

Central City Sales Tax Project Updates - As of December 12, 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@donmaxwellaw.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-ks.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	Project commenced. (See project updates)
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-ks.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@celtrealtvgroup.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-ks.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	Funding and Disbursement agreement drafts are currently being prepared.
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	Project Commenced. (See project updates)

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	adrainmhoward@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	Contract Negotiation	
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	Funding and Disbursement agreement drafts are currently being prepared.	
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	Funding and Disbursement agreement drafts are currently being prepared.	
Flora Avenue Apartments & Childcare	Kevin Moore	instantkevin@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	Contract Negotiation	
Sisters in Christ Serenity House	Carolyn Whitney	sister@sistersinchrist.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	
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	Funding and Disbursement agreement drafts are currently being prepared.	
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	Contract negotiation	
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	Contract negotiation	
2000 Vine	Timothy Duggan	tims@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.	
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 - December 12, 2023 (October/November 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 12/11/23
Ivanhoe Neighborhood Council	Senior Cottages at 39th Street		X			See project update
National Association of Construction Coop	Rehabilitation of Homes throughout the District		X		X	See project update
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 12/11/23
Urban America – KC EVE, LLC	Redevelopment of Castle Building and construction of 36 homes at 20th & Vine				X	Sent follow-up on 12/11/23
KC Town Hall	Redevelopment of building on 36th & Indiana Ave into incubator and 3 affordable housing apartments				X	Sent follow-up on 12/11/23
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 12/11/23
38th Street Studio	Rehabilitation of existing building located at 3841 Agnes for office space and 5 affordable apartments				X	Sent follow-up on 12/11/23
The Overlook District	Site infrastructure for future 11 acre office / mixed-use development		X		X	See project update
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	Sent follow-up on 12/11/23
Jerusalem Farm	Rehabilitation of 50 residential units in the CCED area between 9th Street to Truman Road and Paseo Blvd to Indiana Ave		X			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

Central City Economic Development Sales Tax Fund #2200

Comparison of Revenues, Expenditures

and Change in Fund Balance for FY 2024

November 30, 2023

	Actual	Actual	Adopted	Projected	Activity to	Actuals to Date²
	FY 2021-22	FY 2022-23	FY 2023-24	Activity	Date¹	FY 2023-24
				FY 2023-24	FY 2023-24	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	7,523,105	7,523,105
Miscellaneous Income	4,857	52,357	56,000	56,000	2,833	2,833
Total Revenues	\$11,387,008	\$12,908,921	\$11,950,349	11,950,349	\$7,525,938	\$7,525,938
Expenses						
Wages	67,616	97,883	103,995	103,995	103,995	77,622
Benefits-Insurance-Health-FICA	23,792	35,189	46,957	46,957	46,957	28,225
Pension	13,332	16,639	13,563	13,563	13,563	12,302
Employee charged-in	544	-	-	-	-	-
Salary and Wages Subtotal	105,283	149,711	164,515	164,515	164,515	118,148
Training/Meeting/Phone/Network Charges	-	10,908	8,740	18,940	18,940	14,707
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	47,685
Meeting and Other Related Expenses Subtotal	2,532	36,323	91,286	101,486	101,485	62,657
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 Southpointe, LLC (Round 2 Recommendation)	500,000	-	-	-	-	-
Urban America – KC EVE, LLC (Round 2 Recommendation)	-	-	-	1,205,231	1,205,231	-
KC Town Hall (Round 2 Recommendation)	-	-	-	490,539	490,539	-
Palestine Economic Dev. Corp. (Round 2 Recommendation)	-	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	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	1,750,000
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	7,841,728
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	8,198,582
Surplus (Deficit)	(1,536,628)	5,337,256	-	(28,542,489)	(32,966,899)	(672,644)
Total Ending Fund Balance	\$ 2,326,072	\$ 3,550,093	\$ 32,092,582	\$ 3,550,094	\$ (874,317)	\$ 31,419,939

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.

CCED Projects Pre-Funding Reports

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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

Reporting Months

December 2023 Report (October/November 2023)

Name of Project

Urban America – KC EVE, LLC

Developer Point of Contact Name (First and Last Name)

Farmer

Developer Point of Contact Phone Number

412969272

Developer Point of Contact Email Address

rfarmer@urbanamerica.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)

KC EVE Project Phase 1 – Castle and SFR development - has 100% of the schematic drawings completed for the entire project. We as sponsors are seeking to finalize the capital stack to complete the project given economic conditions in the capital markets post-pandemic. We expect to finalize our decision regarding the same by the end of December 2023. Launch said capital is Secured, we shall progress expediently with finalizing the Professional and Construction Services M/WBE goals. We do expect that the project budget will increase given the rise in construction materials as well as the significant increase over the past 12 months in construction interest rates.

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)

Once project capital is secured and we have re-established our project schedule specific milestones, we will contact CREO KC to establish POC for Pre-bid, Bid, Pre-Construction and Construction meetings.

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)

Once project capital is secured and we have re-established our project schedule we will re-engage our Professional Service providers with updated contracts, which we will then submit our CUP/LOIs for Professional Services to CREO KC for review and acceptance.

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)

Once we re-establish our schedule for the project, we will embark upon a contractor selection process. Once selected, we will submit the CUP/LOIs for such Construction Services to CREO for review and acceptance.

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)

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

N/A

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

As the Sponsor, we remain committed to this Project and its completion in as timely a fashion as the capital markets will allow. We have, as we are real estate developers, sought all options for the entire project assemblage (we control over 15-acres adjacent to this project site) including listing the project primarily for the interest in other phases. However, as the Castle is part of the assemblage, there has been tremendous recent publicity about the “pending sale” of the Castle. This is not the full narrative, and we would be happy to discuss this at the convenience of the CCED Board.

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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

Reporting Months

December 2023 Report (October/November 2023)

Name of Project

Prospect Summit Duplexes

Developer Point of Contact Name (First and Last Name)

Graham

Developer Point of Contact Phone Number

18162833456

Developer Point of Contact Email Address

lgraham@tb-engr.com

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

Yes

If the answer to question 1 above is no, please explain why. Also indicate if your budget has changed since your 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 are not at that phase of the project yet.

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

No

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

N/A

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

No

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

No

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

Still working on professional services.

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

No

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

The project has not yet been formally bid. Only pre-bid numbers at present.

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

We have consulted with MHDC. The MHDC will proceed with the project if other sources of funding to complete the capital stack can be obtained.

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

Awaiting information on PIAC, additional HOME funds and additional CCED funds.. \$750,000 HT Funds awarded..

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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

Reporting Months

December 2023 Report (October/November 2023)

Name of Project

Ivanhoe Minor Home Repair Program

Developer Point of Contact Name (First and Last Name)

Alan Young

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?

Yes

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

n/a

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

No

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

We have not received our contract 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)

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)

n/a

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

Not Applicable

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

We have not received our contract yet.

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?

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

n/a

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

no

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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

Reporting Months

December 2023 Report (October/November 2023)

Name of Project

Heroes Home Gate Transitional Home Expansion

Developer Point of Contact Name (First and Last Name)

Nailah M'Biti

Developer Point of Contact Phone Number

(816) 651-2665

Developer Point of Contact Email Address

nailah@accomak.com

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

Yes

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

NA

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)

NA

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)

Wage Order 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)

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?

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

NA

12. 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

December 2022 Report (October/November 2022)

Name of Project

Jamestown

Developer Point of Contact Name (First and Last Name)

Adrain M. 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?

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)

We are reviewing the Bid process to ensure we have the most capable Contractor.

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 reviewing and evaluating previous work done by previous developer to ensure validity.

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 have engaged subcontractor and are awaiting the new paperwork.

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?

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

Much of the work except conducting bid review to engage City of Kansas City certified business enterprise has been done. Professional services engagement already comply with M/WBE goals.

12. 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 want to make you aware that there is a change in our project team. Marvin Lyman is no longer a part of our team. We are actively and fervently looking at candidates for replacement, rest assured we will continue to engage our other partners on this project until a new developer is in place. Our intent is to have conversations in the coming weeks and will explore the feasibility of progressing the project forward within established scope as outlined in the Ordinance with changes to the financing. I have always been transparent that the structure of this deal as put forth by our previous developer raises serious questions for concern. We are making active progress on revising/ refining the master plan to ensure its acceptance and preparation for submission to City Planning. We are grateful for the award. I have always maintain that this project must be affordable for everyday labors in our community. For this reason, I will never ask you to deploy monies unless I believe we have something for the people. Our momentum on the project is forward. If there are any questions are discussions needed please feel free to call.

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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Reporting Months

December 2022 Report (October/November 2022)

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

816-808-2956

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)

As indicated previously, this project is using a ReBuild KC Grant. We are still waiting for the CREO paperwork to be finalized.

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)

For the same reason listed in question 1.

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)

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

n/a

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

Yes. The project was approved for tax abatement in November by LCRA. The project's UR application was reviewed by DCR and will required updated plans to be submitted. Those updates are expected to be filed in mid-January and, assuming those updates are accepted, then the UR will appear before CPC in February.

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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Reporting Months

December 2023 Report (October/November 2023)

Name of Project

Jazz District III

Developer Point of Contact Name (First and Last Name)

Anne Stevenson

Developer Point of Contact Phone Number

314-621-3400

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 is not far along enough yet.

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

No

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

Project is not far along enough 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)

Don't have a finalized agreement with City yet.

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)

Project is not far along enough yet.

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

No

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

Project is not far along enough yet.

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)

Project is not under construction yet--there isn't a "job site"

9. Has your project begun 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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

On 12/8, the project was selected for LIHTC funding by MHDC. More details will be forthcoming.

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

On 12/8, the project was selected for LIHTC funding by MHDC. More details will be forthcoming.

CCED Pre-Initial Fund Disbursement Bimonthly Reporting

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Reporting Months

December 2023 Report (October/November 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

9134853629

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)

contacted Rio-Cervantes Reed at the CREO Office and she requested that we do it all online and will provide instructions.

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

Yes

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

n/a

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

Not Applicable

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

n/a

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

No

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

No

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)
still pending selection and LOI on the last few contractors

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)
still pending selection and LOI with a builder/GC

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

n/a

12. 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

December 2023 Report (October/November 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?

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)

NA

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)

NA

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

Not Applicable

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

NA

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

No

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

No

If the answer to question 5 above is no, please explain why. (Put N/A if you answered Yes)
Bids were received on 12/8/23 and are under evaluation.

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)
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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

NA

12. 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

December 2023 Report (October/November 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?

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)

Professional service providers have not been finalized pending decision regarding Historic Tax Credits

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)

NA

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?

Not Applicable

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

NA

12. 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

December 2023 Report (October/November 2023)

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?

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 have professional M/WBE goals established. Currently working on attaining set construction goals. It has taken longer than expected to attain a reputable GC. I understand the percentages have changed (to 15%) and have shared the change with my GC. I am in the process of value engineering my project to bring the costs down because currently the costs are ~\$300k more (including prevailing wage) with the addition of the City Planning requirements (parking lot, landscaping, fencing).

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 have a new GC on board since 11/30/2023. I plan to contact CREO this week to include in our meeting on Wednesday 12/13/2023.

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)

It has taken longer than expected to attain a reputable GC. As of 11/30/2023 I have a GC. We are moving forward and plan to start winter stabilization January 2024. I am working with them to attain both the LOI & CUP.

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 have not received signed LOI & CUP forms from the GC yet. We reviewed the initial budget 11/30/2023.

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. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

N/A

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

It has taken longer than expected to attain a General Contractor. I have one now and plan to move forward with architectural designs, plans, value engineering and construction.

CCED Projects Bimonthly Reports

**CCED Monthly Report
Ivanhoe Neighborhood Council
Garfield East Senior Cottages, Contract #2019-0063
October – November 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 11/30/23.

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. Received notification of Rebuild KC award. Plans to restart construction 12/11/2023. In addition working with Central Bank to secure a permanent loan.

NACCC CCED Narrative Update 12/2023

Currently the contract has been updated and enacted due to strong collaboration between Mr. Dion Lewis and the legal department. There has been tremendous teamwork to rectify and remedy yearslong issues that have been an impediment to the progression of the project. To date we have been able to secure funds for title clearance and to pay for professional services. We are currently awaiting funds for acquisition for homes with applications currently in the queue.

NACCC is working with agencies and city personnel to assist with Section 3 and MBE/WBE/DBE registrations and designations. Although those and other requirements don't pertain to our project, it is still an organizational focus. We are committed to leveraging the contractor participation to build small business capacity which correlates to increased employment opportunities. This strategic approach will yield results with regards to small business development and community building together.

FUNDING AGREEMENT

CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX CITY OF KANSAS CITY, MISSOURI

AND

UA KC SOUTHPOINTE, LLC

CITY CONTRACT NO. 2021-0052

Performance report through November 30, 2023:

UA KC SouthPointe, LLC, through November 30, 2023, has advanced the advanced the multi-family portion of the SouthPointe Master Development project, formerly known as Building L and now known as Buildings L and N, forward.

No funds from the CCED Grant have been advanced pursuant to the current budget; however, in excess of \$100,000 were spent to advance for legal to amend the master plan through Preliminary Development Approval with a modified plan, as the multi-family site, since original approval, had to be redesigned as there is a soil condition issue (limestone in the footprint pursuant to soil borings conducted on the multi-family site). This caused a reconfiguration of the former building; shrinking and moving the building location slightly, reducing the number of units in Building L from 240 to 222, and adding a second multi-family cluster, identified as Building N, which are 18 rental townhomes which, when combined with the aforementioned 222 apartment units, kept the rental units at a total of 240.

ing, which had to occur as the multi-family had experienced through the funds provided via the CCED Grant. The budget cost allocation through this period included costs paid to vendors in the areas of Architectural Fees, Land Clearing Costs, Accounting Fees and Appraisal Fees. The amounts in each category will be discussed further in the narrative section of this document below:

The balance of the fees, primarily Architectural and Engineering, shall be expended and submitted in our future report to CCED.

UA KC SouthPointe, LLC

Submitted by:

A handwritten signature in blue ink, appearing to read "Robert C. Farmer, Jr.", is written over a light blue circular stamp.

Robert C. Farmer, Jr., Principal

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

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 continues on 5 new homes on the 2300 Block of Olive Ave at E 24th Terrace and 2300 Block of Park Ave. There are a total of 12 homes completed. Site preparation which included tree removal and sewer replacement for two home renovations has been completed at 2512 and 2318 Park Avenue.

FINANCIAL REPORT NARRATIVE

We have \$0 remaining in advanced CCED funds as of November 2023 and \$70,000 in grant funds available for reimbursement. We anticipate requesting a reimbursement for eligible expenses up to the contract end date. The pending reimbursement to be submitted is in the amount of \$44,943.48. Leaving a balance of \$23,612 at 2023-year end.

We also anticipate requesting a contract extension prior to the end of the year and utilizing the remaining grant balance asap. We have informally discussed this extension with the Division Manager and guidance was provided to formally request the extension.

Monthly Performance Narrative Report

- Title cure - PIEA condemnation

- Property has been condemned and imminent domain signed off by judge

- Trustees have been assigned by the court to and are currently determining values (if any) for final condemnation to be filed and release title encumbrances in January

- Pre-construction

- Demo complete

- Lead soil abatement complete

- Final site prep complete

- MHDC

- MHDC application resubmitted 9-22-23

- MHDC Awards meeting set for 12-8-23

- Approval for additional funding from MHDC to complete capital stack.

Linwood Property, Inc. (LAMP)

Central City Economic Development Sales Tax

City Contract No. 19-0058

Project 1 – Linwood Gardens (Resident Services)

Project 2 – Shared-Use Kitchen & Coffee Shop

Monthly Performance Narrative Report

October 2023/November 2023

Project 1

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

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

Other services provided to residents include the following:

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

No expenses were paid in October and November 2023. reStart's case management fee for the third quarter of 2023 is expected to now be paid in December 2023.

Challenges

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

Project 2

In November 2022 Linwood Property, Inc. and Nueva executed a construction contract. Previously Scott Associates selected design-build proposals from four MEP firms and Linwood Property, Inc. began negotiating contracts with each of the four firms. Of the four firms, one, American Fire Sprinkler, entered into a contract with Linwood Property, Inc. The other three firms decided not to contract for the project. As a result, Linwood Property, Inc., and Nueva executed a change order in January for Nueva to subcontract the HVAC work for a total of \$1,260.

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

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

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

Change Order No. 5 was approved March 28, 2023 and increased the amount of the contract by \$3,568.00 and covered the removal of a cover on an existing roof penetration to allow for a new plumbing vent line routing and waterproofing around the new vent line. The total contract amount between Nueva, LLC and Linwood Property, Inc. is now \$200,700.00.

Change Order No. 6 was approved June 1, 2023 and increased the amount of the contract by \$4,465.00 and covered the addition of a new dedicated electrical circuit for the lighting in the kitchen. The total contract amount between Nueva, LLC and Linwood Property, Inc. is now \$205,165.00.

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

American Fire Sprinkler has completed their work and has submitted their final invoice, which is expected to be paid in December 2023.

Due to later than expected delivery times of the kitchen equipment and permitting delays project completion has been pushed back again, this time to December 2023. A city inspection will push the completion date back one month to January 2024.

Expenses paid in November 2023 include:

\$ 27,734.08 Nueva, LLC (Construction)

No expenses were paid in October 2023.

Challenges

Equipment delivery times.

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

Finishing the last one-third of the construction scope. The project has experienced enough delays that the general contractor is trying to finish the project with an increased workload at other projects.

Palestine Legacy Residences December 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 6, 2023 to extend Certificate of Need #5323 until November 7, 2024.

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. Utilizing \$1,072,750 of this funding, PEDC 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, project management 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 seek proposals for this work in December 2023.

A Phase I Environmental Site Assessment (ESA) was completed for the 5 development site parcels owned by PEDC. No reportable environmental conditions were identified in this process. 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.

With the encouragement of Councilmember Robinson, the PLR team has initiated discussions with the KCMO Health department to determine the availability of annual payments for indigent care. The city makes these payments to University Health, Samuel Rodgers and Swope Health for services delivered to very low-income patients such as those to be served by PLR.

A fourth disbursement to PEDC of \$35,688.43 from CCEDST funding previously provided to KCATA was submitted for approval by the city on November 27, 2023.

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. The City Council established the CID by Ordinance 23020 on November 9th, 2023. The Kansas City Election Board will hold an election in early 2024 of the qualified voters in the district to approve the imposition of a 1% sales tax.

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



Dec 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 was built as scheduled, moving right along and without significant setbacks.

All appliances have been installed and are operational. The lighting fixtures throughout the building have been fully installed. The security system has been finalized. Fire alarm programming has been completed. Both elevators have been finalized and are in working order. The application of traffic coating on the garage deck and restaurant patio has been completed. Site concrete work has concluded. Site fencing has been installed throughout the area. Interior punch items have been completed, except for the repair of dented appliances, scheduled for this week or the following one—pending GE's involvement. The site punch list, initiated by Taliaferro and Browne on 11/21/23, is currently being addressed and finalized.

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



1900 Vine Street LLC

924 NW 1st Street, Fort Lauderdale, FL 33311

Lastly, we are currently at 97% 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

Offices at Overlook

Budget Report Submission

October 2023/November 2023

The Offices at Overlook project does not do direct Disbursement Requests to the CCED for funds. In this project, the City, PIEA, TIF Commission, and the Developer entered into a Tax Contribution Agreement whereby the CCED funds and corresponding cost certifications were channeled through the TIF Commission. An alternate Requisition Request process was established.

Requisition Requests were Certified for the month of October 2023 and (# 24) in the amount of \$56,336.

The City, through Ordinance 220563, amended the total CCED allocation to the project by adding an additional \$150,000. This brings the total grant award to \$5,150,000. Amendments to the Tax Contribution Agreement and the TIF Redevelopment Agreement have been approved by the City Council.

Total remaining CCED funding is \$37,463.

We hope to have final billing completed before the end of the year.

December 5, 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. The Council for the Kansas City Affordable Housing Trust Fund has recommended funding of \$1,000,000, which is significant and much needed help. We are still awaiting what the award from Jackson County ARPA will be. 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; therefore, the building is in the process of being demolished. The updated building delivery schedule is as follows:

924 Paseo – 100% complete, units delivered 10/12/23.

928 Paseo – 100% complete, units delivered 11/20/23.

930 Paseo – 100% complete, units delivered 11/20/23.

1304 Paseo – 95% complete, expected delivery 12/20/23.

1300 Paseo – 90% complete, expected delivery 1/15/24.

1401 E 10th St. – 95% complete, expected delivery 1/02/24

1200 Paseo – 90% complete, expected delivery 1/12/24.

1106 Paseo – 85% complete, expected delivery 2/05/24.

1100 Paseo – 60% complete, expected delivery 04/29/24.

1000 Paseo – 0% complete, expected delivery 1/22/25.

1116 Paseo – currently being demolished due to structure life/safety issues.

We have begun leasing the units in buildings 924, 928, 930, and 1304 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
Oct-Nov

For the quarterly report, which encompasses all activity for October and November, 2023, Santa Fe has completed renovations on one additional property. 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.

Again, this month, we have tried to work with the CREO team and follow the nine steps to receive a release from the MBE/WBE requirement because we cannot get but one MBE and no WBEs based on how the contract is set up. There are no exceptions or overages allowed which usually is 10 percent. And no one is paid until the entire project is completed based on the contract we have with the City and Arvest Bank, who distributes all the funds. We sent our MBE to at least talk through what is required, but we were turned away at the door. 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 the first three months of next year, weather permitting, we will complete this project. We are asking for an extension on our most recent contract for an additional 6 months into 2024.

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, President

Santa Fe Area Council

Performance Narrative Report

Contractor: *Jerusalem Farm*

Reporting Period: *10/1/2023 - 11/30/2023*

Executive Summary:

In the period between October and November, Jerusalem Farm has been devising and implementing ways to receive more code abatement projects in the Independence Plaza area. As colder weather and winter conditions put off a number of outdoor home repair projects, we will be using this time to strengthen our resources to acquire and complete new projects when the weather is favorable.

Progress:

During this reporting period, Jerusalem Farm was working on numerous ways to bring in more code violation abatement projects within the CCED district:

1. We designed flyers advertising our services to be distributed to homes with open violations in the CCED area.
2. Kansas City Parcel Viewer has also been useful in identifying owner-occupied properties with open property violations in the Independence Plaza neighborhood.
3. We communicated with Craig Straws, City Inspector of the CCED area, and he agreed to pass along potential projects to Jerusalem Farm whenever he came across any.
4. We also met with Neighborhood Services Division Manager Tamara Mills and area code inspectors we've been partnering with to request access to 311 cases in the CCED area. As a result of this meeting, Jerusalem Farm was granted access to receive code violation cases in the CCED area starting November 2023.

In addition to seeking out potential projects, Jerusalem Farm also used the intervening period to strengthen our ability to address common code violation needs in our community. We noted that many cases coming our way had to do with nuisance violations involving trash and overgrown yards. Accordingly, Jerusalem Farm purchased a new dump trailer to help us with brush and trash removal at such properties.

Conclusion:

Jerusalem Farm has been working diligently to receive projects and get the news of our resources out to homeowners in the CCED area. Now that we have acquired a new dump trailer and have been granted access to the 311 calls for the Independence Plaza neighborhood, we are confident that we are ideally positioned to take on many more new projects in the coming months and look forward to making a positive impact in our community.

Natalie Zaroni, Codes Resource Advocate



Bimonthly Reporting - December 10th, 2023

Monaque Advisory

- 12 Windows installed
- 3rd phase of brick work complete - 1280 sqft of block and brick.
- Includes metal tie back and welding done.
- Plans approved by the City

CCED Bimonthly Reporting

Contractor may meet the performance standards, as identified in the Funding Agreement. All information provided should be as of the first day of the first month and the last day of the second month being reported. The bimonthly reports may be due no later than the 10th day of the reporting month, and the annual performance and/or final report may be submitted prior to the final payment of funds under your Agreement. Contractor is responsible for maintaining supporting documentation on file for all reports. Failure to submit the reports may result in a request for repayment of funds forwarded to contractor under your Agreement. Contractor may, and may cause its Agents to, comply with all applicable federal, state and local laws, including Missouri's Prevailing Wage Law, the City's Minority and Women's Business Enterprises ordinance as codified in Article IV, Division 2, Sections 3-421 to 3-469, Code of Ordinances and, if applicable, the City's Small Local Business Enterprises ordinance as codified in Article IV, Division 4, Sections 3-601 to 3-621, Code of Ordinances.

Reporting Months

December 2023 Report (October/November 2023)

Name of Project

2000 Vine

Developer Point of Contact Name (First and Last Name)

Timothy Duggan

Developer Point of Contact Phone Number

816-214-0896

Developer Point of Contact Email Address

tim@phronesis.us

Monthly Report Submission (PDF)

NOT APPLICABLE.pdf

Budget Report Submission - Disbursement Request Form (Excel)

Reimbursement Request Form 2000 Vine_1_2000VineStreet_10162023.xlsx

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

G702_Pay App1_Contractor_10252023.pdf

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

NOT APPLICABLE.pdf

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

Yes

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

N/A

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

Yes

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

N/A

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

No

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

We fully understand that this project is to be prevailing wage and will ensure that the Prevailing Wage is up to date within the eComply system once we release the notice to proceed with several of our contractors. This will be completed within the next reporting period.

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

No

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

I have reached out and contacted Anne Marie via email and voicemail to setup up a kick off meeting together and I anticipate that to be completed within the next few weeks.

5. Please provide in detail any MHDC contingencies and where your projects stands as it pertains to them. (Put N/A if this doesn't apply to your project)

N/A

6. What is the current percentage of completion for your project? (Total budget dollars spent to date divided by the total project budget equals the percentage of completion)

50%

7. 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
Close-out
Reports**

NO REPORTS