



KANSAS CITY MISSOURI

Central City Economic Development Sales Tax

City of Kansas City, Missouri

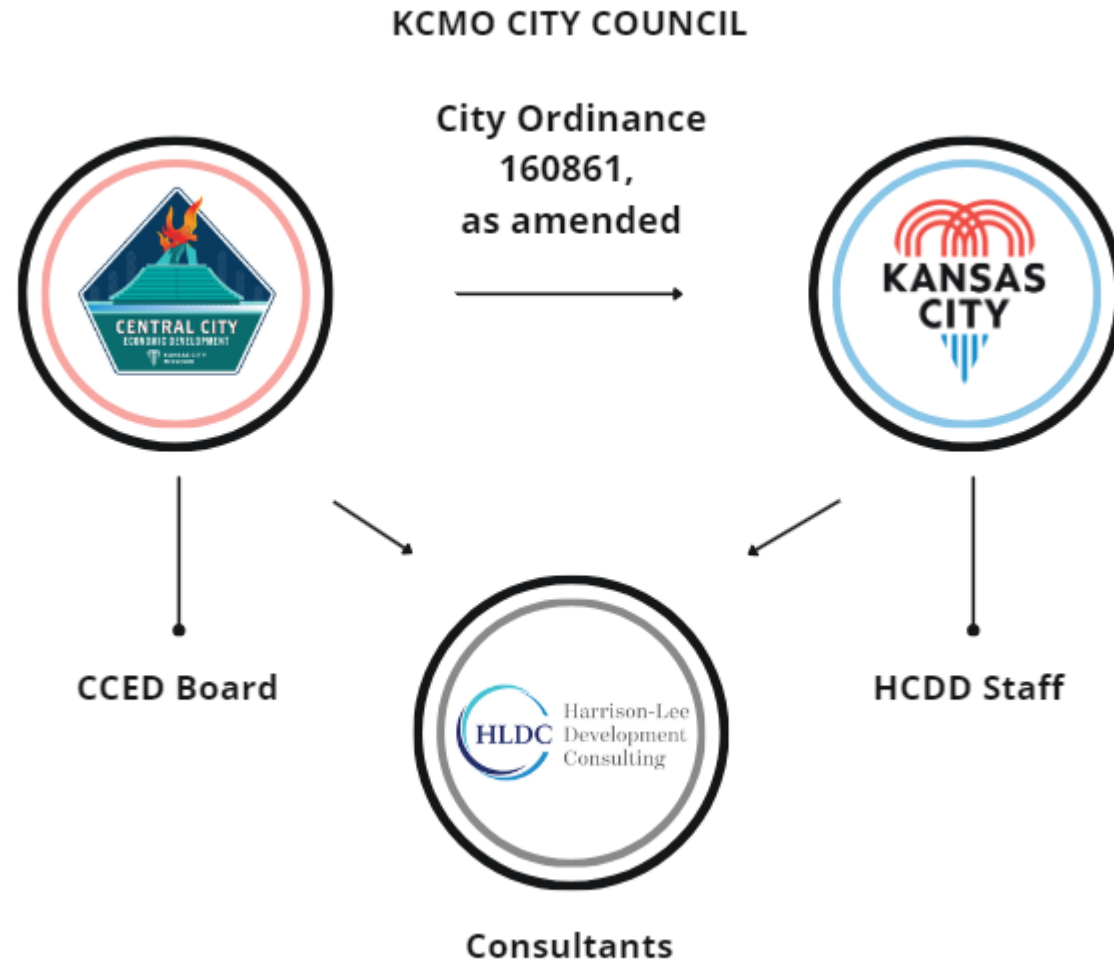
April 2nd & April 4th

Round VI Pre-Proposal Workshop

Dion Lewis, Deputy Director of Housing & Community Development

Sherise Winklaar-Kirkwood, HCDD Administrative Officer



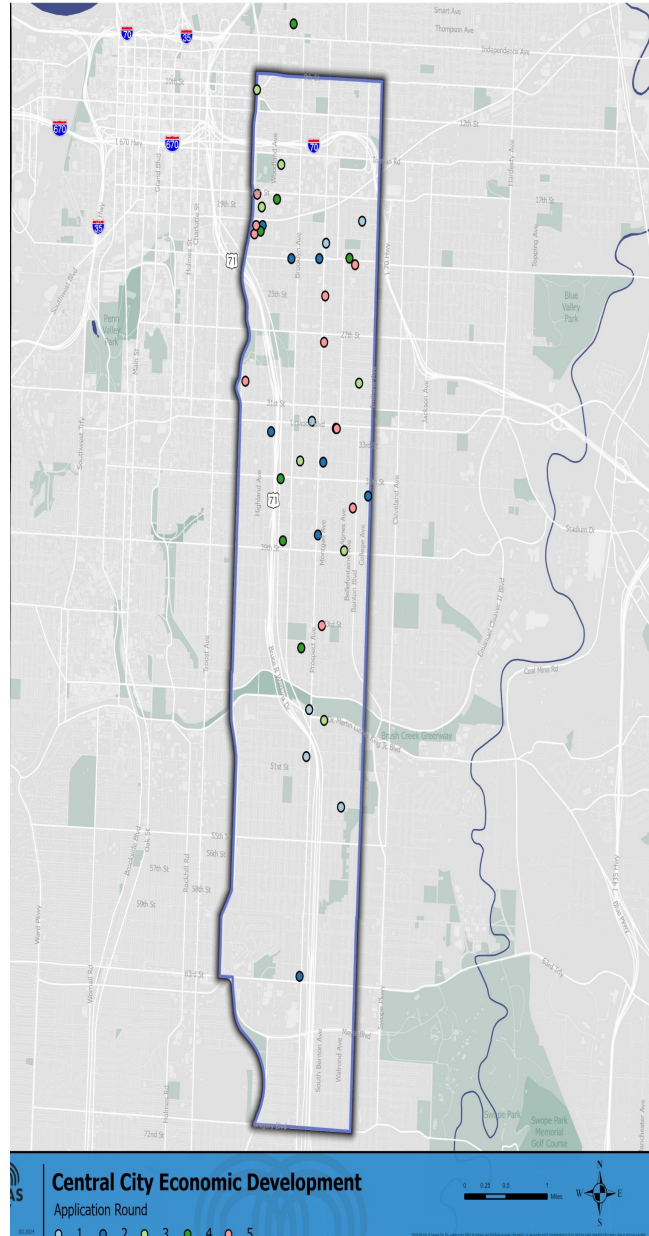


CCED BOARD OF DIRECTORS

The Central City Economic Development Sales Tax Board considers economic development plans in the Central City Sales Tax area, holds public hearings, and provides recommendations to the City Council about adoptions of economic development plans under Ordinance 220366.

- Steven Anthony, Chair
- Matthew Oates, Vice-Chair
- Jon Otto, Secretary
- Kenneth Bacchus
- Anthony Williams





BOUNDARIES

- 9th Street on the North
- Gregory Blvd on the South
- Paseo Blvd on the West
- Indiana Ave on the East



In October 2020, the CCED Board approved its 2020-2027 strategic plan
Which adopted the following overarching economic development goals:

1. Create organizational capacity to accomplish goals and projects
- 2. Foster and maintain diverse and sustainable neighborhoods**
3. Create and expand employment opportunities
4. Create opportunities for access, equity, and shared prosperity
5. Enhance opportunities for small and minority-owned business development.

Applicants' proposals **MUST** be focus on Neighborhood Preservation. This means
The Board will do the following:

1. Prioritize funding for the construction of mixed-income housing of various types.
2. Implement a blight and clearance initiative and redevelop formally blighted parcels for new housing.
3. Prioritize funding of housing proposals for construction of new housing and the preservation of owner-occupied housing and
4. Preserve existing rental housing as appropriate.

To learn more about the Round 6 for proposal visit kcmo.gov/programs-initiatives/cced



Eligibility Requirements (Highlighted Items)

- Verification that the project is within the CCED boundaries
- A complete application (**all fields and uploads are required**)
- Project financial plan and financing commitments
- The demonstration of a “**Shovel Ready**” project at the time of application
- The submission of the application and fee (if applicable) **on time**
- All proposal requirements must be submitted with an application, or the application is disqualified (**application fees must be in hand at our office**).

(All documentation must be dated within the last 12 months from application)

Proposals **MUST** address each section below

1. Project Need
2. Project Summary/Description
3. Project Management
4. Project Readiness (Contract must be executed 12 months of date of ordinance approved by City Council)
5. CCED Strategic Plan Goal and Tactics
6. Project Budget
7. Project Sustainability
8. Key Personnel
9. Experience
10. Proposers Reference from Clients



Goal 2

Foster and maintain diverse and sustainable neighborhoods:

1. Prioritize funding for the construction of mixed-income housing of various types,
2. Implement a blight and clearance initiative and redevelop formally blighted parcels for new housing,
3. Prioritize funding of housing proposals for construction of new housing and the preservation of owner-occupied housing, and
4. Preserve existing rental housing, as appropriate.



Applicants should submit proposals directly related to **the following four (4) activities deemed eligible by the Board for the purpose of the RFP**. They are as follows:

1. Blight Elimination
2. Affordable Housing
3. Community Facilities
4. Other Economic Development Activities



Activities not specifically identified as eligible will be considered ineligible for this RFP. ***Ineligible activities include***, but are not limited to the following:

1. Demolition without a designated goal of redevelopment
2. Buildings used predominantly for the general conduct of government and other general government expenses
3. Political activities
4. Purchase of motor furnishings, motor vehicles and equipment
5. Operating and maintenance expenses, including the repair of public facilities and improvements
6. Income payments
7. Improvements to buildings used for religious activities



Funding of CCED economic development activities will be awarded according to alignment with the CCED Strategic Plan Goal 2 and the evaluation criteria described in the RFP. In addition, **proposals are required to provide**, as applicable, the following:

1. Proof of land ownership (i.e. Deed of Trust or Option to Purchase)
2. Identification and contract information for the organization's board members
3. A resolution by the board of directors authorizing the submission of a proposal
4. Organization bylaws
5. A matrix of jobs generated by the project (part time and full time)
6. Verification the project is in the Central City
7. Assurance that the project will redevelop vacant lots or assurance that the project will rehabilitate existing substandard houses.
8. Project underwriting and subsidy layering review
9. Identification of the number of housing units rehabilitated, new affordable housing units constructed, or the number of existing affordable housing units rehabilitated.
10. Energy efficient enhancements

Proposals are required to provide, as applicable, the following (continued):

11. Stormwater enhancements
12. Universal design
13. Evidence of project support by the neighborhood and/or community
14. Soundness of the project approach
15. Resources and amounts to be leveraged
16. Sustainability
17. Prior performance
18. Project management
19. Measurement for achieving results and the proposed evaluation tool for the project/program
20. Transit-oriented development

Any evaluation criteria or weighting of criteria is used by the Board only as a tool to assist the Board in selecting the projects it selects to recommend to the City Council. The Board may change criteria and criteria weights at any time. Evaluation scores or ranks do not create any right or expectation to the requested funding, regardless of any score or ranking given to any Proposer.

(NOTE: ANY PROPOSED PROJECT THAT INCLUDES A RETAIL COMPONENT MUST BE LOCATED WITHIN A HISTORIC DISTRICT DESIGNATED AS SUCH, PURSUANT TO STATE OR KCMO ORDINANCE. ANY PROPOSAL THAT INCLUDES A RETAIL COMPONENT LOCATED OUTSIDE A HISTORIC DISTRICT MAY RESULT IN THE PROPOSAL BEING REJECTED.) RSMo 67.1305

DISCLOSURE OF PROPRIETARY INFORMATION; SUNSHINE LAW

A proposer may restrict the disclosure of scientific and technological innovations in which it has a proprietary interest, or other information that is protected from public disclosure by law, which is contained in the proposal by following these instructions:

- I. identifying each page of each such document prominently in at least 16-point font with the words “Proprietary Information”; and
- II. provide each page of each “Proprietary Information” document on a different color paper than the paper on which the remainder of the Proposal is submitted.



DISCUSSIONS AND NEGOTIATIONS WITH PROPOSERS

The Board in its sole discretion may do any or all the following:

1. Evaluate proposals and award a contract with or without presentations, discussions, or negotiations with any or all of the Propers
2. Discuss and negotiate anything and everything with any Proposer or Proposers at any time
3. Request additional information from any or all Proposers
4. Request a Proposer or Proposers to submit a new Proposal
5. Request one or more best and final offers from any or all Proposers
6. Accept any Proposal in whole or in part
7. Require a Proposer to make modifications to their initial Proposals
8. Make a partial award to any or all Proposers
9. Make a multiple award to any or all Proposers
10. Terminate an RFP at any time and reissue and amended RFP or new RFP

The Board reserves the unconditional right to reject any and all proposals received in response to this RFP at any time prior to the City executing a contract that meets the requirements of Section 432.070 RSMo, the City Charter and all applicable City Ordinances.

CONTRACTING REQUIREMENTS

- ✓ Current copy of Annual or Biennial Registration Report filed with the Missouri Secretary of State
- ✓ Current Certificate of Good Standing issued by the Missouri Secretary of State
- ✓ Statement of “Public Good” or “Public Purpose” for proposed use of City funds
- ✓ Insurance Certificate with the City of Kansas City Missouri as an Additional Insured
- ✓ Signed Non-Debarment Certification
- ✓ E-Verify Memorandum of Understanding
- ✓ Vendor ACH Form, including a W-9 for both the developer and disbursement agent
- ✓ Wiring instructions for the disbursement agent
- ✓ Employee Eligibility Verification
- ✓ UEI# Unique Entity Identifier, formerly known as the DUNS# (www.sam.gov)
- ✓ Execute a contract within 12 months from the date of the ordinance approval by the Mayor and City Council



REQUIRED CCED PROJECT SIGNAGE

Upon the start of any construction or rehab work on the project site, Developer shall place an approved sign by HCDD staff that includes the City of Kansas City and CCED logo and states “Funded in part by the City of Kansas City, Missouri via CCED Funds”. Such sign and wording shall be easily visible to the public from the public right-of-way. Such sign shall remain on the property for 60 days following project completion.

PUBLIC PROJECT PRESENTATION

Public project presentations will be scheduled for qualified applications within two weeks after the application deadline. Within that timeframe, PowerPoint presentations will be due to CCED staff via email at centralcitysalestax@kcmo.org in preparation for the scheduled public presentations. Presentations will be timed and limited to 5 minutes with 10 minutes allowed for discussion and questions from the CCED board (15 minutes total).

PROPSAL FEE

The administrative fee equal to one percent (1%) of the funding request, not to exceed \$2,500.00 payable to the City of Kansas City, Missouri in the form of a check or money order. The failure to submit the non-refundable administrative fee, or submission of a check or money order which is dishonored when presented for payment by the proposal deadline, may result in a proposal being rejected.

An administrative fee is not required for nonprofit organizations or neighborhood associations that will have an equity stake in the project.

Proposals must be submitted online by 2:00 PM (CST) on Friday May 3, 2024. **All proposal requirements must be submitted with the application (application fees must be in hand at our office).**

LATE PROPOSALS

The Board in its sole discretion may consider proposals received by the Board after the proposal due date if:

1. The Board extends the due date after the deadline for force majeure event that could potentially affect any or all Proposers meeting the deadline; or
2. It is in the best interest of the Board to accept the proposal.

APPLICATION



Application Deadline: **May 3 @ 2:00 pm (CST) (Application fee must be on hand by deadline)**



www.kcmo.gov/programs-initiatives/cced



Application-Online Submissions **ONLY**

CCED Contact Information

Administrative Officer, HCDD

- Sherise Winklaar-Kirkwood - Sherise.Winklaar-Kirkwood@kcmo.org

General Email

- centralcitysalestax@kcmo.org

ADDITIONAL KCMO RESOURCES

Corporate Safety and Risk Management

- Certificate of Insurance
- Corporate.Safety@kcmo.org

Fair Housing

- Thomas Randolph - Thomas.Randolph@kcmo.org

QUESTIONS?





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