\$522,987
051000	Structural Steel	(\$624,061)
DIV. 06 - CARPENTRY		
061000	Carpentry	\$14,701
062200	Millwork	\$36,430
	Millwork - Vestibule Transom Repair	
DIV. 07 - MOISTURE CONTROL		
071000	Waterproofing & Joint Sealants	\$13,737
072100	Insulation	
073100	Ashpalt Shingle Roofing	
074646	Cementitious Cladding	(\$4,900)
075423	TPO Roofing	\$110,988
075423	TPO Roofing	(\$110,988)
076000	Sheet Metal	(\$5,514)
	Sheet Metal - Dormer Windows	
079500	Expansion Control	\$19,122
DIV. 08 - DOORS, WINDOWS, GLASS		
081100	Doors, Frames, HW	
083513	Won Door	
088000	Glass & Glazing	\$327,912
088000	Glass & Glazing	(\$374,372)
089000	Louvers	
DIV. 09 - FINISHES		
092400	Plaster	\$85,193
	Plaster Finish Coat Repairs	(\$50,000)
092900	Drywall	\$217,300
092900	Drywall	(\$65,000)
093000	Ceramic Tile	
093300	Acoustical Ceilings	
096400	Wood Flooring	
096700	Resinous Flooring	
096800	Carpet & Resilient Flooring	
098430	Sound Absorbing Units	
099000	Painting	\$4,700
099800	Construction Cleanup	
099900	Final Cleaning	
DIV. 10 - SPECIALTIES		
101400	Interior Signage	
101700	Toilet Partitions	
101800	Toilet, Bath and Laundry Access.	\$5,831
103600	Fire Extinguishers	

100% Const Docs -
finalized 5/3/23

DIV. 11 - EQUIPMENT		
113100	Kitchen Equipment	
DIV. 12 - FURNISHINGS		
124000	Window Treatments	
129300	Site Furnishings	
DIV. 14 - CONVEYING SYSTEMS		
142000	Elevators	\$21,600
144200	Wheelchair Lift	(\$41,750)
148000	Scaffolding	
149100	Trash Chute	
DIV. 21 - FIRE SUPPRESSION		
211000	Fire Suppression	\$15,120
211000	Fire Suppression	(\$11,620)
DIV. 22 - PLUMBING		
221000	Plumbing	\$45,000
221000	Plumbing	(\$45,000)
DIV. 23 - HVAC		
231000	HVAC	\$142,021
231100	HVAC	(\$38,806)
DIV. 26 - ELECTRICAL		
261000	Electrical	\$135,680
261000	Electrical	(\$40,000)
261100	Electrical - Temporary Power	
DIV. 27 - AUDIO-VIDEO SYSTEM		
271000	Voice / Data Cabling	
274000	Audio-Video System	
DIV. 28 - ELECTRONIC DETECTION ALARM		
281000	Security Systems	
283100	Fire Detection & Alarm	
DIV. 31 - EARTHWORK		
312000	Trash Hauling	
312300	Earthwork	\$12,358
316329	Helical Piles	(\$139,440)
DIV. 32 - EXTERIOR IMPROVEMENTS		
321000	Asphalt Paving & Markings	
	Street Patching	\$8,000
321400	Unit Pavers	\$6,659
323100	Fences & Gates	
329400	Landscaping	\$28,100
	Traffic Control	\$0
DIV. 33 - UTILITIES		
331000	Site Utilities	(\$35,000)
	Foundation Drains	
011000	Builder's Risk Insurance	
013000	Permits	
015200	Site Security	
	SUBTOTAL	\$240,066
	CONSTRUCTION CONTINGENCY	\$0
	OVERHEAD & PROFIT	\$0
	TOTAL	\$240,066

CELT Real Estate Holdings
7325 Troost Ave,
Kansas City, MO 64131

VIA ELECTRONIC MAIL

Housing and Community Development Department
Central City Economic Development Sales Tax Commission
Attn: Central City Economic Development Sales Tax Commission
414 E. 12th Street
Kansas City, Missouri 64106
centralcitysalestax@kcmo.org

Date: November 8, 2023

RE: Amendment- Incentive Increase to Economic Development Project Located at 3841 Agnes Ave., Kansas City, Missouri 64128

Dear Commissioners;

The undersigned is the managing member of CELT Real Estate Holdings, LLC, a Missouri limited liability company and the named developer Carletta Temple in an award for Central City Economic Sales Tax Incentives in the aggregate amount of \$422,354 for the purpose of rehabilitating an existing structure for multi-family, mixed income residential and commercial facility commonly known as 3841 Agnes Ave., Kansas City, Missouri 64128 Thirty-Eight Street Studios & Business Incubator. By this letter, Developer hereby seeks a amendment request for an incentive increase in the amount of \$407,557.30 bringing the total incentive amount to \$829,931.13.

The building has suffered some additional structural changes that have a burden on the total cost of the project. This additional amount of \$407,557.30 will support the structural changes that have an impact on the contractual cost and soft cost (architecture & engineering fees, permitting, etc..) impacted by such changes. To bring the project to completion in a quality and responsive manner the Developer needs additional incentive support injected into the development. The project has been appraised at \$1,300,000.00 and the Developer is receiving the max amount that the lender partner is able to lend towards the project. It is with great appreciation and humility that I ask the CCED Committee and City Council to support my humbling amendment request.

Sincerely,
Carletta Temple-Developer

Central City Sales Tax Project Updates - As of November 14, 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	dmaxwell@donmaxwelllaw.com	(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	mmccant62@yahoo.com	(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	shesterberg@cb-kc.org	(816)627-2163	5008 Prospect Ave	Renovation for Entrepreneur Space at 5008 Prospect	Commercial	\$ 627,785	\$ 752,785	83.39%	\$ 627,785	-			Project Complete (project closed)
Emmanuel Family & Child Development	Deborah Mann	dmann1936@gmail.com	(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	nailah.mbiti@gmail.com	(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	laban816@gmail.com	(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	neighborhoodsunited@yahoo.com	(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	rfarmer@urbanamerica.com	(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	12/3/2026	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	rfarmer@urbanamerica.com	(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	9/19/2024	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	julia@kctownhall.com	(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	9/26/2024	Awaiting multiple required documents from developer. (No pre-intial funding report)
Urban Neighborhood Initiative	Diane Cleaver	dcleaver@uni-kc.org	(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	9/19/2024	Project commenced. (See project updates)
Oak Park Neighborhood Association	Pat Clark	flysonjr@gmail.com	(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	jscott@scottassociateskc.com	(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	lgraham@tb-engr.com	(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	12/10/2024	The Funding and Loan Agreements drafted. Completing rezoning, PIEA, tax abatement and checklist items from MHDC, syndicator and CCED. Awaiting required documents from developer. (No pre-intial funding report)
Palestine Economic Dev. Corp	Marvin Gross	melvin.gross@sbcglobal.net	(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	kelvin.simmons@nexus-grp.com	(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	stavfocussed@gmail.com	(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	carletta@celtrealtygroup.com	(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	12/17/2025	Awaiting required documents from developer. (No pre-intial funding report)
The Overlook District	Elizabeth Schultz	eschultz@cb-kc.org	(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	judith.jonesmoran@mccormackbaron.com	(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	1/28/2026	Awaiting for HUD to send the City an official communication as to the status of the property.
Jazz Hill Apartments	Austin Carmony	acarmony@fco.com	(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	marquitabrockmantaylor@gmail.com	(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	JPanella@rdm-co.com	(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	jessie@jerusalemfarm.org	(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	ayoung@inchtvives.org	(816) 921-6611	3700 Woodland Ave	Rehabilitation of owner-occupied housing and accessibility upgrades	Residential	\$ 545,000	\$ 695,000	78.42%	\$ -	TBD	TBD	5/26/2027	Contract Negotiation
Promise Place	Troy Nash	tnash@thenashdevelopmentgroup.com	(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	5/26/2027	Awaiting CUP/LOI from developer or MOU from CREO KC. (No pre-intial funding report)
Ivanhoe Neighborhood Council	Nailah M'Biti	nailah.mbiti@gmail.com	(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	8/4/2027	Contract has been routed for signatures.

GEM Theatre	Pat Jordan	pjerdank@aol.com	(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	monaqueadvisory@gmail.com	(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	Lvgd Ratio	Funds Disbursed	Est Funding Date	Contract Expiration	Contract Expiration per Ordinance 230316	Notes	
Jamestown	Adrain Howard	adrainhoward@gmail.com	(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	5/11/2028	Awaiting CUP/LOI from developer or MOU from CREO KC. (See preinitial funding)	
Sandford B Ladd School Redevelopment Project	Ajia Morris	ajia@localcode.co	(816) 438-2335	3640 Benton Blvd	Creation of 51 housing units.	Residential	\$ 3,000,000	\$ 24,373,234	12.31%		TBD	TBD	5/11/2028	Awaiting CUP/LOI from developer or MOU from CREO KC. (See preinitial funding)	
Jazz District III	Emily Bernstein	emily.bernstein@mccormackbaron.com	(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	5/11/2028	Awaiting required documents from developer. (See preinitial funding)	
Flora Avenue Apartments & Childcare	Kevin Moore	instanikevin@gmail.com	(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	5/11/2028	Awaiting CUP/LOI from developer or MOU from CREO KC. (See preinitial funding)	
Sisters in Christ Serenity House	Carolyn Whitney	sister@sistersinchrists.org	(816) 772-3398	2604 Lockridge	Renovation of 5 transitional units.	Residential	\$ 678,268	\$ 1,037,506	65.37%		TBD	TBD	5/11/2028	Contract negotiations ongoing	
Allenwood	Adonica Worley	worleywp@gmail.com	(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	5/11/2028	Awaiting CUP/LOI from developer or MOU from CREO KC. (See preinitial funding)	
Urbanity	Canela Hayden	chayden15915@gmail.com	(816) 605-0063	2461 Prospect Ave	Creation of 4 units.	Mix-Use	\$ 686,306	\$ 2,144,707	32.00%		TBD	TBD	5/11/2028	Awaiting CUP/LOI from developer or MOU from CREO KC. (See preinitial funding)	
Washington Wheatley Revitalization Plan	Gloria Fisher	gortizfisher@westsidehousing.org	(816) 421-8048	2312 Bellefontaine Ave	Home rehabilitation program in Washington Wheatley neighborhood.	Residential	\$ 250,000	\$ 349,084	71.62%		TBD	TBD	5/11/2028	Awaiting CUP/LOI from developer or MOU from CREO KC. (See preinitial funding)	
2000 Vine	Timothy Duggan	tim@phronesis.us	(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%	\$ 950,000	TBD	TBD	5/11/2028	Project Commenced. (See preinitial funding)	
Neyan's Place	Harrel Johnson	hkwanzaa@gmail.com	(816) 674-5715	1410 E 30th Street	Renovation of 6 affordable units.	Residential	\$ 350,000	\$ 700,000	50.00%	\$ 350,000	TBD	TBD	5/11/2028	Project Commenced.	
Total							\$ 53,169,579	\$ 489,696,508		\$ 27,520,778					

Central City Sales Tax Project Reporting - November 14, 2023 (August/September 2023)

Project	Summary	Pre-Funding Agreement	Bimonthly	Close-out	Report Not Submitted	Notes
Round 1						
Linwood Shopping Square	Renovation Retail Shopping Center					Project is completed and closed-out
MACPEN Enterprise	Construction of Child Care Center with Services - Kiddie Depot			X		Reviewing close-out information 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
Round 2						
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			See project update
Prospect Summit Duplexes	Construction of 23 townhomes at 22nd/23rd and Prospect Avenue.	X				See project update
Palestine Economic Dev. Corp	Construction of 39 unit assisted living facility at 35th Street and Prospect.		X			See project updates
Round 3						
One Nine Vine	Construction of 80 units (30 1-bdrm, 50 2-bdrm, 14 affordable) and 138 space parking garage		X			See project updates
Conrad Wright Media Building	Rehabilitation of existing building for mixed-use office space and two affordable apartments				X	Sent follow-up on 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
Round 4						
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			See project updates
Jerusalem Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave		X			See project updates
Ivanhoe Neighborhood Council	Rehabilitation of owner-occupied housing and accessibility upgrades	X				See project updates
Promise Place	Acquisition and construction of 101 garden apartment units of affordable housing in Ivanhoe Neighborhood	X				See project updates
Ivanhoe Neighborhood Council	Construction of 24 units of transitional housing for veterans in the Ivanhoe Neighborhood	X				See project updates
GEM Theatre	Construction of 5 single-family townhomes with adjoining workspace					Project did not pass through council on 8/11/2022
Monaque Advisory	Construction of 9 residential units in the Phillis Wheatley Neighborhood		X			See project 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				See project updates
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				See project update
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 2023 Report (August/September 2023)

Name of Project

Promise Place

Developer Point of Contact Name (First and Last Name)

Rick Manzardo

Developer Point of Contact Phone Number

4178616212

Developer Point of Contact Email Address

rick@vecinogroup.com

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

Yes

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

N/A

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

No

CREO KC Contact Information:

Email: CREOKC@kcmo.org

Phone: (816) 513-1836

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

We will reach out when funding gap is resolved and we submit for 4% LIHTC via MHDC.

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

Not Applicable

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

N/A - Have not applied for 4% LIHTC. Construction expected to begin Q1 2024 post LIHTC award

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

Not Applicable

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

Not Applicable

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

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

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

Not Applicable

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

N/A

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

Not Applicable

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

Not Applicable

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

N/A

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

No

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

Not Applicable

CREO KC Contact Information:

Email: CREOKC@kcmo.org

Phone: (816) 513-1836

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

Not Applicable

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

We have not received final executed CCED funding agreement with terms. 4% LIHTC – application not yet submitted Anticipating construction commencement in Q1 of 2024

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 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)?

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 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)?

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 initial 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 intital application submission. (Put N/A if you answered Yes)

N/A

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

No

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

I am in the process of reviewing bids I attained 104/2023. 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 intital 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 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)?

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 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)?

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 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.

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

(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 24th 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.

October 2023 Narrative Report
Oak Park Neighborhood Association

- 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

Palestine Legacy Residences October 2023 CCEDST Monthly Report

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

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

The city of Kansas City has committed \$2,288,008 from the Central City Economic Development Sales Tax to PLR. PEDC will submit a request for the standard \$150,000 COVID funding increase in October 2023. Utilizing \$1,072,750 of this funding, PEDC has executed an agreement with the KCATA to use its land assembly powers to acquire the parcels not yet controlled or optioned by PEDC/KCATA. This allocation will also fund environmental assessments, environmental remediation, the demolition of obsolete and vacant buildings, and completion of architectural plans.

With the purchase of 2626 E. 35th Street on July 31, 2023 KCATA has acquired the remaining 5 parcels not already in PEDC's ownership. The full PLR development site is now available for the development of PLR.

Of particular note was the successful negotiation with the ownership of the convenience store at the corner of 35th and Prospect. Under the executed agreement, the store owner will join in a new Community Improvement District, provide interior space at the convenience store to as a possible location for a neighborhood-based food vendor and KCATA or CID offices. At the suggestion of Councilmember Melissa Robinson, the store owner has agreed to work with the University Health Health Harvest program to have fresh high-quality produce available in the store.

PEDC has received a proposal for the environmental remediation and demolition of the two remaining buildings located on Prospect Avenue and on the PLR development site. PEDC and the KCATA have completed a cost-sharing agreement on the estimated \$106,485 total cost of that work. KCATA/RideKC is contributing \$50,000 for this activity. KCATA will initiate a bid request for this work in August 2023.

A Phase I Environmental Site Assessment (ESA) has been ordered for the 5 development site parcels owned by PEDC. This work will be required by the project investors, notably the investors utilizing the New Market Tax Credits.

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

An application to the city's Public Improvements Advisory Committee (PIAC) process was filed on September 15, 2023 seeking \$235,140 for sidewalks, curbs and driveways in the public right-of-way adjacent to the PLR development.

PEDC has been pursuing local and national philanthropic organizations for the remainder of the estimated \$7.2mm development cost. A major fundraising milestone has been accomplished with a commitment of \$250,000 from the Sherman Family Foundation. This gift will be cited to leverage additional funding requests to the Health Forward, Hall Family and Maybee foundations. In September 2023, PEDC submitted funding application to two local foundations, the Ina Calkins Foundation and the George Nettleton Foundation for a total of \$700,000. PEDC has engaged Steadfast City, a St.Louis-based NMTC consultant, to assist in the financial structuring and marketing of PLR to CDE's nation-wide seeking a Qualified Low Income Community Investment of approximately \$1.5MM as part of the project financing.

A third disbursement to PEDC of \$145,825 from CCEDST funding previously provided to KCATA was authorized for payment by the city on July 26, 2023. PEDC will submit an amendment to the existing funding agreement recognizing a lower property acquisition cost along with adjusted legal, site clearance and design costs. This amendment will fund rezoning, grading, site preparation, soils testing, civil engineering and project management costs.

With the city's encouragement and staff support, a portion of the CCEDST funding has been used to establish a new Community Improvement District (CID) including the properties on both sides of Prospect Avenue between Linwood Avenue and 36th Street. Initially, revenues from the district will support dedicated security personnel focused on the 35th and Prospect intersection. This effort will be coordinated with two existing CIDs around the Linwood retail district. A petition to establish the Palestine CID was filed with the city on September 12, 2023.

It is the intention of PEDC to initiate construction of the facility in early 2024.



Oct 10th, 2023.

Re: CCED Bimonthly Report

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

To whom it may Concern

One Nine Vine phase I project is being built as scheduled, moving right along and without significant setbacks.

Since our last update, all building envelope items are complete including balcony handrails, metal panels, hardie board panels, lighting, and building signage.

Second, all casework is set and all appliances are in the building.

Third, lighting is nearly complete throughout the building.

Fourth, flooring and painting is complete throughout.

Fifth, interior punch list is ongoing.

Sixth, the security system is being programmed and should be complete today 10/9. Fire alarm programming was pushed to 10/16. Elevator final inspection was pushed to 10/18 and 10/19.

Seventh, traffic coating on the garage deck and restaurant patio are ongoing and site concrete is ongoing and scheduled to complete by 10/13.

Eighth, all street lights are installed. Site fencing is complete on the south and east retaining wall.

These developments reflect the dedication and hard work of our team, bringing us closer to the successful completion of this project. Thank you for your continued support and collaboration.

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



1900 Vine Street LLC

924 NW 1st Street, Fort Lauderdale, FL 33311

Lastly, we are currently at 92% completion by cost over the development budget. We have paid the previous pay apps from Paric without any problems.

Best Regards,

Rey Vivas

Project Manager

786 631 7907

Rey.vivas@atexgrp.com

October 2, 2023

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

RE: Jazz Hill CCED Reporting

Flaherty & Collins and Twelfth Street Heritage Development Corporation 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:

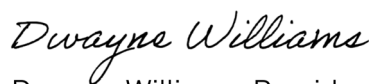
- 924 Paseo – 95% complete, expected delivery 10/12/23.
- 928 Paseo – 85% complete, expected delivery 11/14/23.
- 930 Paseo – 90% complete, expected delivery 10/20/23.
- 1304 Paseo – 75% complete, expected delivery 11/23/23.
- 1300 Paseo – 60% complete, expected delivery 12/11/23.
- 1401 E 10th St. – 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.

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

Performance Narrative Report

Construction Project: Andrew Shelton, 3118 E. 9th Street

Contractor: Jerusalem Farm

Reporting Period: 8/1/2023 - 9/30/2023

Executive Summary:

In the period between August and September 2023, Jerusalem Farm completed a full exterior remodel at 3118 East 9th Street in the Independence Plaza neighborhood. City Inspector Craig Straws reached out to Jerusalem Farm for help contacting the homeowner about peeling paint and other code violations on the property. The property needed substantial exterior repair—the roof was leaking into the house, the siding was in bad shape, and the side and backyards were overgrown and filled with trash.

Andrew Shelton is an elderly, retired electrician who grew up in this house and inherited the property after his mother's passing. Living on a fixed income, he did not have the funds to cover the many necessary repairs his house needed in recent years.

Jerusalem Farm was eager to help Shelton resolve all code violations on the property, thereby preserving his home for years to come and enabling him to age in place. In addition, because of the work completed we can apply for property tax abatement from the LCRA which will ensure he can afford to live in his house long-term. Project Manager Natalie Zanoni communicated routinely with subcontractors and with Shelton while monitoring the progress of the project. Shelton himself was very present and involved throughout the process, providing refreshments for the workers and spending time in conversation with them.

Completion Progress:

During the reporting period, Jerusalem Farm performed extensive work to complete the project. Key milestones achieved include:

1. **Roofing:** Much of the roof was leaking and had to be completely replaced.
2. **Siding repair:** The house needed significant siding repair as well as a complete replacement of the siding on the back portion of the house.
3. **Porch repair:** There were safety concerns regarding the stability of the porch. Jerusalem Farm jacked up the back deck and added new supports as well as stairs to make the porch safe for Shelton's use.
4. **Painting:** The entire exterior of the house was prepped for paint and was painted.
5. **Gutters:** We added gutters where needed and repaired any existing ones.

6. **Property Clean-up:** Our workers cleaned up trash and brush on the property and hauled it away.

Significant Problems Encountered:

1. None

Conclusion:

Jerusalem Farm is grateful we could assist Andrew on this project. The repairs completed will preserve the housing stock in KCMO. However, more importantly Andrew Shelton feels at ease knowing that he will be able to live the rest of his days safely in his home. He also mentioned how happy his mother would have been to see her home in good repair.

Moving forward, Jerusalem Farm will continue to work with Inspector Straws and we will also use Parcel Viewer to identify properties in the Independence Plaza neighborhood to find which houses have open property violations on them. Jerusalem Farm will use this information to mail out fliers and make in-person visits to homeowners in this community to see how we can best assist them.

Natalie Zanoni
Codes Resource Advocate
10/9/23



ZHOU B ART CENTER – INTERIOR FINISHES PHASE

MONTHLY PERFORMANCE NARRATIVE REPORT – AUG 2023 - SEPT 2023

DRYWALL FRAMING IS COMPLETE. INSULATION AND DRYWALL INSTALLATION AND TAPING IS SUBSTANTIALLY COMPLETE ON ALL LEVELS. TILE WORK IS SUBSTANTIALLY COMPLETE. PAINTING AND WOOD FLOORING IS UNDERWAY. ELECTRIC EQUIPMENT HAS BEEN RECEIVED AND INSTALLED AND THE PROJECT HAS PERMANENT POWER. ELEVATOR INSTALLATION WILL START NEAR THE END OF OCTOBER.

OUR CURRENT SCHEDULE ASSUMES A PROJECT COMPLETION BEFORE YEAR END.

WE DO NOT FORSEE ANY SIGNIFICANT PROBLEMS.

Performance Narrative Report

Construction Project: Andrew Shelton, 3118 E. 9th Street

Contractor: Jerusalem Farm

Reporting Period: 8/1/2023 - 9/30/2023

Executive Summary:

In the period between August and September 2023, Jerusalem Farm completed a full exterior remodel at 3118 East 9th Street in the Independence Plaza neighborhood. City Inspector Craig Straws reached out to Jerusalem Farm for help contacting the homeowner about peeling paint and other code violations on the property. The property needed substantial exterior repair—the roof was leaking into the house, the siding was in bad shape, and the side and backyards were overgrown and filled with trash.

Andrew Shelton is an elderly, retired electrician who grew up in this house and inherited the property after his mother's passing. Living on a fixed income, he did not have the funds to cover the many necessary repairs his house needed in recent years.

Jerusalem Farm was eager to help Shelton resolve all code violations on the property, thereby preserving his home for years to come and enabling him to age in place. In addition, because of the work completed we can apply for property tax abatement from the LCRA which will ensure he can afford to live in his house long-term. Project Manager Natalie Zanoni communicated routinely with subcontractors and with Shelton while monitoring the progress of the project. Shelton himself was very present and involved throughout the process, providing refreshments for the workers and spending time in conversation with them.

Completion Progress:

During the reporting period, Jerusalem Farm performed extensive work to complete the project. Key milestones achieved include:

1. **Roofing:** Much of the roof was leaking and had to be completely replaced.
2. **Siding repair:** The house needed significant siding repair as well as a complete replacement of the siding on the back portion of the house.
3. **Porch repair:** There were safety concerns regarding the stability of the porch. Jerusalem Farm jacked up the back deck and added new supports as well as stairs to make the porch safe for Shelton's use.
4. **Painting:** The entire exterior of the house was prepped for paint and was painted.
5. **Gutters:** We added gutters where needed and repaired any existing ones.

6. **Property Clean-up:** Our workers cleaned up trash and brush on the property and hauled it away.

Significant Problems Encountered:

1. None

Conclusion:

Jerusalem Farm is grateful we could assist Andrew on this project. The repairs completed will preserve the housing stock in KCMO. However, more importantly Andrew Shelton feels at ease knowing that he will be able to live the rest of his days safely in his home. He also mentioned how happy his mother would have been to see her home in good repair.

Moving forward, Jerusalem Farm will continue to work with Inspector Straws and we will also use Parcel Viewer to identify properties in the Independence Plaza neighborhood to find which houses have open property violations on them. Jerusalem Farm will use this information to mail out fliers and make in-person visits to homeowners in this community to see how we can best assist them.

Natalie Zanoni
Codes Resource Advocate
10/9/23



Bimonthly Reporting – October 8th 2023

Monarque Advisory

- Removed existing rotten 2nd floor door opening
- Framed new openings for back second story door
- Framed two new door openings on the 1st 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