



CITY OF  
KANSAS CITY,  
MISSOURI

# CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX

Round 3 Project Presentations – Part 1



**CBKC**  
**COMMUNITY  
BUILDERS**  
**OF KANSAS CITY**

# MISSION

*Community Builders of Kansas City  
changes the landscape by igniting  
and fueling equity, access,  
opportunity and advocacy.*

***CBKC's accomplishments are catalysts for change***

# PROJECT PROPOSAL

- Transformational funding request for \$6M toward infrastructure:
  - *regrading*
  - *parking*
  - *curbs and sidewalks*
  - *retaining walls*
  - *lighting*
  - *landscape*
  - *stormwater management*
  - *Health and Wellness Trail*
  - *other related site work*

**Investment creates 7 market-driven pad sites and an iconic community asset.**



# COMMUNITY ENGAGEMENT



## **2017**

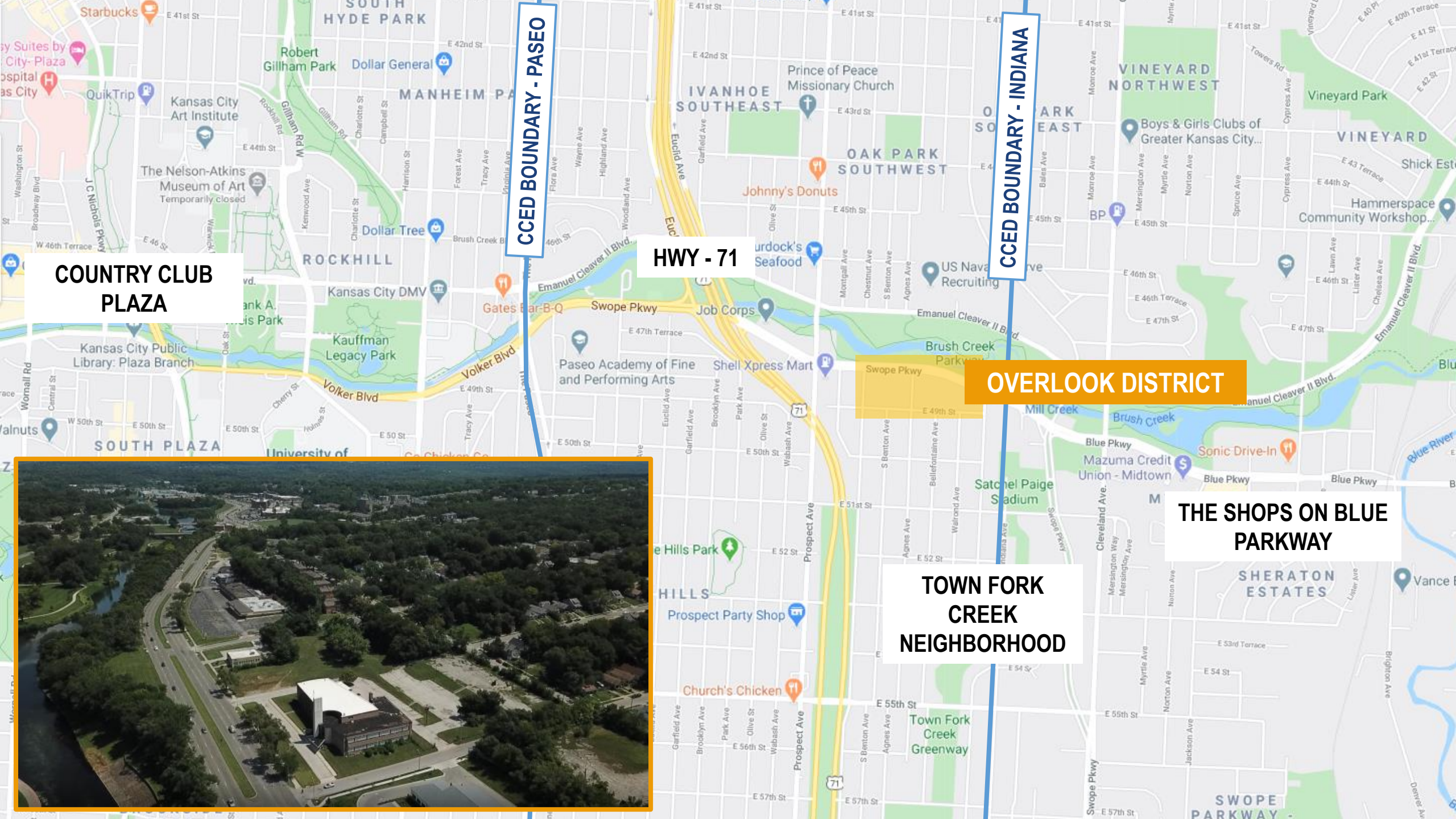
- Swope Parkway Blue Parkway Feasibility Study
- + Steering Committee
- + Community Open House

## **2019 - 2020**

- + On-going conversations with Sheraton Estates, SPENA, and Town Fork Creek Neighborhood Associations
- + CBKC Quarterly Meetings
- + Conversations with City Council and City Departments
- + Initiated Marketing for Overlook District

## **June – July 2020**

- + Public Meeting (6/5)
- + City Planning Commission (7/21)
- + City Council
- + On-going conversations with federal representatives
- + Blight Study (Completed)
- + AdvanceKC Application (Submitted)
- + Presentations to potential tenants



**COUNTRY CLUB  
PLAZA**

**CCED BOUNDARY - PASEO**

**HWY - 71**

**CCED BOUNDARY - INDIANA**

**OVERLOOK DISTRICT**

**TOWN FORK  
CREEK  
NEIGHBORHOOD**

**THE SHOPS ON BLUE  
PARKWAY**





**THE SHOPS ON BLUE  
PARKWAY**

**BRUSH CREEK**

**TOWN FORK  
CREEK  
NEIGHBORHOOD**

**SWOPE PARKWAY**

**OVERLOOK DISTRICT**



# DEVELOPMENT TEAM

## MASTER DEVELOPER

- Community Builders of Kansas City
  - Emmet Pierson, Jr.
  - Shannon Hesterberg
  - Bob Langenkamp
  - Felicia Mann
  - DaRon McGee
  - Elizabeth Schultz
  - Steve Weatherford

## DEVELOPMENT CONSULTANTS

- Builders by Design (minority/DBE)
- Lanier United (minority)

## PROJECT TEAM\*

- Turner Construction, general contractor
- Hufft Projects, architect
- Artin LLC, structural engineer (WBE)
- Custom Engineers, mechanical, electrical, plumbing engineer (MBE)
- FSC, code consultant (WBE)
- Land3 Studio, landscape architect (MBE)
- Taliaferro & Browne, civil engineer (MBE)

*\*RFP selected*



# OVERLOOK DISTRICT

## OVERLOOK DISTRICT

- All Phases \$100M
- Class A Office
- Mixed-use
- 155 Residential Units

### Phase 0 – Demolition

#### ***Phase 0A – Site Work***

*regrading, parking, curbs, sidewalks, retaining walls, lighting, landscape, stormwater management, Health and Wellness Trail, and other related site work or construction for the 11-acre Class A office, mixed-use, and residential development*



LANDSCAPING



TRAIL



PLAZA



LIGHTING

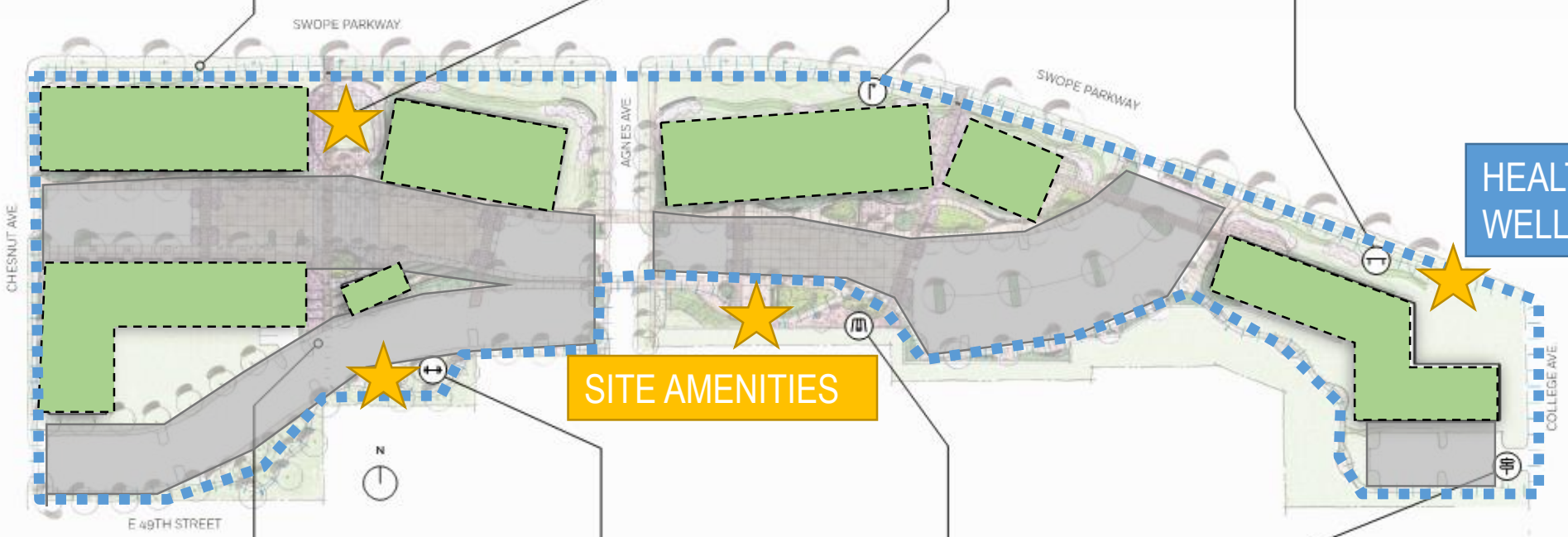


SEATING

SITE LIGHTING

PARKING

BUILDING PAD SITES



HEALTH AND WELLNESS TRAIL

SITE AMENITIES



ACCESS PATH



EXERCISE



PLAYGROUND



MAPS & MILE SIGNS



# HEALTH AND WELLNESS

**Foster inclusive user access to outdoor exercise and recreation for Overlook District's tenants and residents, as well as Town Fork Creek and the surrounding neighborhoods.**

- A key objective: to improve the community's ability to experience the physical health benefits of walking and increasing cardiovascular and pulmonary fitness – which can reduce the user's risk for heart disease, stroke, high blood pressure, high cholesterol, diabetes, and joint and muscle pain.



# PRIORITY ALIGNMENT

- Allow for Construction of large-scale office buildings and mixed-use projects
  - Accommodate Residential Development - multi-family housing
  - Expand of housing options to include new residents: mixed-income and mixed-use
- This catalytic investment for the entire development will:
    - Attract \$94M of capital
    - Facilitate job creation, 1,000+ construction jobs and 500+ permanent jobs
    - Support existing and new businesses, including minority-owned and women-owned

# CBKC EQUITY INVESTMENT

- CBKC has expended more than \$1.7M of its own resources to date and has secured financing to expend up to \$3.5M to complete Phase 0 - Demolition. CBKC has secured the Line of Credit from Central Bank of Kansas City to advance this project. Below outlines CBKC's Equity Investment:

• Acquisition	\$1,300,000
• Survey/Environmental/Geotech	\$60,000
• Professional Services*	\$300,000
• <u>Holding Costs</u>	<u>\$40,000</u>
• <b>Total*</b>	<b>\$1,700,000</b>

\* reflects costs to date.

# PRELIMINARY ESTIMATE

Acquisition, Holding, Predevelopment, Phase 0 - Demo

- \$3.5M CBKC

**Phase 0A – Site Infrastructure**

- \$6M CCED
- \$188K PIAC
- \$267K+ CBKC-OZ Development

Phase 1 – Class A Office (vertical construction 63,000sf)

- \$15M CBKC-OZ Development

---

**TOTAL COSTS THRU PHASE 1 ~\$25M**

## Sources & Uses

5/28/2020

Overlook District

Phase 0A - Site Infrastructure

### Uses

Professional Services - Design and Engineering	191,750
Sitework	5,133,000
Furniture, Equipment and Accessories	170,000
General Requirements	155,000
Insurance and Bonding	191,030
CM Services	615,000
	<b>6,455,780</b>

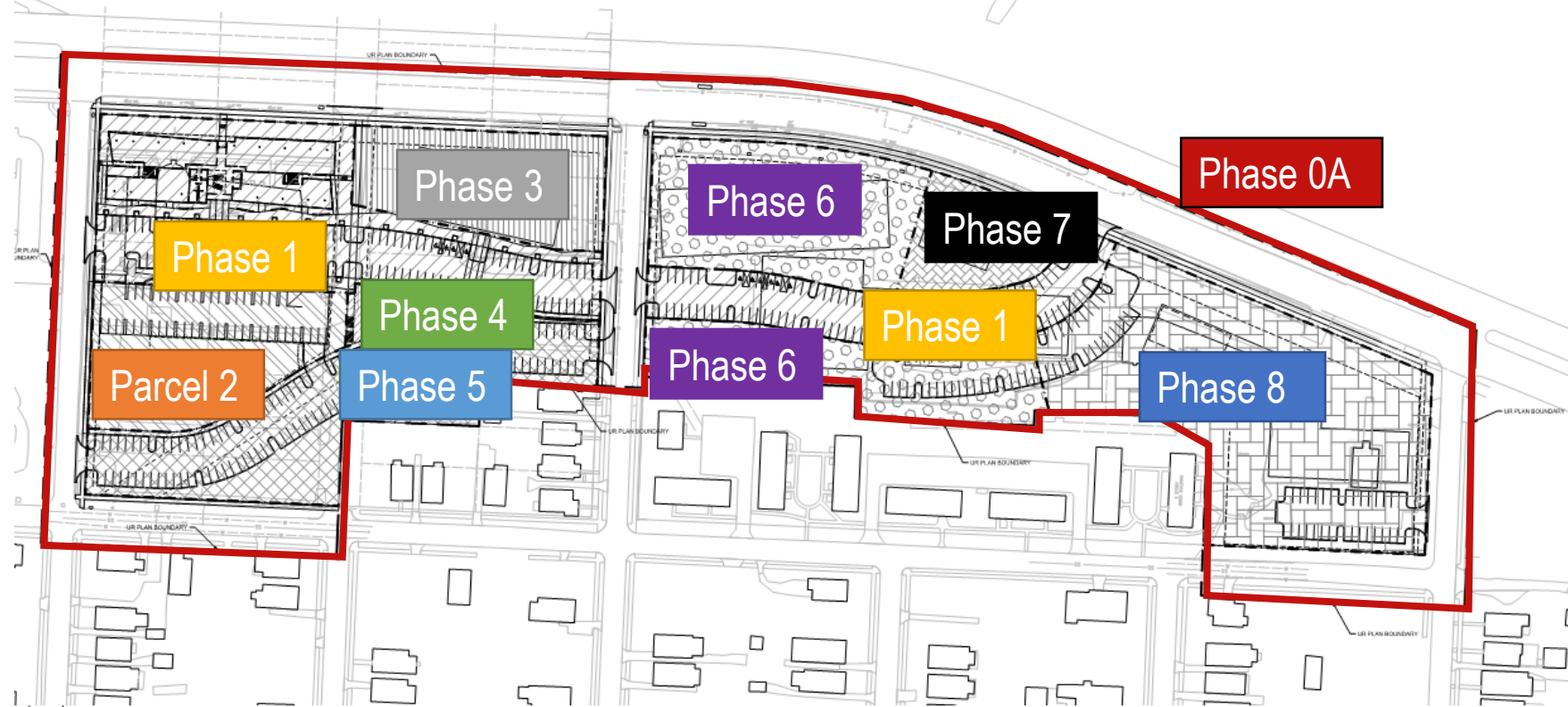
### Sources

CCED	6,000,000
PIAC	188,000
CBKC - OZ Development	267,780
	<b>6,455,780</b>



# DEVELOPMENT PHASING

- Creation of 7 market-driven pad sites
- Development delivers: iconic buildings, ample parking, various site amenities, and landscape features
- Attracts businesses and residents
- Market demand will determine phasing











View of the Plaza





View from Swope Parkway



# Thank You

*Community Builders of Kansas City*  
*A catalytic developer for communities*





# TWIN ELMS APARTMENTS

# REHABILITATION PROJECT

The rehabilitation of Twin Elms Apartments provides a “*shovel-ready*” project to preserve *quality Affordable housing units* and *inspire further development/improvement* along the Paseo corridor. Proposed improvements include:

- Replacement of a 17-year old roof
- Replacement of HVAC Units for individual units and common areas
- Repainting of the exterior of the building
- Interior upgrades including but not limited to some window replacement, flooring replacement, and common area upgrades.



# HISTORY



ORIGINAL BUILDING LOCATED AT 4109 PASEO, PRIOR TO REDEVELOPMENT IN 2003.

**BEFORE**



TWIN ELMS 2018

**AFTER**

# PRIORITY ALIGNMENT

- **Affordable residential development project aligns with:**
  - Residential Development priority area of quality multi-family housing
  - Senior Housing
  - Rehabilitation
  - Preservation

# 41ST AND PASEO, LP

## PROPERTY MANAGERS

Fulson Housing Group

- Matt Fulson
- Danielle Lee

## GENERAL PARTNER

- Community Builders of Kansas City
  - Emmet Pierson, Jr.
  - Steve Weatherford
  - Shannon Hesterberg
  - Felicia Mann

# PROJECT NEED

- ***\$410,000 rehabilitation*** project will help preserve ***54 units of Affordable senior housing*** where 90% of residents are at or below 50% AMI.
- ***Ensure quality Affordable housing units in KCMO.*** It is imperative that units at Twin Elms Apartments remain in good condition for the remaining 10+ years of the LURA.

Unit Type	Number of Units	Square Feet	Projected 2020 Rent
1 Bedroom	54	638	\$560/month

# PROJECT NEED

- Reserves are not sufficient to do the repairs.
- The original exit strategy for the property was to resyndicate and pursue rehab tax credits. Because MO does not have any state tax credits, resyndication is not feasible.
- BUT - if CCED funds these capital improvements, the property will be stabilized.
- The reserves will be sufficient to upgrade appliances and refresh units as they turn over.



# PHOTOS - EXTERIOR



TWIN ELMS NORTH ELEVATION – NOTE STAINING FROM ROOF OVERFLOW.



TWIN ELMS NORTH ELEVATION – STAINING ON WALL (TYPICAL) REQUIRING POWER WASHING AND REPAINTING.



# PHOTOS - INTERIOR



STAIR WELL – WATER DAMAGE FROM ROOF LEAKS



WATER DAMAGED TILES, 3<sup>RD</sup> FLOOR CORRIDOR, DUE TO RECENT RAIN LEAKS. THESE AREAS HAVE BEEN PATCHED MULTIPLE TIMES.

# PROPOSED SOURCES AND USES

## **SOURCES**

41st and Paseo LP	12000
CCED Grant	410000
<b>Total Sources</b>	<b>422000</b>

## **USES**

Hard Construction	
Exterior Improvements	240,800
Interior Modifications	33,000
HVAC Upgrade	101,640
Landscape Upgrades	14,560
Contingency (5%)	20000
Soft Costs	
Professional Services	12000
<b>Total Costs</b>	<b>422000</b>

---

**CCED Sales Tax Board Public Hearings**

# **ALLENWOOD PROPERTIES, LLC**

---

ROUND 3 PROJECTS

**ADONICA WORLEY, JULY 8, 2020**

KCMO





- 3 Bedrooms
- 2 Full Baths
- Large Eat-in Kitchen
- Private Den
- Large Living Room
- Fireplace
- Lots of Natural Light



- 1 Bedroom
- 1 Bath
- Eat-In Kitchen
- Kitchen island with Seating
- Study Nook
- Large Living Room
- Sloped Ceilings for Unique Cozy Apartment
- Lots of Natural Light

# TEAM

- **Developer/Project Manager - Adonica Worley** - Former Owner of D&A Dream Homes Inc, managed planning and development of new construction. Former Sr Project Manager for AT&T and GTE.
  - **Attorney - Herb Hardwick, Hardwick Law Firm, LLC** - Seasoned attorney who has established his expertise in the areas of public finance, real estate finance and development and public incentive financing. Recognized for his well honed acumen in real estate development projects.
  - **Architect - Angie Geist Gaebler - STRATA Architecture Inc-** Extensive experience in every phase of the architectural practice in both residential and commercial renovations
  - **General Contractor (GC) - Mark Jamierson , MJ Builders** - Well rounded GC with involvement in major HUD and City funded projects, e.g KCI Airport Clark Weitz Clarkson (CWC), Morning Star Youth Center and Senior Development Project and Gotham Multi-Family Apartments
-

---

# HISTORY

- **Bernice Lewis has been the owner for 59 years**
  - **2809 (6-plex) was constructed in 1913 & purchased in 1961**
    - **Stayed rented until 2001**
  - **2815 was constructed in 1908 & purchased in 1970**
  - **House remodeled as five 1BR units**
    - **Stayed rented until 1990**
-



---

# OVERVIEW

- **9 units (6 units at 2809/2811 and 3 units at 2815)**
  - **Total development cost is \$1,750,000.00.**
    - **Construction budget is \$1,400,000.00 & Soft budget is \$350,000.00**
  - **Average construction cost is \$156,000.00 per unit to rehabilitate.**
  - **Total proposed funding**
    - **\$1,250,000.00 from CCED**
    - **\$300,000.00 from CDBG**
    - **\$200,000.00 from Bank Financing**
-

---

# NEED FOR PROJECT/FUNDING

- **Affordable housing**
  - **Vacant units not serving the community**
  - **Removal of excessive physical deterioration**
  - **Revitalization of underutilized property**
  - **Participate in economic development**
  - **Sizable financial grant rendering is needed to carry out project**
-

---

# **RENOVATE A 3 PLEX AND A 6 PLEX ON THE BLVD**

**West is the Prospect Max, Linwood Shopping Center & Linwood Square**

---



---

# IMPACT & END RESULT

- **Provide quality, safe and affordable housing 1**
  - **Removal of blight, deterioration and distressed buildings 2**
  - **Enhance the community and serve the residents 3**
  - **Reduction of gentrification 4**
  - **Better health as a result of improved housing 5**
-



## EXECUTIVE SUMMARY

Allenwood Properties, LLC  
Adonica Worley, MBA  
Developer/Project Manager  
July 8, 2020

---

## EXECUTIVE SUMMARY

### Property Ownership

2809/2811 E Linwood was purchased in 1961 by Matthew James Lewis and Bernice Pannell. 2815 was purchased in 1970 by widowed Bernice Lewis. She maintained 11 rental units successfully until the community became crime and drug infested. The units then began to structurally suffer distress. 2815 has been vacant for over 30 years and 2809 has only had one resident in the last 20 years. Bernice Lewis has been vested in the community for 59 years.

### Priority Project (CCED guidelines)

Residential Development - Quality multi-family housing through rehabilitation of an existing building

#### Budget

Construction Budget \$1,400,00.00  
Soft Cost Budget \$ 350,000.00  
**Total Budget \$1,750,000.00**

#### Source

CCED \$1,250,000.00  
CDBG \$300,000.00  
Loan \$200,000  
**Total \$1,750,000**

**Cost per unit \$156,000.00**

### Impact of Project on Community

- \* Additional quality, safe and affordable housing for the community
- \* Removal of blight, deterioration and distressed buildings
- \* Reduction of gentrification
- \* Better health - direct correlation with improved housing and positive impact on the health of the residents

### Product and End Result

Nine (9) apartment units at an affordable rent that enhances the community and serves the residents

Type	Unit Count	Monthly Rent/Unit	Monthly Rent	Annual Rent
One BR	1	\$650.00	\$650	\$7,800
Two BR/One BA	6	\$782.00	\$4,692	\$56,304
Three BR/Two BA	2	\$1,051.00	\$2,102	\$25,224
<b>Total/Avg:</b>	<b>9</b>	<b>\$2,483.00</b>	<b>\$7,444</b>	<b>\$89,328</b>

### Location

East of Prospect and West of Indiana on Linwood Blvd, one of the oldest and longest east-to-west boulevards in the parks and boulevard system. Two and a half blocks West is the the *Prospect Max, Linwood Shopping Center, and Linwood Square.*

### Financing

Working with the following banks:

- Lead Bank
  - 1st National Bank of Omaha
  - Enterprise Bank & Trust
-





PRESENTATION FOR  
APPLICATION FOR FINANCING

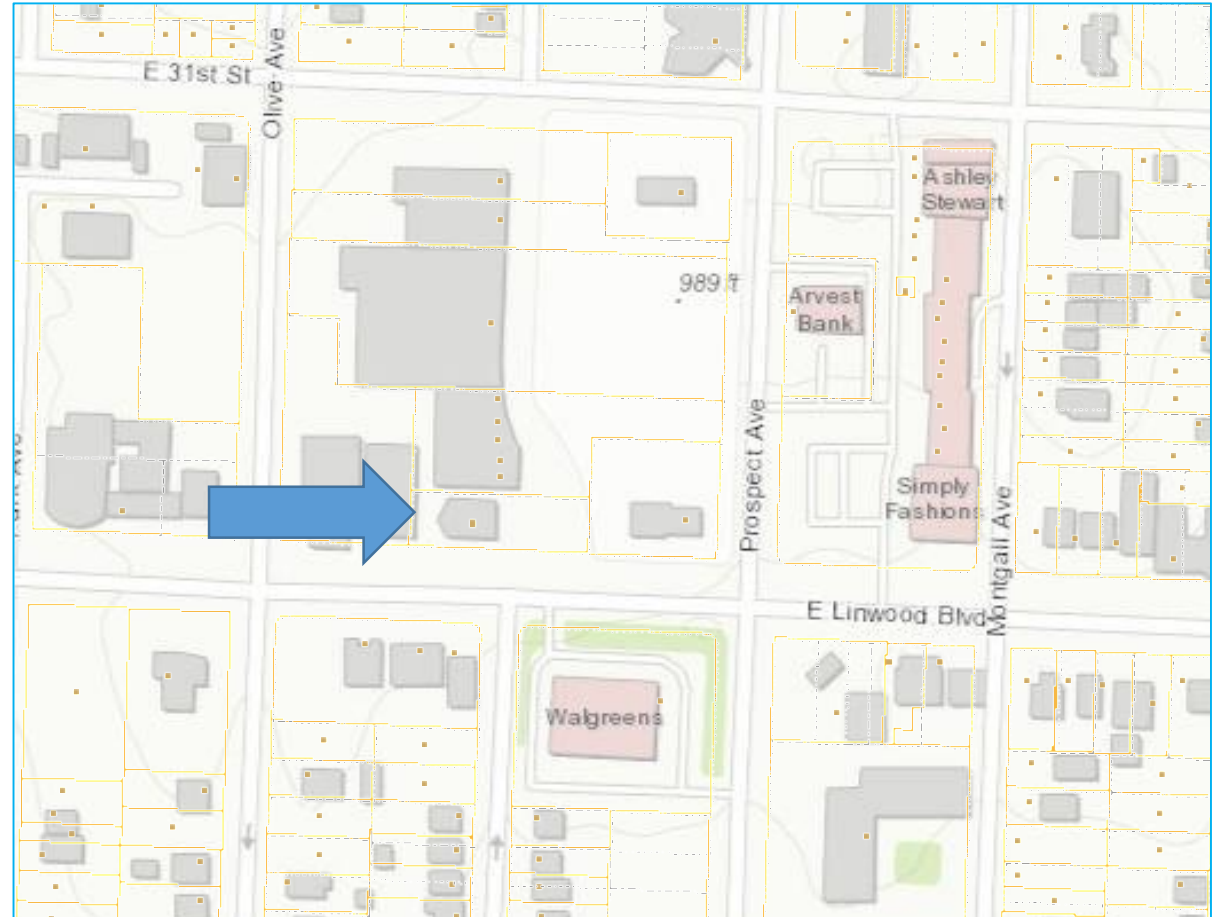
CENTRAL CITY ECONOMIC DEVELOPMENT SALES TAX

COLONIAL OFFICE BUILDING  
2420 E. LINWOOD BVLD.  
KANSAS CITY, MISSOURI 64108

PRESENTED BY:  
DONALD E. MAXWELL  
DONALD L. MAXWELL  
CO-DEVELOPERS

# SITE LOCATION

- Colonial Office Building is Located Immediately South of the Recently Renovated Linwood Shopping Center.
  - Approximately \$17M in Renovations and Development of Sunfresh Market



# COLONIAL OFFICE BUILDING

- CONSTRUCTED AS AN APARTMENT BUILDING IN 1920
- SITS SOUTH OF THE RECENTLY RENOVATED LINWOOD SHOPPING CENTER
- BUILDING CONVERTED TO OFFICE IN 1986
  - 11,600 SQUARE FEET
  - 16 OFFICE SUITES
  - SUITES RANGE IN SIZE FROM 150 SQUARE FEET – 2,000 SQUARE FEET
  - CURRENTLY HOME TO 22 SMALL BUSINESS OWNERS MANY OF WHICH ARE MBE/WBE
  - HAS BECOME A BUSINESS INCUBATOR





# THE PROJECT

- CONVERTING EXISTING BUILDING TO CLASS A OFFICE BY REPLACING
  - ROOF
  - HVAC
  - EXTERIOR FAÇADE
  - SECURITY SYSTEM
  - ELEVATOR RENOVATION
  - WINDOW REPLACEMENT
  - RESTROOM RENOVATION
  - REINFORCEMENT OF BALCONIES
  - TECHNOLOGY UPGRADES
  - ENTRY DOORS
  - CONFERENCE ROOM REPLACEMENT
  - NEW FINISHES
  - FF&E REPLACEMENT



# FINANCIALS

- SOURCES OF FUNDING

- OWNER'S EQUITY
- PERMANENT DEBT
- KCMO FAÇADE GRANT
- CCED GRANT

- TOTAL SOURCES

- USES OF FUNDS

- SOFT COSTS
- HARD COSTS

- TOTAL USES OF FUNDS

\$50,000

\$250,000

\$150,000

\$450,000

**\$900,000**

\$285,000

\$615,000

**\$900,000**



# OUTCOMES

- RETENTION OF SMALL BUSINESS IN THE DISTRICT
- PROVIDE CLASS A OFFICE SPACE FOR MBE/WBE FIRMS
- INCREASE CAPACITY FOR MBE/WBE FIRMS
- PROVIDE ESSENTIAL SERVICES TO RESIDENTS OF THE DISTRICT
- REMOVAL OF BLIGHT WITHIN A PRIMARY BUSINESS DISTRICT
- EMPLOYMENT RETENTION OF RESIDENTS OF THE DISTRICT





# Outcomes...Employment

Suite	Tenants	Number of Employees	Employees Living Within District	Average Salaries
	R.G. Realty, Maintenance & Construction - lower level	3	3	\$18/hour
	American Homeland Security Services - lower level	14	7	\$14/hour
100	TREH-KC Realty - Residential Realty Management	10	2	\$15/hour
109	Maxwell Consultants - Real Estate Consultants	5	3	\$18/hour
109	All About Image Marketing	3	1	\$13/hour
109	Linwood Shopping Center Initiative - Developer	10	6	\$18/hour
	Prospect Business Association - Business Advocacy	3	3	\$12/hour
210	Dynamic Unity - Home Health Care	155	150	\$11/hour
210	KMD-CDS, LLC - Health Care	44	39	\$12/hour
210	KMD Foundation	40	35	\$12/hour
300D	Alexander EDU Consultants - Medical Training	10	8	\$10/hour
300C	MIF Housing - Housing, Broker, Rehab	8	7	\$10/hour
300A	All Access CDS, LLC - Medical Services	1	1	\$10.50/hour
302B	Franklin Care, LLC - Health Care Services	30	26	\$10.50/hour
302D	Careplus Home Care - Health Care Services	60	55	\$11/hour
400	Above and Beyone - Home Health Services	175	155	\$11/hour
402	Aleo Prime - Energy Services	7	5	\$18/hour
402	Blakink	23	19	\$10/hour
402	Black Privelege	1	1	\$10/hour
	<b>Total Employees</b>	<b>602</b>	<b>526</b>	<b>\$12.84/hour</b>

# Outcomes...Employment

	Permanent Jobs	Retained Jobs	Construction Jobs
No. of Jobs Created	25	602	30
<b>Types of Jobs</b>			
- Clerical	2	7	
- Health Care	10	459	
- Training/Education		10	
- Marketing		3	
- Non-Profit Services	5	44	
- Engineering/Design		7	
- Real Estate		19	
- Consulting	8	5	
- Construction		11	
- Other		37	
<b>Short Term Jobs</b>	0	0	30
<b>Long Term Jobs</b>	25	602	

# Development Team

- Donald L. Maxwell – Developer
- Donald E. Maxwell – Attorney/Co-Developer
- Thomas Eatman – Architect
- LaTasha McCall - Contractor





# QUESTIONS





FOUR GARDEN/TWO TOWNHOME LAYOUT FRONT ELEVATION  
SCALE: 1/8" = 1'-0"

# JAMESTOWN HOUSING DEVELOPMENT

## KANSAS CITY, MO 64130

43<sup>rd</sup> & Montgall



BREAK



# One Nine Vine

1900 Vine Street, LLC, a Missouri limited liability company

## Summary

- Near heart of the 18<sup>th</sup> & Vine District
- Supported by public representatives
- Consistent with strategic plans
- Bring financial investment, density, and security to District

## Project Details

- Phase 1 of a \$68 million, mixed-use project
- \$18.1 million
- 80 market + affordable rate, one + two-bedroom units
- 17,550 square feet mixed-use/retail spaces
- 138 parking spaces/98 covered
- Owned, vacant site, ready for permitting



# One Nine Vine

## Project Ask

- \$3,993,5565/22% of \$18,133,565 budget
- Uncertain financial times
- Large CCED request reflects substantial community impact of catalytic Project
- Proportionately less than past awards



## Comparison to Other CCED Projects

### One Nine Vine

\$3.9MM

22%

80 units

138 parking + retail

### Select Round Two Projects

\$2.8MM

34%

29 units

\$2.3MM

40%

29 units

\$1.9MM

34%

23 units

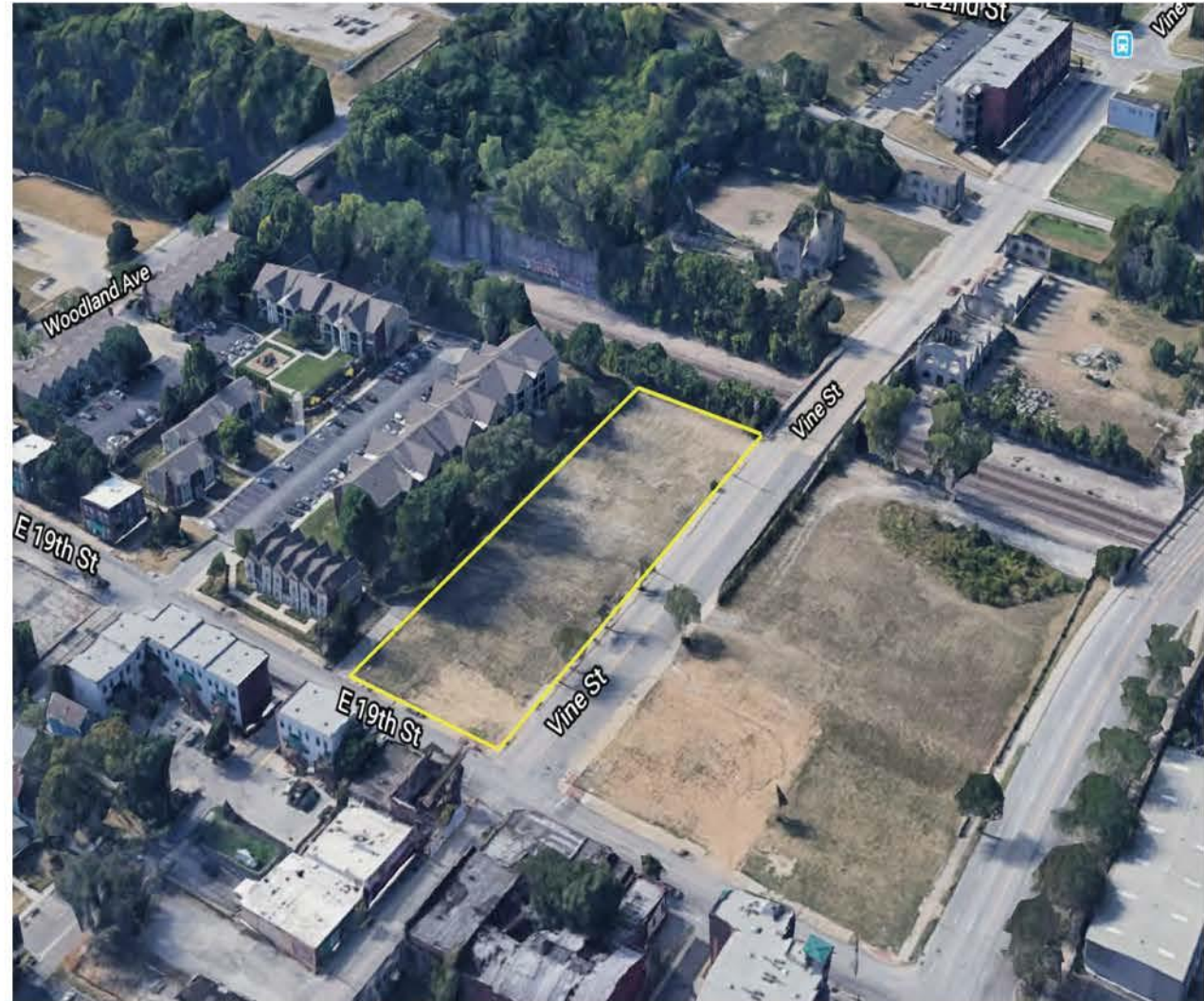




# One Nine Vine

## Bottom Line

- *100% site control*
- *No third-party approvals or contingencies*
- *Create new jobs + quality affordable housing*
- *Ready to start immediately after CCED approval*
- *All financing secured*
- *Work with CCED funds as reimbursement*
- *Bolster interest in and impact of new 18<sup>th</sup> & Vine RFP*
- *Experienced urban developer from District*
- *Increase investment, security, and quality of life at 18<sup>th</sup> & Vine*
- *Large CCED request reflects substantial community impact of Project*



**Shovel Ready, Catalytic Project**





**Habitat**  
for Humanity®  
of Kansas City



**every  
one**

deserves a decent place  
to call home

**Building Strength, Stability and Self-Reliance  
through affordable housing solutions.**

**CCED Building Renovation Presentation - July 2020**



# our vision

**\$20 Million Invested**  
in Kansas City  
affordable housing  
solutions **over the**  
**next 5 years.**



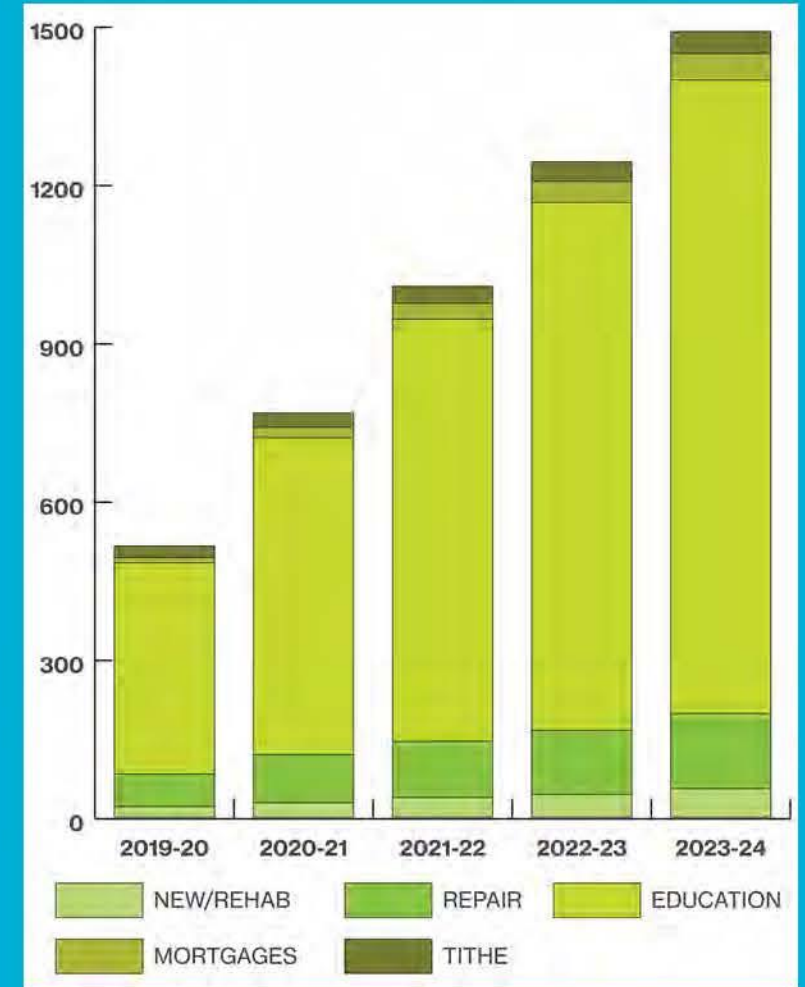
We build **strength, stability** and **self-reliance**  
through **shelter.**



# goals

## \$20 Million Invested in Kansas City Affordable Housing Solutions for 5,044 Partner Families

- Build/rehab **169 homes** and provide **674 minor and critical home repairs** for partner homeowners in low income census tracts.
- Reduce racial disparities in homeownership with at least **85% of all new Habitat KC homeowners being people of color.**
- Expand Neighborhood Revitalization Program into six new neighborhoods.
- Expand our homeowner education program to serve **4,000 individuals** including comprehensive pre and post-purchase education that supports financial well-being and home maintenance.
- **Grow our ReStore operation** to reflect the size of the market opportunity. Based on a market survey, we see an opportunity to triple our contribution totaling \$10 million.



We build **strength, stability** and **self-reliance** through **shelter**.



# a new model for Habitat KC

Habitat KC is shifting the way we work to dramatically increase our impact in the Kansas City region.



**A New Way to Lend**



**A New Way to Strengthen Communities**



**A New Way to Advocate**



**A New Way to Advance Equity, Diversity and Inclusion**



**A New Way to Operate ReStore and Create Sustainability**



We build **strength**, **stability** and **self-reliance** through **shelter**.

# a new model for Habitat KC

Habitat KC is shifting the way we work to dramatically increase our impact in the Kansas City region.



## A New Home for Habitat KC



We build **strength, stability** and **self-reliance** through **shelter**.

# Optimized square footage



We build **strength, stability** and **self-reliance** through **shelter**.





# Increased program delivery meeting space



We build **strength, stability** and **self-reliance** through **shelter**.



# Workforce Development + Homeowner Training



We build **strength**, **stability** and **self-reliance** through **shelter**.

# why renovate:

dramatically  
increase our  
program  
delivery growth  
- a space where  
we can support  
families on  
their pathway  
to home  
ownership



We build **strength, stability** and **self-reliance** through **shelter**.



# why renovate:

This is home to us - 1423 Linwood is located in the heart of the neighborhoods we serve

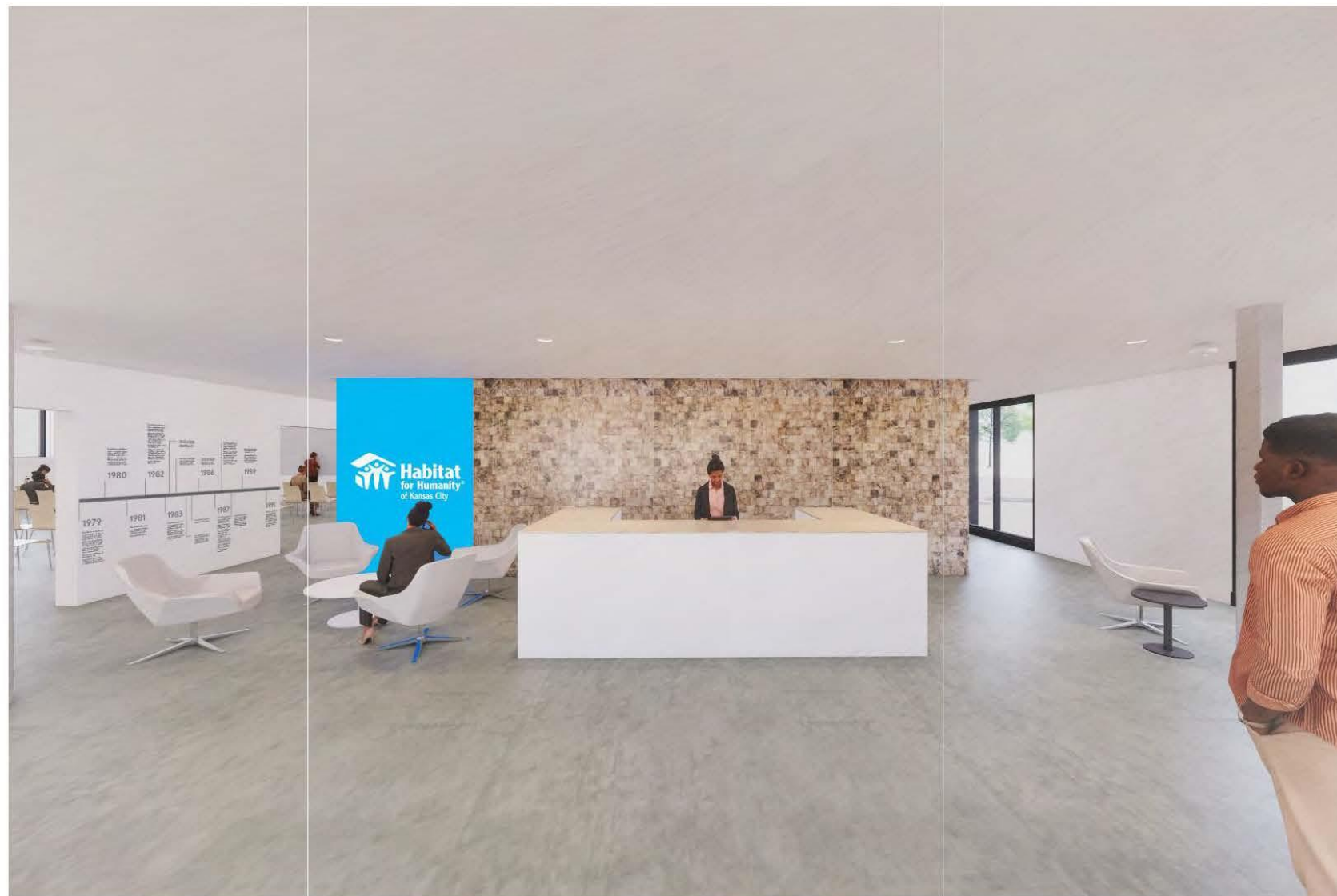


We build **strength**, **stability** and **self-reliance** through **shelter**.



# why renovate:

Community  
accessibility - a  
hub for  
affordable  
housing  
partners and  
neighborhoods



We build **strength, stability** and **self-reliance**  
through **shelter**.

why renovate:

decent  
shelter is  
something  
we all need  
to thrive



We build **strength, stability** and **self-reliance** through **shelter**.



# The time is NOW!

This a shovel ready project with trusted partners including BNIM + McCownGordon as project managers.



We build **strength**, **stability** and **self-reliance** through **shelter**.





**join us**

in building a Kansas City community where everyone has a safe, decent and affordable place to call home.



We build **strength, stability** and **self-reliance** through **shelter**.

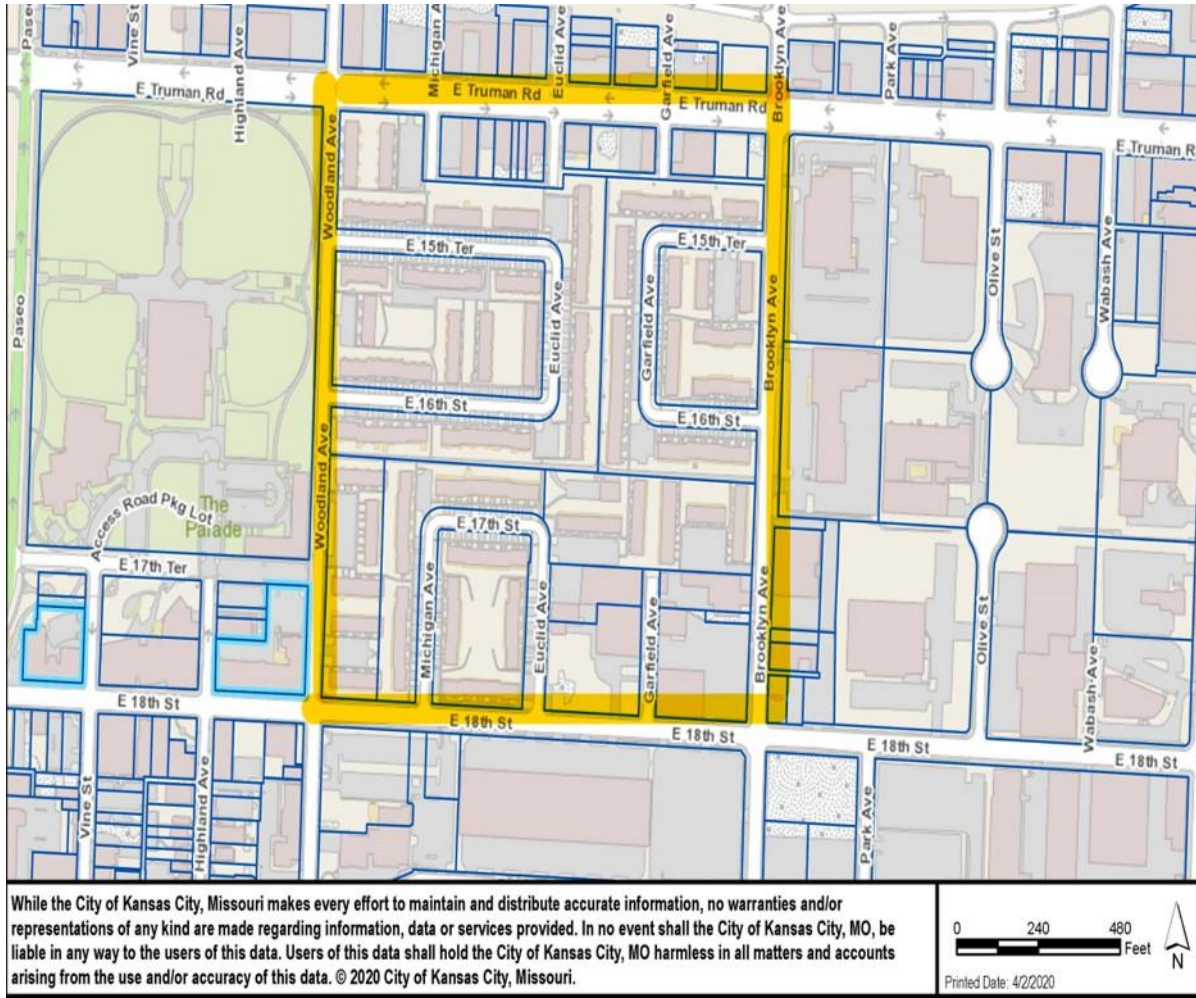




# Parade Park Homes

CCED Application

June 2020



# Parade Park Homes

1903 E. 15th Terrace A  
Kansas City, MO 64127



# CCED Grant Request

---

**\$1,384,350**

**Pre-infrastructure  
Construction  
Activities**

**Remediation and  
Demolition of 3  
Buildings**

**Relocation of  
approximately  
27 families**

# Parade Park Homes

---



- Historic African American Housing Cooperative
- Owner: Parade Park Homes, Inc. (non-profit with 9 member Board of Directors)
- Built early 1960's / 25 acres
- Adjacent to 18th and Vine
- 510 units /45 buildings
- Vacancy near 50%
- Potential HUD foreclosure





*Parade Park Homes, Inc.*



MCCORMACK BARON SALAZAR



# Parade Park Homes Redevelopment Plan

---

- Master Plan for Redevelopment in Phases
- New Rental Mixed Income Housing
- New Infrastructure
- Mixed Use Buildings
- Phase I Plan Due to HUD September 30, 2020
  - 100 units senior housing
  - Requires demolition and remediation of 7 buildings
  - Requires relocation of approximately 60 families
  - \$3.2 M demolition, remediation & relocation - CDBG/CCED
  - 2.5 acres -18th St., 17th St., Euclid Ave., beyond Michigan St.

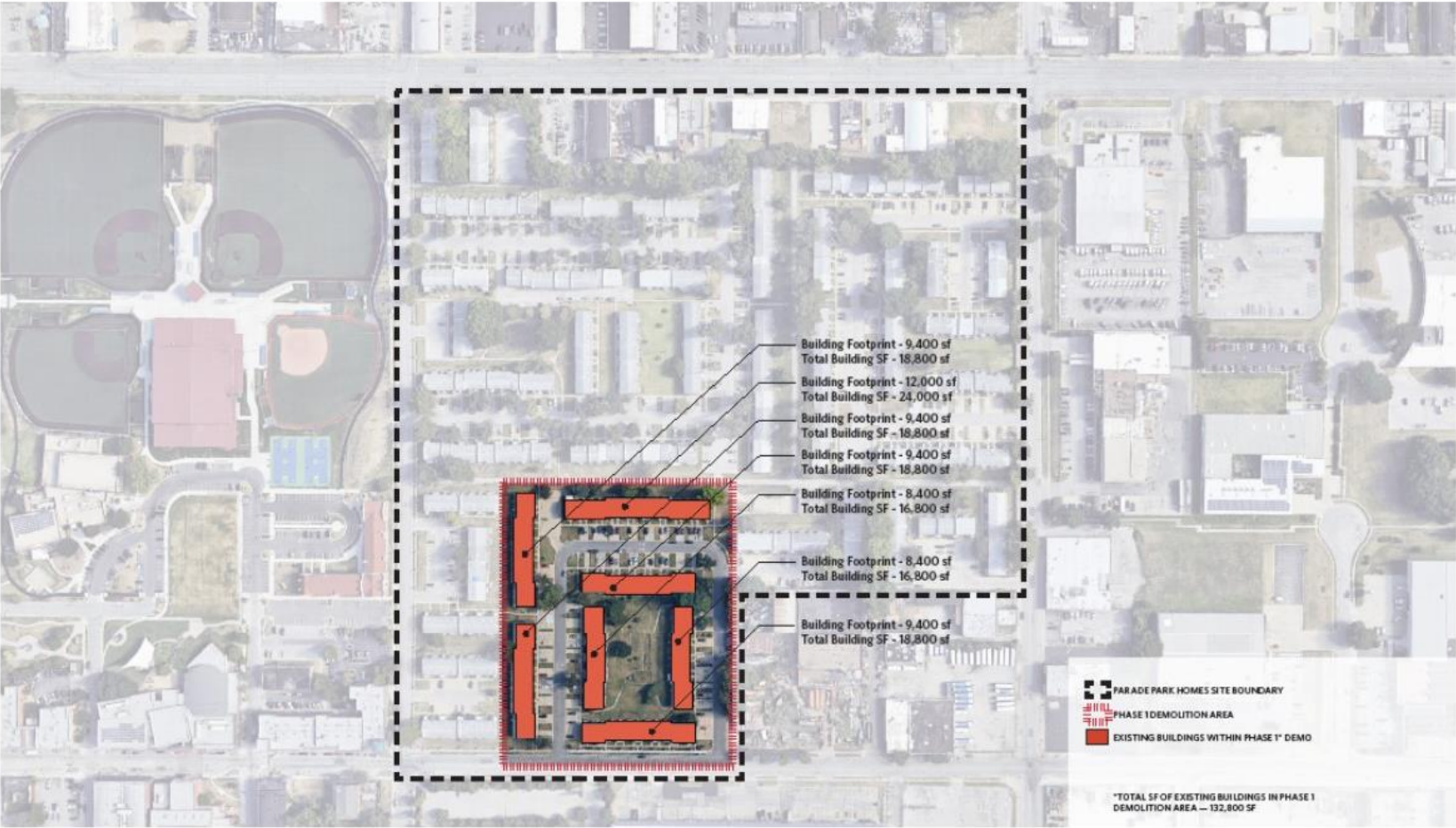
# CCED Grant Activities

---

- \$1,34,350
- Design/construction administration
- Asbestos assessment, specifications, materials testing
- Demolition of 3 buildings / pave way for new Euclid Avenue and E. 17<sup>th</sup> Street to reconnect site to street grid
- Remediation of 3 buildings
- Relocation and return of 27 families / Uniform Relocation Act

# Phase I Buildings for Demolition

DRAFT 05.19.20

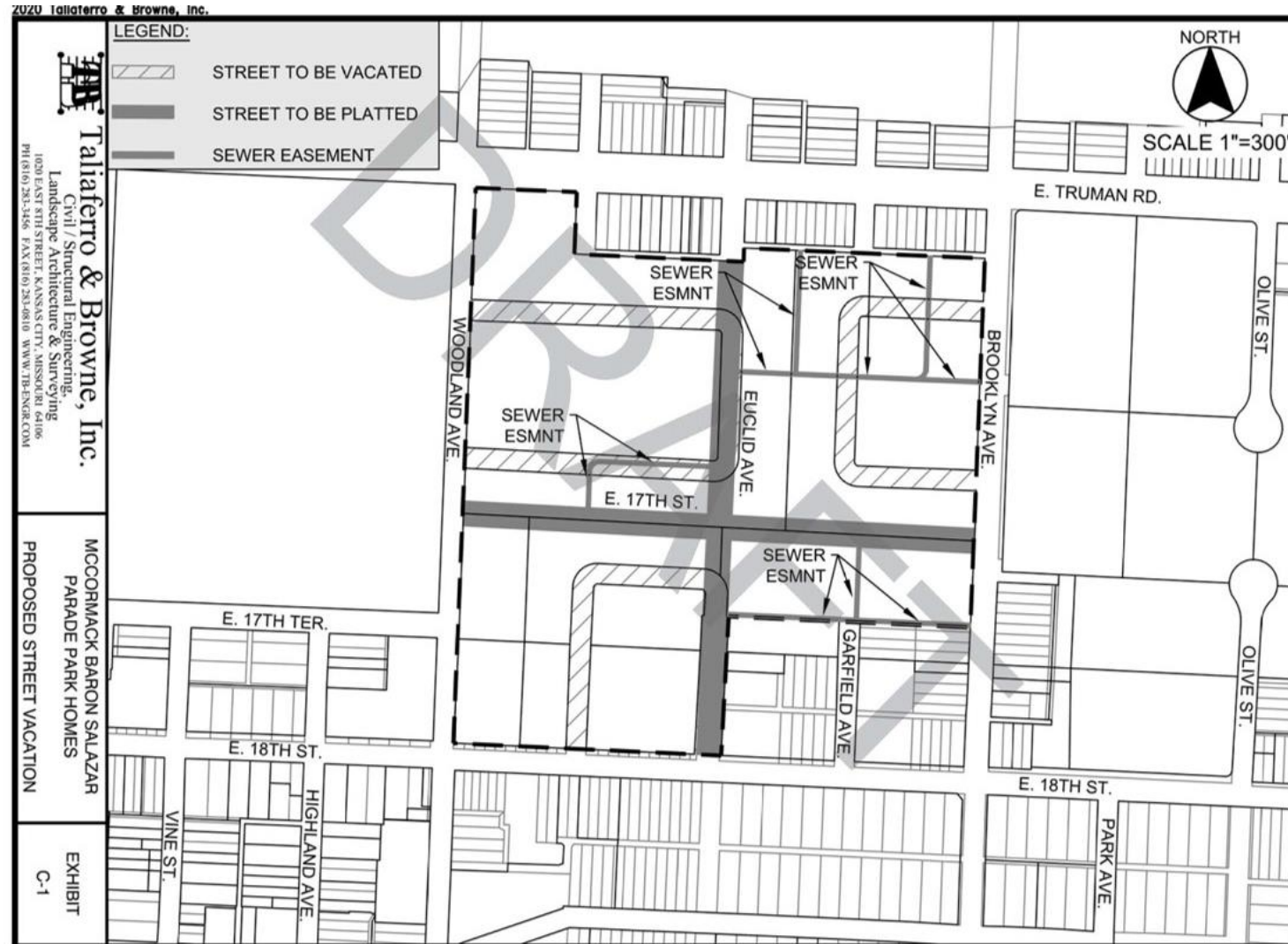


URBAN DESIGN ASSOCIATES

EXISTING APPROXIMATE BUILDING SQUARE FOOTAGES IN PROPOSED PHASE 1 DEMO



# Proposed New Streets



# CCED Leverage and Impact

---

- \$3,244,533 – Phase I demolition, remediation and relocation
  - \$1,384,350 - CCED Request – demolition/remediation of 3 buildings; relocate 27 families
  - \$1,860,183 - FY 2020 CDBG request – demolition/remediation 4 buildings; relocate 33 families
- Initiate Redevelopment of Property In Jeopardy of HUD Foreclosure
- Evidence to HUD that Redevelopment is Feasible
- Create Affordable, Sustainable Housing
- Catalyst for New Neighborhood Housing and Commercial Investments

# CCED Public Good

---

- Transform Property to Affordable, Safe and Sustainable Housing Community for Mixed Income Families
- Address the Needs of Current Tenants of PPH
- Address the City's Need to Reduce the Number of Rent-Burdened Families
- Redevelopment aligns with the Heart of the City Area Plan
  - People First Goal – offers safe, walkable neighborhood with green infrastructure and public spaces that improve air quality and water quality and reduce health risks to residents.
  - Families will be relocated to improved housing while awaiting the construction of new housing and a return to the site.
  - The remediation and demolition will create temporary construction jobs.
  - The demolition and rebuilding of this site will create well maintained housing of choice that will catalyze further redevelopment in the area.



# CCED Priorities

---

- Residential Development
  - New Construction
  - Expand Housing Options
  - Mixed-Income; Mixed-Use
- Catalytic and Incremental Projects
  - Provide Access to Capital
  - Facilitate Job Creation
  - Enhance Tax Base
  - Support Existing Businesses
- Use of CCED Funding for Construction of Public Infrastructure

# Schedule

Task Name	Duration	Start Date	End Date
<b>Relocation</b>	<b>186d</b>	<b>08/03/20</b>	<b>04/19/21</b>
Prepare Relocation Plan	30d	08/03/20	09/11/20
HUD Approval of Plan	25d	09/14/20	10/16/20
Tenant Assessments, Counseling and Notifications	101d	10/19/20	03/08/21
Cooperative Settlements	30d	11/30/20	01/08/21
Relocation of Tenants	40d	02/23/21	04/19/21
<b>Remediation, Demolition Design and Construction</b>	<b>283d</b>	<b>10/05/20</b>	<b>11/03/21</b>
Demolition Design	65d	10/05/20	01/01/21
Asbestos and Hazardous Materials Inspection	25d	10/05/20	11/06/20
Remediation Specifications	20d	11/09/20	12/04/20
Advertise for Bids	25d	01/04/21	02/05/21
Bids Due	1d	02/08/21	02/08/21
Bids Review	8d	02/09/21	02/18/21
Contractor Due Diligence	8d	02/19/21	03/02/21
Contract Award	25d	03/03/21	04/06/21
Notice to Proceed	1d	04/07/21	04/07/21
Remediation	115d	04/08/21	09/15/21
Demolition	100d	06/17/21	11/03/21

# Budget

SOURCES		USES BY SOURCE		
		TOTAL	2020 CDBG GRANT	CCED GRANT
CCED	\$ 1,384,350			
CDBG	\$ 1,860,183			
<b>Total Sources</b>	<b>\$ 3,244,533</b>			
<b>Hard Costs</b>				
Demolition		\$ 1,062,400	\$ 607,086	\$ 455,314
Abatement		\$ 1,050,000	\$ 600,000	\$ 450,000
<b>Subtotal Construction</b>		<b>\$ 2,112,400</b>	<b>\$ 1,207,086</b>	<b>\$ 905,314</b>
Construction Contingency 10%		\$ 211,240	\$ 120,709	\$ 90,531
<b>Subtotal Construction + Contingency</b>		<b>\$ 2,323,640</b>	<b>\$ 1,327,794</b>	<b>\$ 995,846</b>
<b>Soft Costs</b>				
Legal Fees		\$ 25,000	\$ 14,286	\$ 10,714
Architectural/Engineering Fees		\$ 106,240	\$ 60,709	\$ 45,531
Asbestos/LBP Testing/Specifications Writing		\$ 35,000	\$ 18,287	\$ 16,713
Remediation Monitoring/Sampling		\$ 126,000	\$ 72,000	\$ 54,000
Environmental Consultant Advisor		\$ 10,000	\$ 5,714	\$ 4,286
Relocation Consultant		\$ 93,000	\$ 65,100	\$ 27,900
Relocation - 60 families @ \$3K each;		\$ 180,000	\$ 99,000	\$ 81,000
Security Deposits/Reconnection of Utilities \$1,600/family		\$ 96,000	\$ 53,000	\$ 43,000
Transportation Assistance; Credit Checks		\$ 10,000	\$ 7,000	\$ 3,000
Section 3/WBE/DBE Consultant		\$ 56,000	\$ 32,000	\$ 24,000
Subtotal Soft Costs		\$ 737,240	\$ 427,096	\$ 310,144
Subtotal Hard and Soft Costs		\$ 3,060,880	\$ 1,754,890	\$ 1,305,990
MBS Fee 6% Third Party Cost		\$ 183,653	\$ 105,293	\$ 78,359
<b>Total Budget</b>		<b>\$ 3,244,533</b>	<b>\$ 1,860,183</b>	<b>\$ 1,384,350</b>



# Redevelopment Team

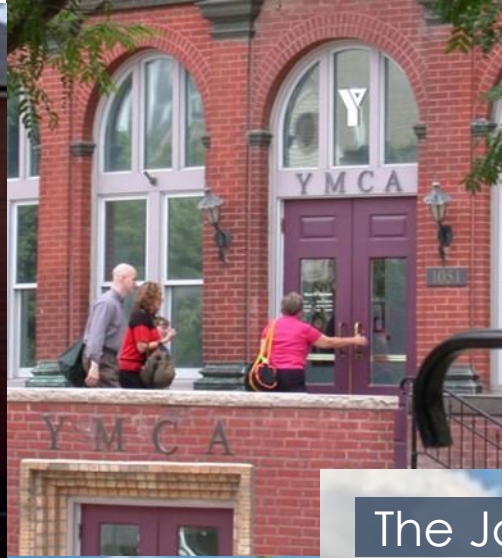
---

- Parade Park Homes Board of Directors
- McCormack Baron Salazar, Housing Developer
  - 47 Years Experience
  - Headquartered St. Louis, MO
  - 211 projects, development costs in excess of \$4.36 billion
  - Developed more than 23,000 homes
  - Developed 1.50 million sq. ft. retail and commercial space
  - \$460 MM in affordable housing projects started in the last two years
  - 2 Choice Implementation Grants awarded in the last two years (of 14 total implementation grants received by McCormack Baron Salazar in 10 years)

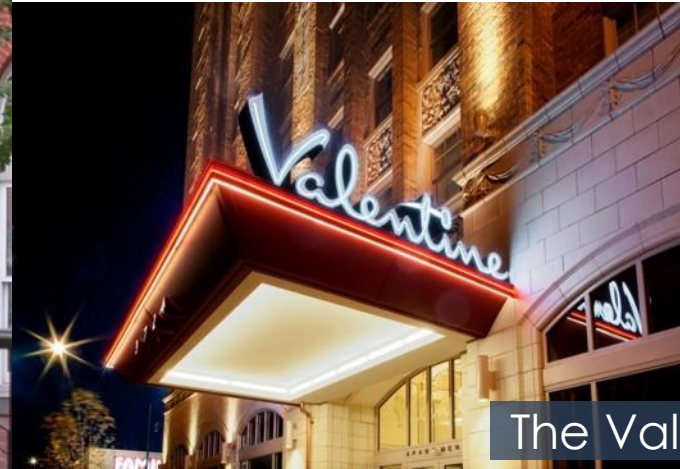
# McCormack Baron Kansas City Experience



Quality Hill



The Jazz District



The Valentine



Longfellow Heights



Longfellow Heights



# McCormack Baron National Experience

---



New Orleans, LA



Pittsburgh, PA



Columbus, OH



Memphis, TN



# Questions & Discussion



NACCC

# Washington – Wheatly Neighborhood Development

## Central City Economic Development Sales Tax Presentation



Non-Profit Developer  
Neighborhood United



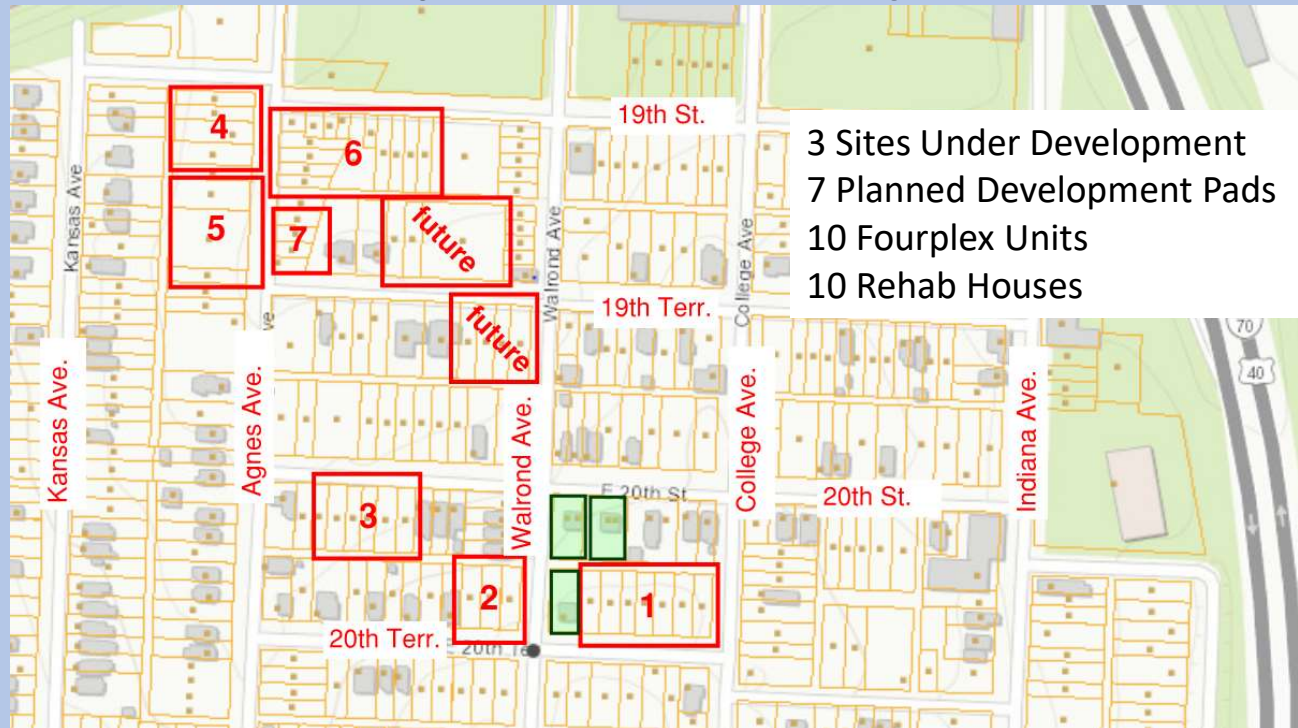
Development Consultant  
CBC Real Estate Group, LLC

July 8, 2020



# Washington – Wheatly Neighborhood Development

## Project Location / Scope



# Washington – Wheatly Neighborhood Development

## GUIDING PRINCIPALS

Implementation of City's Long Term strategic plan for impacted community

Stimulate economic activity to increase the tax base

Compliance with City's "Heart of City" area plan

Relevant demographic data including current population, expected pop grow/decline

Neighborhood stabilization and disruption of current trend

Environmental impacts, reducing blight



July 8, 2020

# Washington – Wheatly Neighborhood Development

Conceptual Building Rendering





# Washington – Wheatly Neighborhood Development

## Conceptual Development Budget

SOURCES		USES	
CCEDST	\$ 2,750,000	Land Acquisition	\$ 101,150
Permanent Debt	\$ 4,000,000	Construction	\$ 7,710,000
LIHTC Equity*	\$ 3,922,150	Design / Engineering	\$ 609,000
		Professional Services	\$ 1,219,000
		Financing	\$ 808,000
		Contingency	\$ 225,000
	\$ 10,672,150		\$ 10,672,150
* LIHTC estimate by Dromara Development, LLC			

# Washington – Wheatly Neighborhood Development

## Conceptual Development Schedule

Washington - Wheatly Residential Development Development Schedule																																				
	2020						2021												2022						2023											
REGULATORY	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
CCED Presentation	█																																			
Housing Authority Approval		█	█																																	
MHDC Approval			█	█																																
City Planning & Development				█	█	█																														
PRE-DEVELOPMENT	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Procure Design						█	█																													
Prototype Design / Civil							█	█	█	█	█																									
Procure Construction											█	█	█	█																						
DEVELOPMENT	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun	Jul	Aug	Sep	Oct	Nov	Dec	Jan	Feb	Mar	Apr	May	Jun
Pad 1 2.0 - 4 Plex										█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Pad 2 1.0 - 4 Plex											█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Pad 3 1.5 - 4 Plex												█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Pad 4 1.0 - 4 Plex													█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Pad 5 1.5 - 4 Plex															█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Pad 6 2.0 - 4 Plex																█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			
Pad 7 1.0 - 4 Plex																	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█	█			



July 8, 2020

# Washington – Wheatly Neighborhood Development

## Why Us?

Neighborhood United Mission – Develop affordable housing in the Urban Core

Proven development experience in the W-W Neighborhood with 3 units under construction  
Redevelop properties either in Homestead Authority or Land Bank

Serve Target Market – Housing Authority has offered 50 “Site Based” Vouchers

NU and CBC have been working to find projects since before March 2017  
Mentor / Mentee relationship

Return to urban core, Reinvest in the urban core;  
Bring development expertise and create jobs



July 8, 2020



# Washington – Wheatly Neighborhood Development

## Councilman - Lee Barnes


**Office of the City Council**  
 Lee Barnes, Jr.  
 Councilman, 5th District at Large  
 Chair – Neighborhood, Planning & Development  
 Member – Finance, Government & Public Safety

22nd Floor, City Hall  
 414 East 12th Street  
 Kansas City, Missouri 64106

(816) 513-6519  
 Fax: (816) 513-1612  
 Email: lee.barnes@kcmo.org  
 www.kcmo.gov/Barnes

July 7, 2020  
 From: Councilman Lee Barnes

To: Central City Sales Tax Board and Missouri Housing Development Commission

To Whom It May Concern,  
 I would like to extend my support for Neighborhoods United and their efforts to revitalize communities by rehabilitating houses in Kansas City, Missouri.


As Chairman of the Neighborhood, Planning, and Development Committee for the City of Kansas City Missouri, I support Neighborhoods United and their affordable housing project called "Train KC- Workforce Housing Project". Bill Kimble has done an exceptional job in assembling government agencies and community stakeholders in a partnership to provide quality housing and eliminate blight in the urban core.

Our City has thousands of empty parcels and hundreds of empty houses that we would like to see restored and this project is a good step in accomplishing that goal. We look forward to a long-lasting partnership with Neighborhoods United as we strive to stabilize our neighborhoods and to revitalize our communities.

Sincerely,  
  
 Councilman Lee Barnes, Jr.

## Letters of Support Councilman – Kevin O’Neill

**City Hall**  
 414 East 12th Street, 22nd Floor  
 Kansas City, Missouri 64106-2788  
 Tele: 816-513-6514  
 TDD: 816-513-2950  
 Fax: 816-513-1612  
 E-Mail: Kevin.O'Neill@kcmo.org

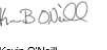

**Kevin O'Neill**  
 City Councilman  
 1<sup>st</sup> District at Large  
 July 7, 2020

**City Committee**  
 Member: Special Committee on Revenue Policy  
 Member: Transportation, Infrastructure & Operations

To Whom It May Concern:

I am the current 1<sup>st</sup> District (at-large) City Councilman for the City of Kansas City Missouri. I also sit on the Housing Committee for Kansas City and I fully support the "Train KC- Workforce Housing Project". I recently toured the job site to review the progress in work and I support Bill Kimble's efforts in developing affordable housing in the urban core, as well as implementing a workforce development program that is focused on creating jobs and reducing crime. This is the type of public, private, partnership that I like to support.

Mr. Kimble (Neighborhoods United) has assembled a partnership team that includes the Housing Authority of Kansas City Missouri, The Builders' Association, Local Union #264, the Full Employment Council, and one of the City's premiere real estate developers in Bill Crandall. I hope that this housing project receives the grant and tax credits that it is requesting. I am in full support of this affordable/workforce housing project.

Sincerely,  
  
 Kevin O'Neill  
 Councilman  
 1<sup>st</sup> District at Large

## Builders Association


**The Builders' Association**  
 220 Oak Street Kansas City, MO 64108  
 (816) 513-4142 Fax: (816) 513-4143  
 www.buildersassociation.com

July 6, 2020

Central City Sales Tax Board and Missouri Housing Development Commission

To Whom It May Concern,

The Builders Association, a trade association of construction contractor and supplier businesses, supports the "Train KC- Workforce Housing Project". As a development collaborator, we assist trainees in gaining entrance into U.S. Department of Labor registered apprenticeship programs. The Builders Association believes that this collaborative program will help to teach valuable construction skills to at-risk people to increase their vocational and economic options. We seek to team and create innovative solutions as we attempt to increase community economic strength and reduce crime while simultaneously providing affordable housing for a greater number of Kansas City residents.

As part of this initiative, The Builders' Association will donate forty hours of time from our Outreach Manager, Ronald Holt, in coordinating construction career exploring activities with the various apprenticeship programs; fostering relationships with employers looking to hire the graduates as apprentices through mock interviews; and assisting candidates in applying to their chosen apprenticeship program. While this is not a Department of Labor registered pre-apprentice program, it will enable the candidates to make informed decisions regarding skilled pathways and assist them in gaining employment as apprentices.

This is a public-private effort that we plan to participate in. This infill-development residential project has a goal to train at-risk citizens of Kansas City in the construction trades (in part, as a way to reduce crime) and to act as a conduit for the individuals to enter a career. We are in full support of this project, and we hope it receives the grant and tax credits that are being requested. Thank you for your consideration.

Sincerely,  
  
 Caleb McCandless  
 Workforce & Professional Development Team  
 The Builders Association

Rev. Sam Mann

Bishop James Tindall

Dr. Vernon Howard

NAACP (KCMO)

Greater KC Building & Construction Trades Council

Local Labor #264

Union Carpenters Regional Council

Washington - Wheatly Neighborhood Assoc.



July 8, 2020

# Central City Economic Development Sales Tax



## GO KC Sidewalk Proposal – July 2020

*Enhancing Sidewalks and Streetscape along the Prospect Corridor*



CITY OF KANSAS CITY, MISSOURI  
Public Works Department



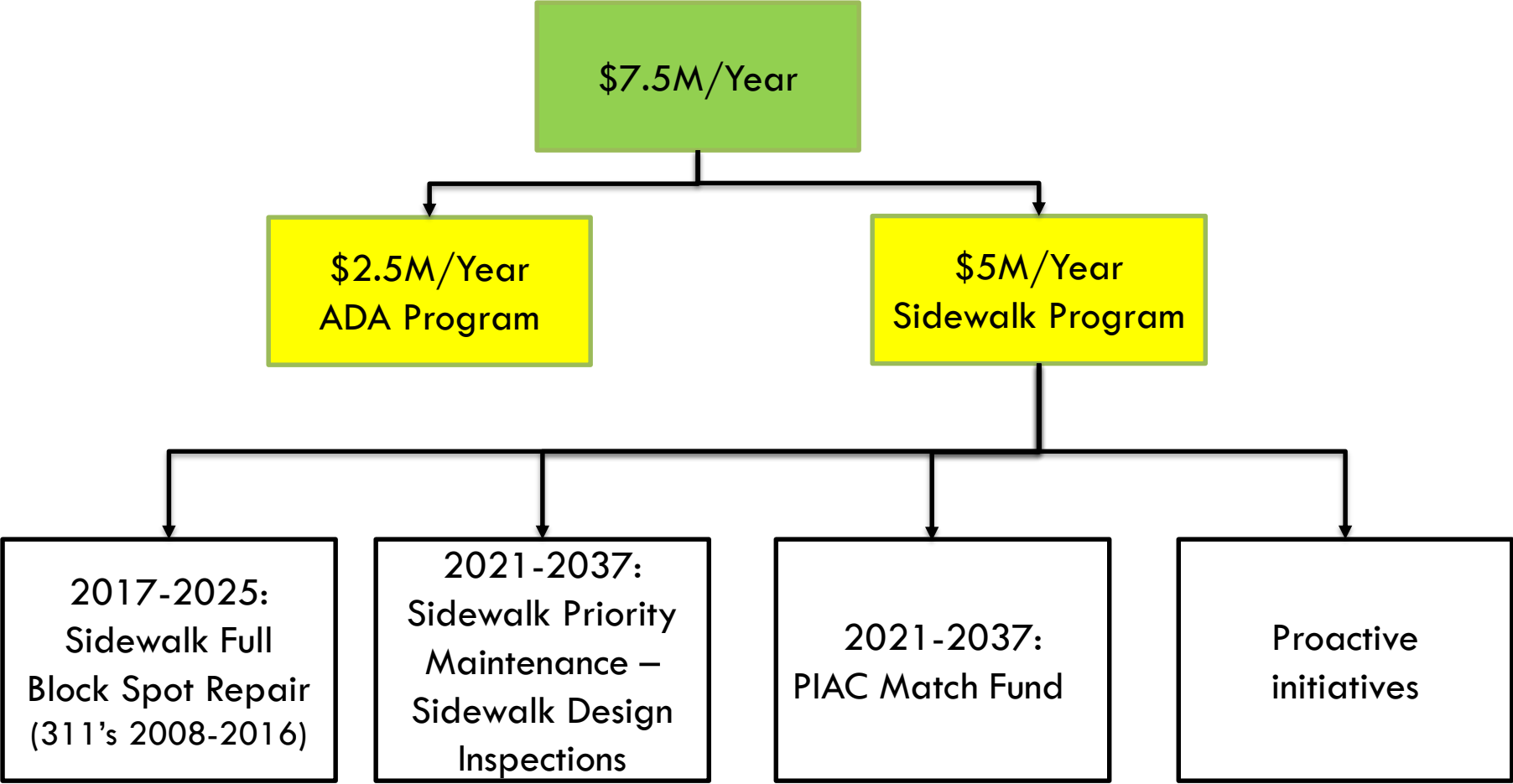
# Presentation Outline

- Sidewalk Program Overview
- Sidewalk & ADA Ramp Status Update
- Proposal Details



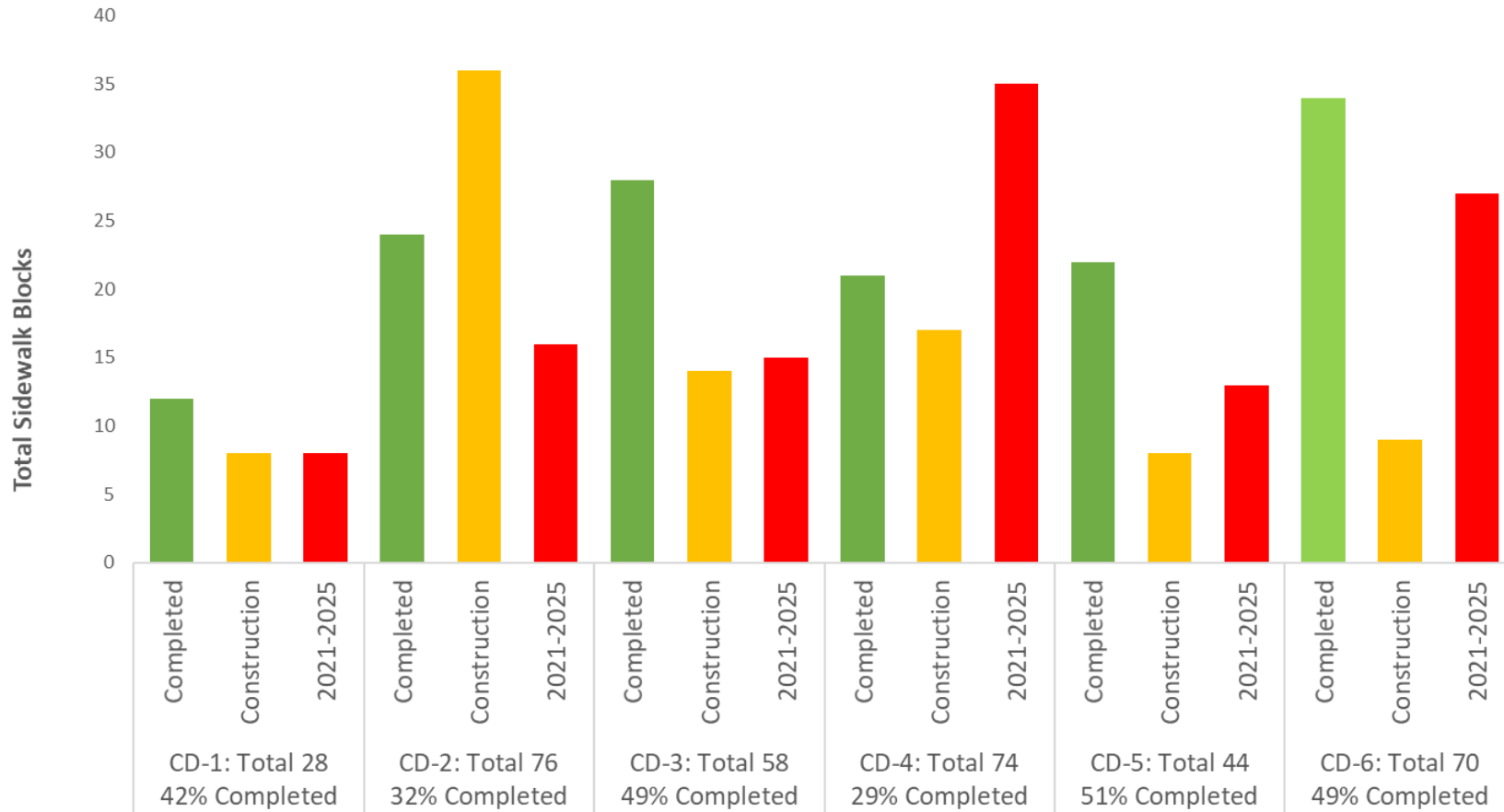


# GO KC Sidewalk Program Overview



# Sidewalk Full Block Spot Repair (311 Backlog)

Sidewalks Full Block Spot Repair (2008-2016)

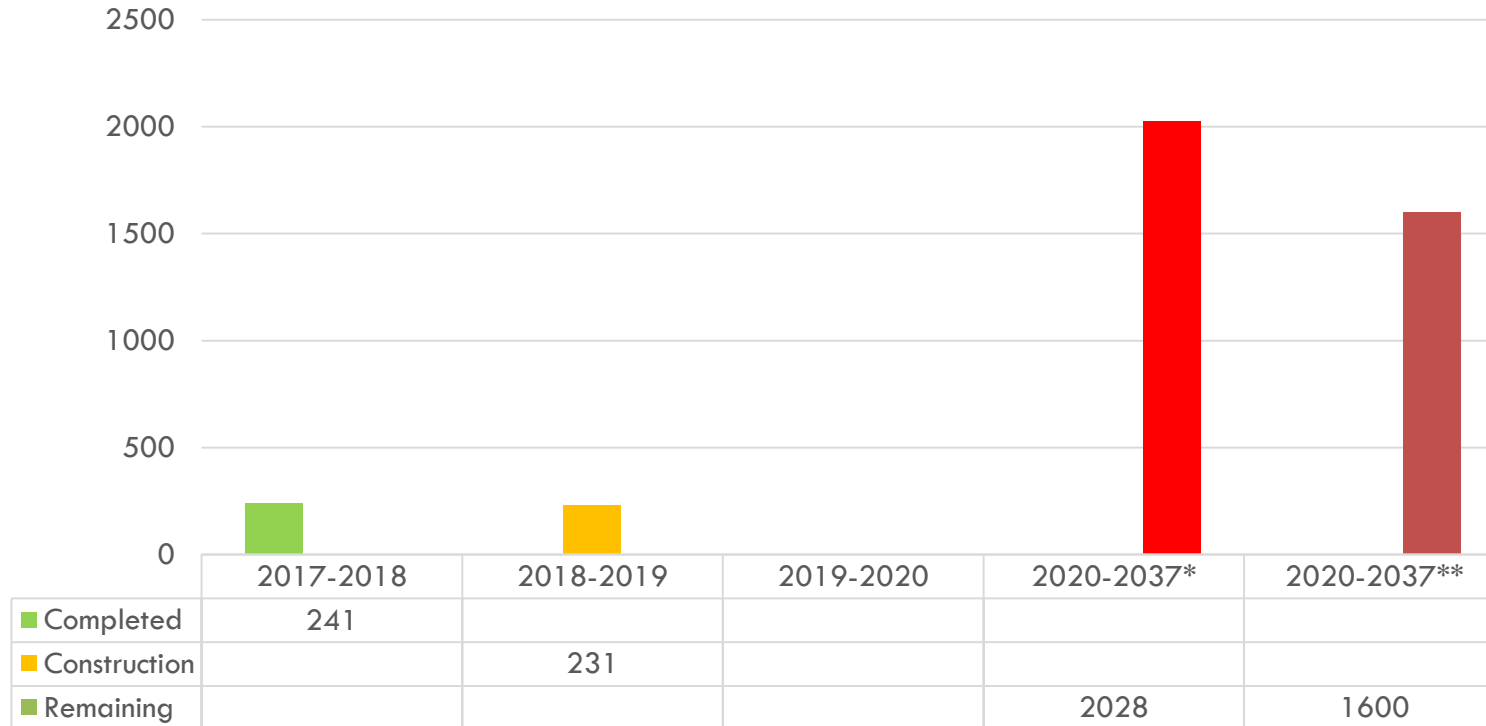


# GO KC ADA Curb Improvements

## 2017-2037: ADA Barrier Curb Removal and Upgrades



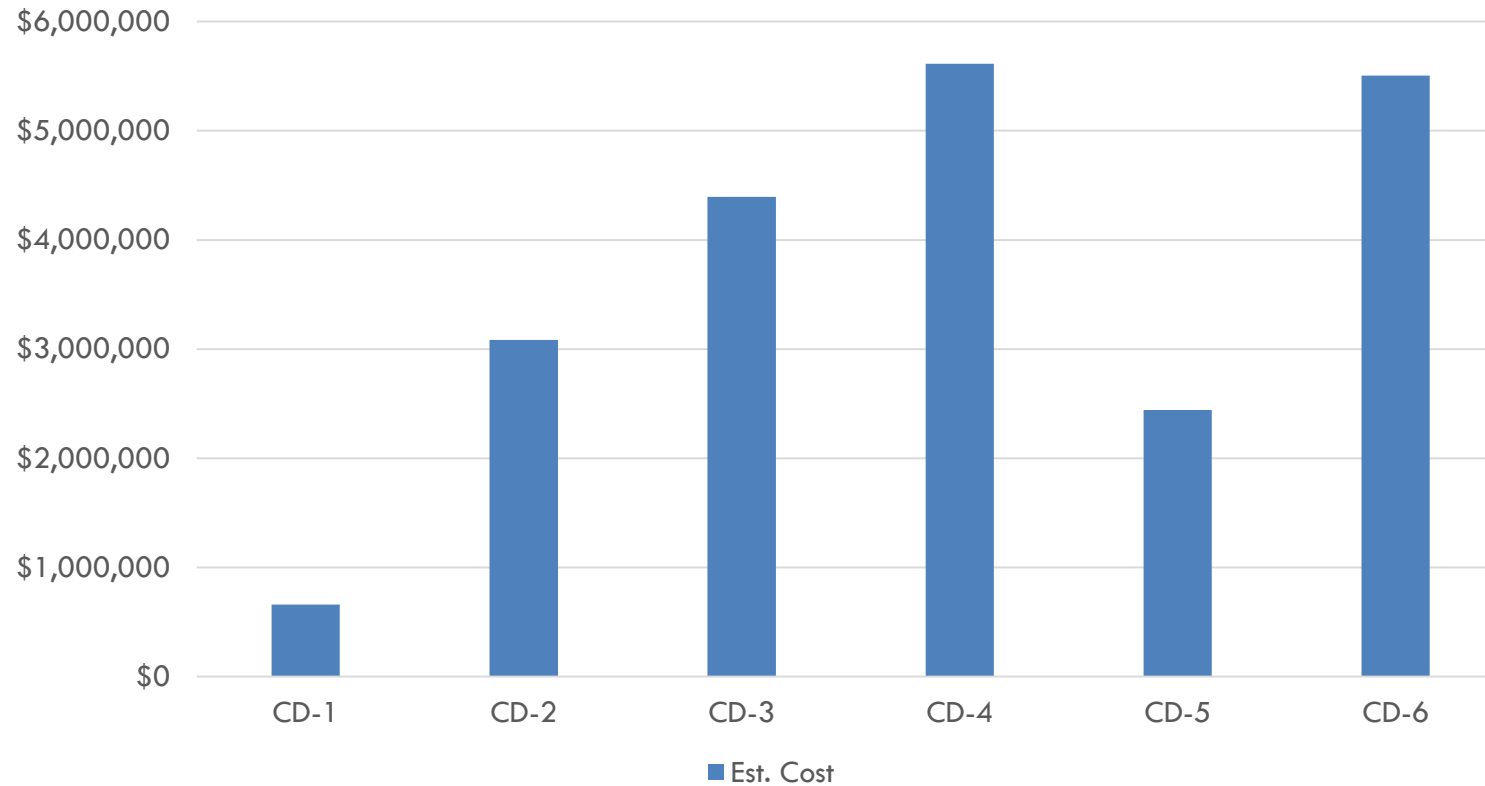
ADA Barrier Curbs Ramps Status





# GO Bond 311 Backlog: Cost Breakdown

Sidewalk Spot Repair Backlog Est. Cost Breakdown by  
Council District



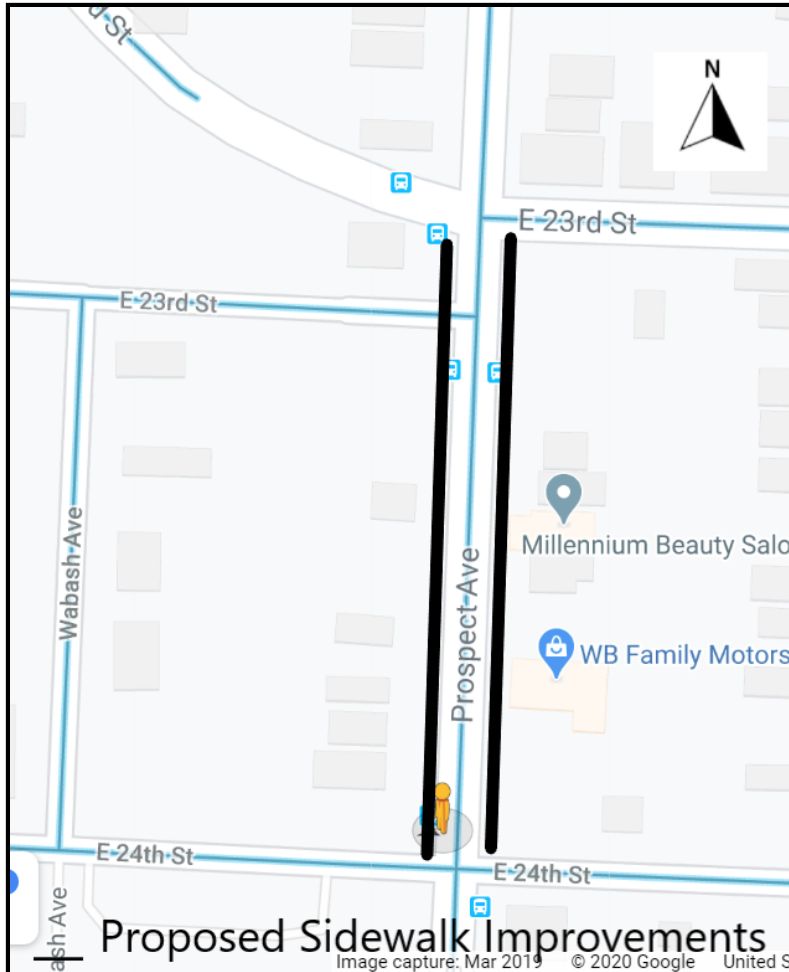
# Need for Project

- Citizen satisfaction surveys and public outreach meetings show **sidewalks are among the highest priority, but lowest satisfaction.**
- The identified need for citywide sidewalk maintenance is \$160M/year — far more than the GO Bond program can provide
- Opportunity to leverage Central City Economic Development Sales Tax funding (CCED) and make a bigger impact in Council Districts 3 and 5
- Project aligns with the CCED priority to invest in the construction of public infrastructure, connecting neighborhoods together
- Project focuses on two areas on Prospect



# Proposal – Project Location Information

Prospect Avenue – E 23<sup>rd</sup> St. to E 24<sup>th</sup> St.



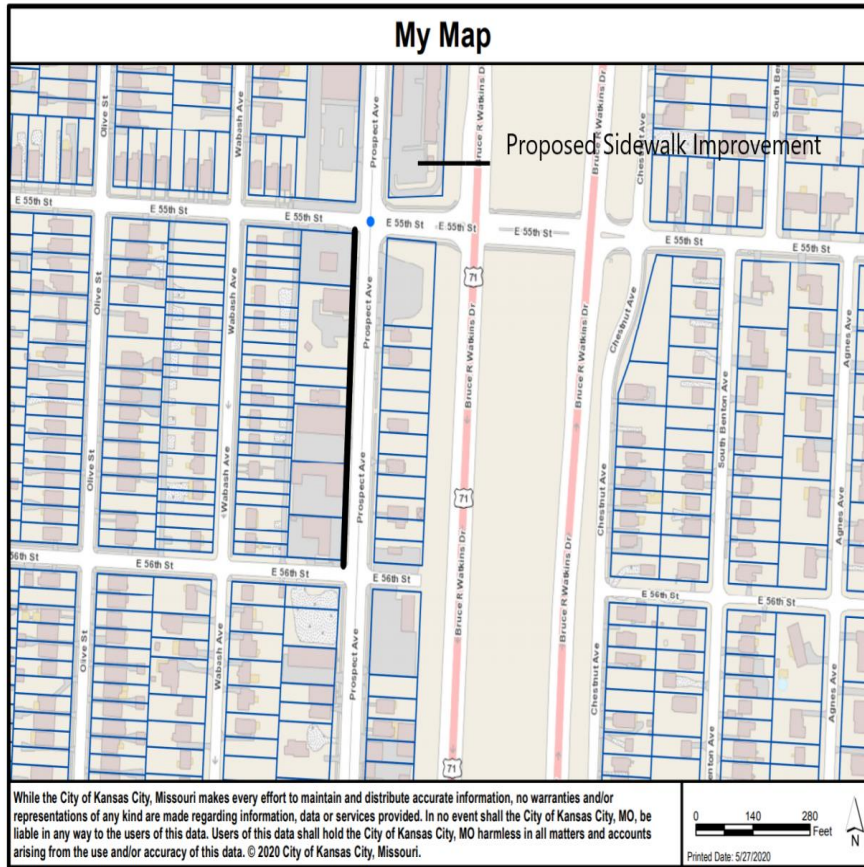
- Improve approximately a quarter mile of sidewalks and curbs on both sides of Prospect from 23<sup>rd</sup> to 24<sup>th</sup> St.
- Replace 8 ADA corner ramps
- Add landscaping along both sides of Prospect between sidewalk and curb
- Add other street scape improvements like benches, trash cans, bicycle parking, and art.





# Proposal – Project Location Information

## Prospect Avenue (West Side) – E 55th to E 56th St.



- Improve one block (650 linear feet) of sidewalks and curbs on the west side of Prospect from 55<sup>th</sup> to 56<sup>th</sup> St.
- Replace 2 ADA corner ramps
- Add landscaping along the west side of Prospect between the sidewalk and curb
- Add other street scape improvements like benches, trash cans, bicycle parking, and art.



# Proposed Outcomes & Project Timeline

## Outputs:

- Approximately a half mile of sidewalk improved
- Addition of streetscape amenities like trees, benches, trash cans, public art and bike parking

## Short Term Outcomes:

- Residents have improved walking experience along the corridor
- Residents feel more comfortable walking on improved infrastructure

## Long Term Outcomes:

- Increased pedestrian safety
- Improved neighborhood walkability
- Improved connectivity to essential services

## Anticipated Project Timeline:

- Months 1-3: Project planning and design
- Months 3-6: Bid packaging and selection
- Months 6-9: Contract approval and negotiations, public engagement and outreach
- Months 9-12: Project construction
- Months 12-15: Project completion and close out



# Proposed Cost Overview

Prospect Avenue: 23<sup>rd</sup> to 24<sup>th</sup> Street, both sides of the street

Total Approximate Cost: \$412,500

Prospect Avenue: 55<sup>th</sup> to 56<sup>th</sup> Street, west side of the street\*

\*Sidewalks on east side of street were recently improved.

Total Approximate Cost: \$300,000

**Total Proposal Request: \$712,500**

## **Job Creation:**

- Retained jobs: 2
- Construction jobs created: 6
- **Total: 8**





# Contacts



**Uday Manepalli**  
Sidewalk Program Manager  
Public Works Department  
Uday.Manepalli@kcmo.org  
816-513-4711

**Maggie Green**  
Public Information Officer  
Public Works Department



**PUBLIC WORKS**  
CITY OF KANSAS CITY, MISSOURI



**CITY OF KANSAS CITY, MISSOURI**  
Public Works Department





CITY OF  
KANSAS CITY,  
MISSOURI



QUESTIONS?